



PLAMBECK GARDENS

23500 & 23550 SW BOONES FERRY ROAD

03.04.22

R1 – 04.21.22

R2 – 05.02.22

NARRATIVE & SUPPORTING DOCUMENTS

LAND USE – ARCHITECTURAL REVIEW APPLICATION (TYPE III)

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PROJECT INFORMATION

Project Name: Plambeck Gardens **Project no:** 19031
Representative: Kayla Zander
Carleton Hart Architecture
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Portland, Oregon 97205
(608) 354-8163
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Applicant: Jilian Saurage Felton
Community Partners for Affordable Housing
6380 SW Capitol Hwy. #151
Portland, Oregon 97239
(503) 293-4038 (ext. 302)
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Property Address: 23500 & 23550 SW Boones Ferry Road
Tualatin, Oregon 97062
Zoning Designation: RH – High Density Residential
Uses: Household Living (Multi-Family Structure), Residential Accessory Uses

PROJECT DESCRIPTION

The proposed Plambeck Gardens project is a new 116-unit affordable housing development at 23500 & 23550 SW Boones Ferry Road. The site currently consists of two single family homes with several small structures scattered around a site. The site has significant slopes throughout, with the steepest portions located on the northern side.

The developer for this project, Community Partners for Affordable Housing (CPAH) has a 27-year history of creating and maintaining safe, healthy, and sustainable housing with supportive services for diverse resident populations including families, seniors, and people with disabilities in Washington County and Multnomah County. CPAH believes in this work and looks for innovative ways to meet the growing needs for affordable housing. They currently have 466 units of regulated affordable housing units in their portfolio, with 182 more in development.

Understanding the lack of affordable housing in the area and the City of Tualatin's plan to develop the Basalt Creek Concept Plan in conjunction with Washington County, CPAH engaged the City about this SW Boones Ferry site in early 2019. Identified for high density residential development, the site offered an excellent location to bring needed affordable housing to Tualatin. In May of 2020, CPAH submitted the Basalt Creek project to the Washington County Metro Affordable Housing Bond Program Notice of Funding Availability, which is a competitive funding cycle, and the project was awarded funding in August of 2020. Both Washington County and the City of Tualatin were supportive of the project. Subsequently, the site was annexed into the City of Tualatin in April of 2021.

The Plambeck Gardens project proposes two 4-story wood-framed residential buildings with fiber cement cladding, patios or balconies for each unit, and a pitched roof. The residential buildings consist of units ranging in size from 1-bedroom to 4-bedrooms and several support spaces for residents including laundry rooms, resident lounges, unit storage and a meeting room. In addition to the support spaces within the residential buildings, there is a separate community building centrally located on the site that includes additional resident services, management offices, and classrooms intended for resident use only.

The existing site does not have a sidewalk, landscape strip or street trees. New public right-of-way improvements are proposed for the length of the Plambeck Gardens development frontage along SW Boones Ferry Road. In addition to the right-of-way improvements, the project is providing a public utility easement along the entire development frontage along SW Boones Ferry Road. Boones Ferry Road is

an Access Limited Roadway. Therefore, the Plambeck Gardens primary site entrance will be from the Autumn Sunrise development with an easement across the Horizon Church property. A second emergency access only is proposed along the northern side of the site at SW Boones Ferry Road, as required by Tualatin Valley Fire and Rescue.

The Plambeck Gardens development will connect the project's sanitary sewer service to a proposed public sanitary sewer line within the Autumn Sunrise development with an easement across the Horizon Church property. The Plambeck Gardens development team has been working with the Autumn Sunrise development on the connection point for the sewer design. Both residential buildings will have a gravity-fed sanitary sewer design. The community building will require a private lift station, which is located between buildings A & B on the Plambeck Gardens site. The sanitary line to and from the lift station will all be a gravity fed system. Utility drawings have been included in this submittal showing this condition.

Municipal water is not currently available at the Plambeck Gardens site. The development will construct a new 12-inch water line within SW Boones Ferry Road that will connect from the existing municipal water line at the intersection of SW Boones Ferry Road and SW Norwood Road to the proposed H-Street at the Autumn Sunrise development. Utility drawings have been included in this submittal showing this condition.

Stormwater management for the Plambeck Gardens development will be managed via two stormwater basins with both above ground and below ground detention on site. The northern stormwater basin will connect to the existing stormwater facility near the northwest corner of the site. The southern stormwater basin will connect to a proposed public stormwater manhole and new proposed storm main line within SW Boones Ferry Road before tying into the existing system along the Autumn Sunrise development frontage. The stormwater basins have been sized and designed to meet the requirements of the City of Tualatin, Clean Water Services (CWS) and U.S. Department of Housing and Urban Development (HUD). Stormwater drawings and a Stormwater Report have been included in this submittal showing this condition.

Please note that this application includes the updates to the Tualatin Development Code per Ordinance No. 1463-21, which at the time of this application had not been updated online via Municode. Additionally, city code text has been omitted in certain circumstances for brevity within the application, and is noted accordingly.

TDC 32.140 (1)(A) – LAND USE APPLICATION.

Refer to Supplemental Information section below.

TDC 32.140(1)(B) – WRITTEN STATEMENT

TDC: CHAPTER 31 – GENERAL PROVISIONS

GENERAL

TDC 31.020 – Classification of Planning District (Zones)

In order to carry out the objectives of the Tualatin Comprehensive Plan, land within the City is divided into planning districts or zones. The established planning districts are designated on the Plan Map. The planning district (zone) designations are as follows:

High Density Residential – RH

Applicant Response:

As shown by the Planning District Map, the subject property is located within the RH (High Density Residential) zoning district.

TDC 31.040 – Planning District (Zone) Map

Each planning district (zone) is designated on the Plan Map of the Tualatin Comprehensive Plan. To carry out the purposes of the planning district standards, the Plan Map of the Tualatin Comprehensive Plan is known as the "Planning District Map." The primary function of the Planning District Map is to describe the boundaries of the planning districts so that people using this Code may determine which planning district standards regulate the use and development of their land.

Applicant Response:

Refer to Supplemental Information section for Zoning Map.

TDC: CHAPTER 32 – PROCEDURES

TDC 32.010 – Purpose and Applicability

[City code text omitted for brevity]

Applicant Response:

The Plambeck Gardens project is a multi-family housing development, which is subject to a Type III Architectural Review Procedure.

TDC 32.020 – Procedures for Review of Multiple Applications

[City code text omitted for brevity]

Applicant Response:

The Plambeck Gardens project submitted a Type III Land Use Variance (VAR21-003) application for a parking reduction and height increase, which was approved by the City of Tualatin Planning Commission on November 18th, 2021. The notice of adoption is included in the Supplemental Information section of this application.

TDC 32.030 – Time to Process Applications

[City code text omitted for brevity]

Applicant Response:

Procedure will be followed.

TDC 32.110 – Pre-Application Conference

[City code text omitted for brevity]

Applicant Response:

The applicant attended a Pre-Application Conference on July 28th, 2021. Meeting Minutes from that Pre-Application Conference are included in the Supplemental Information Section. Since the Pre-Application Conference the applicant has attended additional follow up meetings with City Planning and Engineering Staff on August 4th, 2021 October 26th, 2021 and January 18th, 2022.

TDC 32.120 – Neighborhood/Developer Meetings

[City code text omitted for brevity]

Applicant Response:

A Neighborhood/ Developer Meeting was held on August 11th, 2021.

TDC 32.130 – Initiation of Applications

[City code text omitted for brevity]

Applicant Response:

The application is being submitted by Carleton Hart Architecture on behalf of Community Partners for Affordable Housing.

TDC 32.140 – Application Submittal

[City code text omitted for brevity]

Applicant Response:

This application includes a completed application form, a written statement addressing the applicable approval criterion and standards, additional information as required by the TDC, payment of application fees, recorded deed/land sales contract with legal description, the preliminary title report, the neighborhood/developer meeting content, and the statement of CIO contact prior to submitting the application.

TDC 32.150 – Sign Posting

[City code text omitted for brevity]

Applicant Response:

The Sign for the Architectural Review Submittal shall be posted after the application is submitted and an Architectural Review number has been assigned by the jurisdiction. The applicant will then provide the Certificate of Sign Posting per the City of Tualatin standards.

TDC 32.160 – Completeness Review

[City code text omitted for brevity]

Applicant Response:

Procedure will be followed.

TDC 32.170 – Revised Applications

[City code text omitted for brevity]

Applicant Response:

The project will comply with the outlined procedures if applicable.

TDC 32.180 – Not Applicable to Project

TDC 32.210 – Not Applicable to Project

TDC 32.220 – Not Applicable to Project

TDC 32.230 – Type III Procedure (Quasi-Judicial Review – Public Hearing)

[City code text omitted for brevity]

Applicant Response:

The Architectural Review application has been submitted per the requirements of TDC 32.140. The jurisdiction shall determine completeness per TDC 32.160 and the jurisdiction shall mail the notice of public hearing and conduct the hearing per the TDC requirements. After the hearing, the jurisdiction must issue a notice of adoption and include an effective date.

TDC 32.240 – Not Applicable to Project

TDC 32.250 – Not Applicable to Project

TDC 32.260 – Not Applicable to Project

TDC 32.310 – Appeals (Request for Review)

[City code text omitted for brevity]

Applicant Response:

The project will comply with the outlined procedures if applicable.

TDC: CHAPTER 33 – APPLICATIONS AND APPROVAL CRITERIA

TDC 33.020 – Architectural Review

(1) *Purpose.* *[City code text omitted for brevity]*

Applicant Response:

The Plambeck Garden project design introduces a modern design that draws inspiration from the natural qualities and characteristics of basalt stone. The façade design is oriented in a vertical direction, much like the formation of basalt stone columns. Additionally, a natural earth toned color palette has been selected to tie the buildings into their natural context with an emphasis on sustainable design measures, including durable, low maintenance, and healthy materials. Right-of-way improvements and utility connections are also shown in this application.

(2) *Applicability.* *[City code text omitted for brevity]*

Applicant Response:

The Plambeck Gardens project is a new Multi-Family Housing Development, and is thus subject to the Architectural Review.

(3) *Types of Architectural Review Applications. [City code text omitted for brevity]*

Applicant Response:

The Plambeck Gardens project consists of 116 units of Multi-Family Development and is thus subject to a Type III Review.

(4) *Application Materials. [City code text omitted for brevity]*

Applicant Response:

The project name, as well as contact information for the architect, landscape architect and engineer on the project have been included below in this application. Existing conditions, site plans, grading plans, utility plans, lighting plans and a landscape plan all drawn to scale have been included. Additionally, a materials board, title report and a service provider letter from Clean Water Services has been included in the application in the Supplemental Information section of the application.

(5) *Approval Criteria. [City code text omitted for brevity]*

Applicant Response:

The project is a Multi-Family Development, and will thus comply with TDC Chapters 73A through 73G.

(6) *Conditions of Approval. [City code text omitted for brevity]*

Applicant Response:

The project will comply with any applicable conditions of approval.

(7) *Not Applicable to Project.*

(8) *Effective Date. [City code text omitted for brevity]*

Applicant Response:

Procedure will be followed.

(9) *Permit Expiration. [City code text omitted for brevity]*

Applicant Response:

Procedure will be followed.

(10) *Extension of Permit Expiration. [City code text omitted for brevity]*

Applicant Response:

Procedure will be followed if applicable.

TDC 33.030 – Permit for New Driveway Approach and Closure Decisions

All requests for driveway approaches and closures are as provided in TDC 75.020 and TDC 75.030.

Applicant Response:

The Plambeck Gardens Project is proposing to close both existing driveways that connection to Boones Ferry Road. The new single access point for the site will be through the Autumn Sunrise Development to the south via H-Street and Tract L. Per Tualatin Valley Fire and Rescue (TVFR) requirements, the project will be required to provide an emergency only access point along Boones Ferry Road. This access point will have removable bollards per the TVFR requirements. Please refer to the TDC 75 section below for additional information.

TDC 33.110 – Tree Removal Permit/ Review

- (1) *Purpose.* To regulate the removal of trees within the City limits other than trees within the public right-of-way which are subject to TDC Chapter 74.
- (2) *Applicability.* No person may remove a tree on private property within the City limits, unless the City grants a tree removal permit, consistent with the provisions of this Section.
- (3) *Not Applicable to Project.*
- (4) *Procedure Type.* Tree Removal Permit applications are subject to Type II Review in accordance with TDC Chapter 32. Tree Removal Permit applications submitted with an Architectural Review, Subdivision, or Partition application will be processed in conjunction with the Architectural Review, Subdivision, or Partition decision.
- (5) *Specific Submittal Requirements.* In addition to the general submittal requirements in TDC 32.140 (Application Submittal), an applicant must submit the following:
 - (a) *Tree Preservation Plan.* [City code text omitted for brevity]
 - (b) *Tree Assessment Report.* [City code text omitted for brevity]
 - (c) *Tree Tags.* [City code text omitted for brevity]
- (6) *Approval Criteria*
 - (a) *An applicant must satisfactorily demonstrate that at least one of the following criteria are met:*
 - (i) *The tree is diseased and:* [City code text omitted for brevity]
 - (ii) *The tree represents a hazard which may include but not be limited to:* [City code text omitted for brevity]
 - (iii) *It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.* [City code text omitted for brevity]
 - (b) *If none of the conditions in TDC 33.110(5)(a) are met, the certified arborist must evaluate the condition of each tree.*
 - (i) *Evergreen Trees.* An evergreen tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained: [City code text omitted for brevity]
 - (ii) *Deciduous Trees.* A deciduous tree which meets any of the following criteria as determined by a certified arborist will not be required to be retained: [City code text omitted for brevity]
- (7) *Emergencies.* [City code text omitted for brevity]
- (8) *Permit Expiration.* [City code text omitted for brevity]
- (9) *Tree removal in violation of Zone Standards.* [City code text omitted for brevity]

Applicant Response:

The Plambeck Gardens project is proposing tree removal on site to construct the proposed improvements as described in this Architectural Review application. The Arborist Report has been included in the Supplemental Information section of application, which includes the tree preservation plan, tree assessment report and tree tags. The development is proposing to preserve an existing 66-foot tall coniferous tree on the site (Tree Tag 29), as indicated on the proposed drawings. The remaining trees on site are necessary to remove in order to construct the proposed improvements shown in the application, including building structures, parking, and new grading requirements. As indicated in the Arborist Report, the trees on adjacent properties that are close to the property line will remain. Refer to the Landscape Plan for location of Tree 29 and proposed new trees within the development.

TDC: CHAPTER 39 – USE CATEGORIES

RESIDENTIAL USE CATEGORIES

TDC 39.200 – Household Living

- (1) *Characteristics. Household Living is the residential occupancy of an owner-occupied or rented dwelling unit by a family or household. Dwelling units must be self-contained, with cooking, sleeping and bathroom facilities. Occupancy is long-term, 30 days or more, and non-transient.*
- (2) *Housing Types. Household Living uses can be accommodated in the following housing types. Housing types are subject to the regulations specific to each planning district or overlay district.*
 - *Multi-Family Structure (as defined in the TDC 31.060).*

Applicant Response:

The Plambeck Gardens development is a multi-family project that includes 116 dwelling units of affordable housing complying with the Household Living code requirements above.

TDC: CHAPTER 43 – HIGH DENSITY RESIDENTIAL ZONE (RH)

TDC 43.100 – Purposes

The purpose of this zone is to provide areas of the City suitable for townhouses, high density garden apartment and condominium developments.

Applicant Response:

The Plambeck Gardens development includes apartments within the High Density zone, therefore the standards of this section apply.

TDC 43.200 – Use Categories

- (1) *Uses Categories. Table 43-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the RH zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 43-1 and restrictions identified in TDC 43.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.*
- (2) *Not Applicable to Project.*

Residential Use Categories

Household Living – Permitted/ Conditional – Permitted housing types subject to TDC 43.220

Applicant Response:

This application is for a Multi-Family Structure, which is permitted per Table 43-2.

TDC 43.210 – Not Applicable to Project

TDC 43.220 – Housing Types

Table 43-2 lists Housing Types permitted in the RH zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RH zone.

Multi-Family Structure – Permitted

Applicant Response:
Multi-Family Structures are a permitted use.

TDC 43.300 – Development Standards

Table 43-3

Maximum Density
Household Living Uses - Maximum: 25 units per acre/ Minimum: 16 units per acre

Applicant Response:
Density is consistent with the approved VAR21-0003 application for this project.

Minimum Lot Size
Multi-Family Structure – Development on More than One Acre: 1,742 square feet per unit

Applicant Response:
Minimum Lot Size is consistent with the approved VAR21-0003 application for this project.

Minimum Average Lot Width
Multi-Family Structure – 75 feet

Applicant Response:
Minimum Average Lot Width is consistent with the approved VAR21-0003 application for this project.

Minimum Setbacks
Front Setback – 1 story = 20 feet

Applicant Response:
Minimum Setbacks are consistent with the approved VAR21-0003 application for this project.

Front Setback – 2.5 story = 35 feet

Applicant Response:
Front Setbacks are consistent with the approved VAR21-0003 application for this project.

Side and Rear Setback – 1 story = 5 feet

Applicant Response:
Side and Rear Setbacks are consistent with the approved VAR21-0003 application for this project.

Side and Rear Setback – 2.5 story = 12 feet

Applicant Response:
Side and Rear Setbacks are consistent with the approved VAR21-0003 application for this project.

Maximum Structure Height
All Uses – 35 feet

Applicant Response:
Maximum Structure Height is consistent with the approved VAR21-0003 application for this project.

Maximum Lot Coverage
All Other Permitted Uses – 45%

Applicant Response:

Maximum Lot Coverage is consistent with the approved VAR21-0003 application for this project.

TDC 43.310 – Not Applicable to Project

TDC 43.320 – Not Applicable to Project

TDC: CHAPTER 73A – SITE DESIGN STANDARDS

GENERAL

TDC 73A.010 – Site and Building Design Standards Purpose and Objectives

- (1) *Purpose. The purpose of the site and building design objectives and standards found in TDC 73A through TDC 73G is to promote functional, safe, innovative, and attractive sites and buildings that are compatible with the surrounding environment, including, but not limited to:*
- (c) *The building form, articulation of walls, roof design, materials, and placement of elements such as windows, doors, and identification features; and*
 - (d) *The placement, design, and relationship of proposed site elements such as buildings, vehicular parking, circulation areas, bikeways and bike parking, accessways, walkways, buffer areas, and landscaping.*

Applicant Response:

The project includes articulation at each unit via a primary façade and a recessed area, where the patios and balconies are nested. The roof design responds to the building form by connecting the wall articulation of each unit under an undulating form that connects each of the units into a cohesive design. The two residential buildings are L-shaped in form to create a larger outdoor area in the center of the site, which is adjacent to the community building for resident use. The form, windows, and façade articulation wrap the buildings, creating an active façade at all building elevations.

Circulation throughout the outdoor areas, including walkways and accessways connect to the parking, which is located around the perimeter of the site. SW Boones Ferry Road has an existing bike lane that will remain. The accessway will connect the right-of-way path to the site paths, giving access for bicyclists and pedestrians. A variety of bike parking locations are available throughout the site plan, as shown on the drawings. The landscaping design has been coordinated to provide year-round seasonal interest, focuses on drought tolerant and native species while promoting safety for all vehicular traffic, pedestrian use and bicyclist use through the design.

- (2) *Objectives. The objectives of site and building design standards in TDC 73A through TDC 73G are to:*
- (a) *Enhance Tualatin through the creation of attractively designed development and streetscapes;*
 - (b) *Encourage originality, flexibility, and innovation in building design;*
 - (c) *Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site;*
 - (d) *Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors;*

- (e) *Conserve, protect, and restore fish and wildlife habitat areas, and maintain or create visual and physical corridors to adjacent fish and wildlife habitat areas;*
- (f) *Enhance energy efficiency through the use of landscape and architectural elements; and*
- (g) *Minimize disruption of natural site features such as topography, trees, and water features.*

Applicant Response:

The Plambeck Gardens design was created with a wholistic approach in mind, considerations for how the residents of Plambeck Gardens will experience the site, in addition to the neighbors, greater community and future developments. The site design was created concurrently to the landscape design and building design to create an overall unified design.

Walkways, paths, plazas, and landscaped areas are coordinated with entrances to the buildings and site in addition to their proximity to outdoor play areas. The project includes over 50% of its units as 2-bedroom, 3-bedroom and 4-bedroom units for families. Therefore, a large variety of outdoor uses for residents of all ages and abilities are found across the site design. These spaces include a community garden, botanical garden, outdoor sport court, play field, two separate playgrounds as well as both covered and uncovered seating areas. The majority of these spaces are located within the site area that is the flattest and located between the three buildings on site. The site layout, native landscaping design along with the buildings design concept that is inspired by natural elements as noted previously in this application ensure that this development is an attractive and functional addition to the community.

The two L-shaped buildings (Building A & Building B) create a central outdoor area on the site for residents. The southern Building B will provide shade in the summer months to portions of the outdoor areas. The two residential buildings have wings running east/west that are spaced far enough apart to allow for daylight to reach Building B in the winter to increase passive heat gains and reduce heating load requirements. Deciduous shade trees are planted on the south side of the wing to reduce unwanted heat gains in the summer months, while allowing heat gains in the winter months. In addition, deciduous shade trees have been planted on the south and west sides of all buildings on site to control seasonal heat gains. The layout of the site also places the single-story community building closest to the public way to create a gradual transition in height from the public sidewalk to the residential buildings in the center of the site.

COMMON WALL DESIGN STANDARDS

TDC 73A.200 – Multi-Family Design Standards

The following standards are minimum standards for all other residential development in all zones that does not meet the definition of single-family dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster or is 5 or more dwelling units. These standards do not apply to development in the Central Design District and Mixed Use Commercial (MUC) zone, which have separate standards and may be less than the minimums provided below.

- (1) *Private Outdoor Areas. Multi-family uses must provide private outdoor area features as follows:*
 - (a) *A separate outdoor area of not less than 80 square feet must be attached to each ground level dwelling unit; and*
 - (b) *The private outdoor area must be separated from common outdoor areas with walls, fences or shrubs*

Applicant Response:

All level 1 patios are a minimum of 80 square feet and are separated from outdoor areas with a combination of a low concrete wall and metal guardrail. Refer to drawing sheets A2.01 and A2.04 for patio sizes per unit type.

- (2) *Balconies, Terraces, and Loggias. Multi-family uses must provide balconies, terraces, and loggias features as follows:*
- (a) *A separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias must be provided for each unit located above the ground level.*

Applicant Response:

All level 2, 3 and 4 balconies are a minimum of 48 square feet. Refer to drawing sheets A2.02, A2.03, A2.05 and A2.06 for balcony sizes per unit type.

- (3) *Entry Areas. Multi-family uses must provide entry area features as follows:*
- (a) *A private main entry area must be provided as a private extension of each dwelling unit;*
 - (b) *The entry area must be separated from on-site parking areas and public streets with landscaping, change of grade, low fences or walls.*
 - (c) *The entry area must be a minimum of 24 square feet in area for each dwelling unit; and*
 - (d) *The entry area may be combined to serve more than one unit as determined by the City.*

Applicant Response:

Each residential building has a total of 58 units. 58 Units x 24 square feet = 1,392 square feet of Entry Areas required. The project is providing a total of 1,453 square feet of Entry Areas in each residential building. The project is providing private recessed alcoves at each unit entry and combined lobby/ lounge areas at each building. Refer to drawing sheets A2.01 through A2.06 for locations within each structure.

- (4) *Shared Outdoor Areas. Multi-family uses must provide shared outdoor area features as follows:*
- (a) *Must provide year round shared outdoor areas for both active and passive recreation;*
 - (b) *The shared outdoor area must be a minimum of:*
 - (i) *Three hundred square feet per dwelling unit; or*
 - (ii) *Four hundred fifty square feet per dwelling unit for 55 and older communities.*
 - (c) *Gazebos and other covered spaces are encouraged to satisfy this requirement;*
 - (d) *The shared outdoor area must be separated from all entryway and parking areas with a landscaped transition area measuring a minimum of ten feet wide;*
 - (e) *The shared outdoor area must have controlled access from off-site as well as from on-site parking and entrance areas with a minimum 4-foot high fence, wall, or landscaping; and*
 - (f) *The shared outdoor area must standard does not apply to:*
 - (i) *Any development with less than 12 dwelling units.*

Applicant Response:

The project has a total of 116 units, which requires 34,800 square feet of Shared Outdoor Areas, based on the 300 square feet requirement per unit. The project is providing a total of 35,688 square feet of Shared Outdoor Areas. Shared Outdoor Areas include a series of active and passive uses, such as picnic areas, bench rest areas, plaza, community gardens, community patio area with both covered and uncovered sections, pet relief area and scenic paths by a botanical garden and stormwater basin. Refer to drawing sheet A1.02 for the outdoor space diagram.

- (5) *Children's Play Areas. Multi-family uses must provide children's play area features as follows:*
- (a) *The children's play area must be a minimum of 150 square feet per dwelling unit;*
 - (b) *The children's play area must provide a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of ten feet wide;*

- (c) *The children's play area must have controlled access to shared outdoor areas from off-site as well as from on-site parking and entrance areas with a minimum 4-foot high fence, wall, or landscaping; and*
- (d) *The children's play area must provide a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify); and*
- (e) *The children's play area standard does not apply to:*
 - (i) *Duplexes and townhouses;*
 - (ii) *Fifty-five and older communities; and*
 - (iii) *Any development with less than 12 dwelling units.*

Applicant Response:

The project has a total of 116 units, which requires 17,400 square feet of Children's Play Areas, based on the 150 square feet requirement per unit. The project is providing a total of 17,557 square feet of Children's Play Areas. Children's Play Area includes two play areas, designed for children of different age ranges in addition to a multi-sport court and play lawns. Refer to drawing sheet A1.02 for the outdoor space diagram.

- (6) *Storage. Multi-family uses must provide storage features as follows:*
 - (a) *Enclosed storage areas are required.*
 - (i) *Garages do not satisfy the storage requirements. An enclosed storage area may be located within the garage of the individual unit. Enclosed storage areas may also be located within commonly accessible shared garage.*
 - (b) *Each storage area must be a minimum of six feet in height and have a minimum floor area of:*
 - (i) *24 square feet for studio and one bedroom units;*
 - (ii) *36 square feet for two bedroom units; and*
 - (iii) *48 square feet for greater than two bedroom units.*

Applicant Response:

The project includes storage areas at the 1-bedroom and 2-bedroom units that are accessed directly from the unit patios/ balconies that are a minimum of 7'-6" tall, and meet the minimum floor area requirements. The project includes storage areas internal to the building for the 3-bedroom and 4-bedroom units that are accessed directly from the corridor on the level of the unit. These storage rooms are a minimum of 7'-6" tall, and meet the minimum floor area requirements. Refer to the drawing sheets A2.01 through A2.06 for storage sizes per unit type. All the storage areas provided are large enough to accommodate storage for patio furniture, bicycles, etc. A community garden shed is provided at Building C for all residents, and 2 of the 3 picnic areas include an outdoor barbecue.

- (7) *Walkways. Multi-family uses must provide walkways as follows:*
 - (a) *Walkways for duplexes and townhouses must be a minimum of three feet in width;*
 - (b) *All other multi-family development must have walkways of a minimum of six feet in width;*
 - (c) *Walkways must be constructed of asphalt, concrete, pervious concrete, or grasscrete. Gravel or bark chips are not acceptable; and*
 - (d) *The walkways must meet ADA standards applicable at time of construction or alteration.*

Applicant Response:

All Walkways throughout the site are a minimum of 6-feet wide, concrete and ADA compliant. Refer to drawing A1.03 for extents of Walkways around project site.

- (8) *Accessways.*
 - (a) *When Required. Accessways are required to be constructed when a multi-family development is adjacent to any of the following:*
 - (i) *Residential property;*
 - (ii) *Commercial property;*
 - (iii) *Areas intended for public use, such as schools and parks; and*

- (iv) *Collector or arterial streets where transit stops or bike lanes are provided or designated.*
- (b) *Design Standard. Accessways must meet the following design standards:*
 - (i) *Accessways must be a minimum of eight feet in width;*
 - (ii) *Public accessways must be constructed in accordance with the Public Works Construction Code;*
 - (iii) *Private accessways must be constructed of asphalt, concrete, pavers or grasscrete. Gravel or bark chips are not acceptable;*
 - (iv) *Accessways must meet ADA standards applicable at time of construction or alteration;*
 - (v) *Accessways must be provided as a connection between the development's walkway and bikeway circulation system;*
 - (vi) *Accessways must not be gated to prevent pedestrian or bike access;*
 - (vii) *Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways, and greenways where a bike or pedestrian path is designated; and*
 - (viii) *Must be constructed, owned and maintained by the property owner.*

Applicant Response:

The Accessway for the project is a minimum of 8-foot wide, concrete. It connects the new proposed public sidewalk along Boones Ferry Road to the project's internal walkways. The accessway will not be gated, but will have handrails on both sides due to site sloping conditions. The slope and handrails will remain ADA compliant, with slopes less than 8.33%. Refer to drawing A1.03 for extents of Accessway and TDC 74.460 response for additional information.

- (9) *Carports and Garages. Multi-family uses must provide Carports and Garage features as follows:*
 - (a) *The form, materials, color, and construction must be compatible with the complex they serve.*

Applicant Response:

Per Ordinance No. 1463-21, garages are no longer a requirement for multi-family dwellings in complexes with private internal driveways. Therefore, no garages are proposed for the Plambeck Gardens development.

- (10) *Safety and Security. Multi-family units must provide safety and security features as follows:*
 - (a) *Private outdoor areas must be separated from shared outdoor areas and children's play areas with a minimum 4-foot high fence, wall, or landscaping;*
 - (b) *An outdoor lighting system that does not produce direct glare on adjacent properties and without shining into residential units, public rights-of-way, or fish and wildlife habitat areas; and*
 - (c) *Building identification must be provided consistent with the Oregon Fire Code.*

Applicant Response:

Private outdoor areas are separated from other areas as described in 73A.200 (1) response. The two residential buildings on site are L-shaped and create a centralized outdoor common area. Windows are located on all sides of the buildings, to encourage watching over the shared outdoor areas, parking areas and walkways on site. Outdoor lighting is provided throughout all common outdoor areas, parking lot and building entry's. All exterior lighting fixtures selected are compliant with The Dark Sky Society lighting standards. Fixtures have been placed around the site to comply with the required lighting levels. Refer to drawings for the photometric lighting plan. The buildings on the site will be labeled with signage per City of Tualatin, TVFR standards and Oregon Fire Code.

- (11) *Service, Delivery and Screening. Multi-family uses must provide service, delivery, and screening features as follows:*
- (a) *Provisions for postal delivery must be made consistent with US Postal Service regulations;*
 - (b) *Pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas must be provided via accessways; and*
 - (c) *Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping.*

Applicant Response:

Resident mailboxes are located within each residential building directly adjacent to the lobby/lounge on level 1. The resident services and property management mailbox is a stand-alone box located near Building C by the loading zone with a walkway connecting the loading zone and mailbox area to the building. The outdoor mechanical units for Buildings A & B are located on the flat roof portion of the building, and are obscured by the pitched roof adjacent. The outdoor mechanical unit for Building C is surrounded by landscaping. The two proposed above ground transformers and above ground generator on site are surrounded by landscaping. Refer to landscape plan for additional information at these areas.

TDC: CHAPTER 73B – LANDSCAPING STANDARDS

TDC 73B.010 – Landscaping Standards Purpose and Objectives

- (1) *Purpose. The purpose of this Chapter is to establish standards for landscaping within Tualatin in order to enhance the environmental and aesthetic quality of the City.*

Applicant Response:

The Plambeck Gardens project includes new plantings that are coordinated with the building design to create an aesthetically pleasing landscape and enhance the new structures.

- (2) *Objectives. The objectives of this Chapter are to:*
- (a) *Encourage the retention and protection of existing trees and requiring the planting of trees in new developments;*
 - (b) *Use trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.*
 - (c) *Use trees and other landscaping materials to define spaces and the uses of specific areas; and*
 - (d) *Use trees and other landscaping materials as a unifying element within the urban environment.*

Applicant Response:

The project has placed an emphasis on providing quality landscaped areas that are low maintenance and drought tolerant to reduce water consumption on site. The landscape design provides a variety of outdoor spaces for diverse activities. Retaining the largest tree on the property and specifying several new trees around the site will provide shaded parking stalls and shaded outdoor areas in the summer for residents.

TDC 73B.020 – Landscaped Area Standards Minimum Areas by Use and Zone

The following are the minimum areas required to be landscaped for each use and zone:

- (1) *Zone: RH (Permitted Use) – Minimum Area Requirement: None & Minimum Area requirement with dedication for a fish and wildlife habitat: None.*

Applicant Response:

There is no minimum requirement for Landscaped Areas in the RH zone with a permitted use.

TDC 73B.030 – Additional Minimum Landscaping Requirements for Multi-Family Residential Uses

- (1) *General. In addition to requirements in TDC 73B.020, Multi-Family Uses must comply with the following additional standards:*
- (a) *All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.*
- (i) *This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.*

Applicant Response:

All areas on the site that are not occupied by buildings, parking spaces, driveways, drive aisles or pedestrian areas are landscaped. Refer to drawing sheets A1.02 and A1.03 for site paths and landscaping.

TDC 73B.040 – Not Applicable to Project

TDC 73B.050 – Not Applicable to Project

TDC 73B.060 – Not Applicable to Project

TDC 73B.070 – Not Applicable to Project

TDC 73B.080 – Minimum Landscaping Standards for All Zones

The following are minimum standards for landscaping for all zones.

- (1) *Required Landscaped Areas [City code text omitted for brevity]*

Applicant Response:

Proposed landscaped areas are designed such that within three years the ground will be covered by living grass or other plant materials. Design is compliant with ANSI A300 (Part 1) (Latest Edition), and the owner will be responsible for all pruning, trimming or other requirements to ensure that the vegetation does not interfere with pedestrian or vehicular access and will not constitute a traffic hazard due to reduced visibility.

- (2) *Fences [City code text omitted for brevity]*

Applicant Response:

The fencing proposed on site is only around the stormwater basins, as required by Clean Water Services and a few locations where a guardrail is required due to grading conditions.

- (3) *Tree Preservation [City code text omitted for brevity]*

Applicant Response:

Tree preservation is indicated on grading and landscape plans. The tree protection plan is based on the arborist report recommendations for the project. All trees on site to be removed shall be done through the tree removal permit. The project is proposing to preserve the largest existing tree on the site, which is possible due to the limited grading updates needed around that tree. All other trees on site are in areas that will require extensive excavation for structures, parking and grading, and will have to be removed.

(4) *Grading [City code text omitted for brevity]*

Applicant Response:

All final grading areas that are landscaped will be provided with a suitable base for plantings. All final grading areas with impervious drainage will be directed away from pedestrian walkways, buildings, outdoor private and shared areas and landscaped areas via catch basins and area drains that will direct water to stormwater basins.

(5) *Irrigation [City code text omitted for brevity]*

Applicant Response:

All landscaped areas on site will be watered via an automatic irrigation system, accomplished through drip irrigation and pop-up sprinkler heads.

(6) *Re-vegetation in Un-landscaped Areas [City code text omitted for brevity]*

Applicant Response:

Native and drought tolerant plants have been selected to reduce irrigation and maintenance needs. All disturbed areas on site will be replanted and vegetated according to the landscape planting plans.

TDC 73B.090 – Minimum Standards Trees and Plants

The following minimum standards apply to the types of landscaping required to be installed for all zones.

(1) *Deciduous Shade Trees [City code text omitted for brevity]*

Applicant Response:

All required deciduous shade trees will be 1-1/2" caliper measured 6 inches above ground level. The species selected for the project are drought tolerant, have a mature height of 30-feet or more, live for a minimum of 60 years and cast shade in the summer.

(2) *Deciduous Ornamental Trees [City code text omitted for brevity]*

Applicant Response:

All required deciduous ornamental trees will be 1-1/2" caliper measured 6 inches above ground level. Species selection was based on low maintenance, disease-free, damage-free and drought tolerant when possible.

(3) *Coniferous Trees [City code text omitted for brevity]*

Applicant Response:

All proposed coniferous trees will be a minimum of 5-feet above ground level. Species selection was based on low maintenance, disease-free, damage-free and drought tolerant when possible.

(4) *Evergreen and Deciduous Shrubs [City code text omitted for brevity]*

Applicant Response:

All shrubs in project will range from one to five gallon size. Species selection was based on low maintenance, disease-free and drought tolerant when possible.

(5) *Groundcovers [City code text omitted for brevity]*

Applicant Response:

All groundcover proposed for the project will be fully rooted and drought tolerant. English Ivy is not included within the design.

(6) *Lawns [City code text omitted for brevity]*

Applicant Response:

All lawn areas are proposed to be a seeded grass mix with 100 percent coverage. Portions of the lawn under the existing 66-foot tall pine tree that will be retained may be replaced with mulch or similar materials due to the nature of the year round shading from that tree.

TDC: CHAPTER 73C – PARKING STANDARDS

GENERAL

TDC 73C.010 – Off-Street Parking and Loading Applicability and General Requirements

(1) *Applicability. Off-street parking and loading is required to be provided by the owner and/or developer, in all zones, whenever the following occurs:*

(a) *Establishment of a new structure or use;*

Applicant Response:

The Plambeck Gardens project is a new multi-family development, and therefore this section is applicable to the development.

(2) *General Requirements. Off-street parking spaces, off-street vanpool and carpool parking spaces, off-street bicycle parking, and off-street loading berths must be as provided as set forth in TDC 73C.100, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process.*

(a) *The following apply to property and/or use with respect to the provisions of TDC 73C.100:*

(i) *Not Applicable to Project.*

(ii) *Not Applicable to Project.*

(iii) *Not Applicable to Project.*

(iv) *Calculations to determine the number of required parking spaces and loading berths must be rounded to the nearest whole number;*

Applicant Response:

All calculations have been rounded to the nearest whole number. The number of parking spaces provided was approved in VAR21-0003.

(v) *Not Applicable to Project.*

(vi) *Parking and loading requirements for structures not specifically listed herein must be determined by the City Manager, based upon requirements of comparable uses listed;*

Applicant Response:

The number of parking spaces provided was approved in VAR21-0003.

(vii) *Not Applicable to Project.*

(viii) *Off-street parking spaces for dwellings must be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the*

building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located must be in the same ownership as the structure;

Applicant Response:

All off-street parking spaces for the dwelling units are located on the same lot as the dwelling units, as noted in VAR21-0003.

- (ix) *Required parking spaces must be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees and must not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business;*

Applicant Response:

All parking spaces are intended to be used for the parking of operable passenger automobiles, as noted in VAR21-0003.

- (x) *Not Applicable to Project.*
(xi) *Not Applicable to Project.*
(xii) *Not Applicable to Project.*
(xiii) *Not Applicable to Project.*

TDC 73C.020 – Parking Lot Design Standards

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, must comply with the following:

- (1) *Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1;*

Applicant Response:

The project includes all parking at a 90-degree angle. The standard stalls are 9'-0" wide and 18'-6" in length. The compact parking stalls are 7'-8-1/2" wide and 15'-0" in length, as noted in VAR21-0003. See item (10) below for additional compliance with drive aisle widths.

- (2) *Parking lots and parking areas must be constructed of asphalt, concrete, pervious concrete, pavers, or grass*

Applicant Response:

All drive aisles will be asphalt and compliant with Tualatin Valley Fire and Rescue vehicle weight loading requirements.

- (3) *Parking stalls must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel or woody material are not an acceptable material. Pavers, pervious concrete or grasscrete are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor;*

Applicant Response:

All parking stalls will be asphalt construction with the exception of the ADA stalls and ADA access aisle, which will be concrete construction.

- (4) *Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks;*

Applicant Response:

The parking lot will be maintained for all-weather use. The proposed grading and use of curbs throughout the parking lot design ensure that all sidewalks are at a higher elevation than the adjacent parking lot, except for curb cuts for ADA access, which are sloped to drain away from the sidewalks.

- (5) *Parking bumpers or wheel stops or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.*

Applicant Response:

The project is proposing the use of wheel stops at all parking stalls adjacent to pedestrian walkways to prevent encroachment and the use of curbs at all parking stalls adjacent to landscaping to prevent encroachment.

- (6) *Disability parking spaces and accessibility must meet ADA standards applicable at time of construction or alteration;*

Applicant Response:

All accessible parking stalls will be designed to comply with 2010 ADA standards, Chapter 11 of the 2019 OSSC, 2009 ICC A117.1 and Oregon Transportation Commission Standards for Accessible Parking Places August 2018, as noted in VAR21-0003.

- (7) *Parking stalls for sub-compact vehicles must not exceed 35 percent of the total parking stalls required by TDC 73C.100. Stalls in excess of the number required by TDC 73C.100 can be sub-compact stalls;*

Applicant Response:

The project includes a total of 170 parking stalls, 48 of which are sub-compact. This results in sub-compact parking making up 28% of total parking stalls provided on site, as noted in VAR21-0003.

- (8) *Groups of more than four parking spaces must be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley;*

Applicant Response:

All parking spaces are located off internal private drive aisles. No movement within a street right-of-way or alley will occur.

- (9) *Drives to off-street parking areas must be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site;*

Applicant Response:

The drives within the Plambeck Gardens development have been designed to facilitate two-way traffic flow and provide maximum safety for both vehicular traffic and pedestrians. Detectable warning strips have been included at all internal walkways that meet a drive surface. Additionally, crosswalk striping has been added to walkways that connect across drive aisles to promote safety.

- (10) *On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, must have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic; When 90 degree stalls are located on both sides of a drive aisle, a minimum of 24 feet of aisle is required. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact*

spaces, must have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic;

Applicant Response:

The north and south drive aisles that are double loaded with parking are 26'-0" wide to comply with both the City of Tualatin standards as well as the Tualatin Valley Fire and Rescue width requirements when adjacent to a fire hydrant. The east drive aisle, which is also double loaded with parking is 24'-0" wide to comply with City of Tualatin Standards as well as Tualatin Valley Fire and Rescue drive aisle width when not adjacent to a fire hydrant. The four parking spaces located on the southwest corner of the site near the Community Building are a single loaded drive aisle that is 20'-0" wide to comply with City of Tualatin Standards and Tualatin Valley Fire and Rescue aerial apparatus requirements, as noted in VAR21-0003.

(11) Artificial lighting, must be deflected to not shine or create direct glare on adjacent properties, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor;

Applicant Response:

All exterior site lighting fixtures that have been selected are compliant with The Dark Sky Society lighting standards. A photometric site plan has been included in this application to show that lighting is adequate for the needs of the site and does not deflect, shine, or create glare.

(12) Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200; and

Applicant Response:

Project will comply with parking lot landscaping requirements. Refer to TDC 73C.200 for responses.

(13) Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.

Applicant Response:

All parking has been designed to minimize disturbance of residents.

TDC 73C.030 – Not Applicable to Project

TDC 73C.040 – Not Applicable to Project

TDC 73C.050 – Bicycle Parking Requirements and Standards

(1) Requirements. Bicycle parking facilities must include:

- (a) Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;*
- (i) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.*

(2)

Applicant Response:

Long-term bike parking will be covered with secure station rack attachment. All outdoor covered racks will accommodate a bicyclist's lock securing the bicycle frame and both wheels to the rack. All indoor covered racks within units will not include a locking mechanism.

- (b) Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.*

Applicant Response:

All outdoor racks will accommodate a bicyclist's lock securing the bicycle frame and both wheels to the rack.

- (3) *Standards. Bicycle parking must comply with the following:*
- (a) *Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;*
 - (b) *A five-foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;*
 - (c) *Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;*
 - (d) *Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;*
 - (e) *Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;*
 - (f) *Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;*
 - (g) *Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and*
 - (h) *The City Manager or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Architectural Review.*

Applicant Response:

The Plambeck Gardens project includes a large variety of bicycle parking opportunities for residents. There will be a total of 206 spaces for bicycle parking throughout the development, all at no cost to the bicyclist.

1-bedroom and 2-bedroom units will have wall mounted bike racks within the unit that will accommodate a 2-foot wide and six-foot tall area for bike parking with a 5-foot wide maneuvering area in front of the rack. 3-bedroom and 4-bedroom units will have access to outdoor covered bike racks in addition to their designated storage area. Each outdoor bike rack can accommodate (2) two bicycle parking spaces. There are covered bike racks provided at all three buildings. In addition to the covered requirements, the project is proposing additional uncovered bike parking areas adjacent to the sport court and play field. All outdoor bike racks will comply with the standards above.

TDC 73C.060 – Not Applicable to Project

TDC 73C.100 – Off-Street Parking Minimum/ Maximum Requirements

- (1) *The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except these standards do not apply in the Core Area Parking District. The Core Area Parking District standards are in TDC 73C.110.*
- (a) *Residential Uses - Multi-family dwellings in complexes with private internal driveways:*
Minimum Motor Vehicle Parking:
1.0 space per Studio
1.25 space per 1-Bedroom

1.5 space per 2-Bedroom
1.75 space per 3-Bedroom

*Minimum Bicycle Parking & Percentage of Bicycle Parking to be Covered:
1.00 space per unit, 100% covered*

Applicant Response:

As approved in VAR21-003, the project is permitted to have 170 motor vehicle parking spaces. The project consists of 116 total units comprised of 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom as indicated below. While the code does not state a specific standard for 4-bedroom units, the design team confirmed with Planning staff that the same 3-bedroom standard applies to the 4-bedrooms, as described above in section 73C.010(2)(vi).

Minimum Motor Vehicle Parking Calculation:

1-Bedroom: 54 units x 1.25 = 67.5 stalls
2-Bedroom: 40 units x 1.50 = 60 stalls
3-Bedroom: 16 units x 1.75 = 28 stalls
4-Bedroom: 6 units x 1.75 = 10.5 stalls

Total Required Parking: 166 stalls
Total Provided Parking: 170 stalls

Minimum Bicycle Parking & Percentage of Bicycle Parking to be Covered:

Total Required Covered Parking: 116 Covered Spaces
Total Provided Covered Parking: 166 Covered Spaces

- (b) *Not Applicable to Project.*
- (c) *Not Applicable to Project.*
- (d) *Not Applicable to Project.*
- (e) *Not Applicable to Project.*
- (f) *Not Applicable to Project.*
- (g) *Not Applicable to Project.*
- (2) *Not Applicable to Project.*

TDC 73C.110 – Not Applicable to Project

TDC 73C.120 – Not Applicable to Project

TDC 73C.130 – Parking Lot Driveway and Walkway Minimum Requirements

Parking lot driveways and walkways must comply with the following requirements:

- (1) *Residential Use. Minimum requirements for residential uses:*
 - (a) *Not Applicable to Project.*
 - (b) *Not Applicable to Project.*
 - (c) *Ingress and egress for multi-family residential uses must not be less than the following:*
 - 50-499 Dwelling Units:*
 - 1 driveway at 32-feet wide with a 6-foot walkway, 1 side only; curbs required*
 - 2 driveways at 24-feet wide with a 6-foot walkway, 1 side only; curbs required*

Applicant Response:

The Plambeck Gardens project, with a total of 116 dwelling units includes one driveway at 32-feet wide with a 6-foot walkway on one side only with curbs.

- (2) *Not Applicable to Project.*
- (3) *Not Applicable to Project.*
- (4) *Not Applicable to Project.*
- (5) *Not Applicable to Project.*

(6) *Not Applicable to Project.*

PARKING LOT LANDSCAPING

TDC 73C.200 – Parking Lot Landscaping Standards Purpose and Applicability

- (1) *Purpose. The goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff, and enhance the visual environment. The design of the off-street parking area must be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics.*
- (2) *Applicability. Off-street parking lot landscaping standards apply to any surface vehicle parking or circulation area. The following standards do not apply to the following residential development: single family detached or attached; duplexes; townhouses; triplexes; quadplexes; or cottage clusters.*

Applicant Response:

The parking lot landscaping is focused on creating shaded areas in parking lots to reduce glare and heat buildup, as well as to provide visual relief within paved parking area. A variety of trees, shrubs and groundcovers are shown on the planting plan to provide seasonal interest, screen parking areas from residential units, insure pedestrian safety and reinforce pedestrian and vehicular circulation. Due to the high water table located on the project site, pervious pavement and/or pavers within the parking area is not permitted by Clean Water Services, and thus the parking lot is comprised of asphalt and concrete surfaces, the surfaces will be treated through the stormwater basins on site.

TDC 73C.210 – Multi-Family Parking Lot Landscaping Requirements

Multi-family residential uses (as defined in TDC 31.060) must comply with the following landscaping requirements for parking lots in all zones:

- (1) *General. Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.*

Applicant Response:

All areas adjacent to parking stalls and drive aisles that are not designated site walkways have landscaping.

- (2) *Clear Zone. Clear zone must be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.*

Applicant Response:

Clear zones have been provided throughout the drive aisles and driveway entrances.

- (3) *Setback. Minimum 10-foot landscape setback must be provided between the property lines and parking areas and must comply with the following:*
 - (a) *Must be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights;*
 - (b) *Native trees and shrubs are encouraged;*

Applicant Response:

The parking lot wraps the north, east and south sides of the site. All three sides provide a minimum of a 10-foot landscaping setback with a minimum deciduous tree spacing of 30-feet maximum and shrubs at least 30 inches in height. Refer to drawings for notes on plant selection for notes on drought tolerant and native species.

- (4) *Perimeter. Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:*
- (a) *Deciduous trees located not more than 30 feet apart on average as measured on center;*
 - (b) *Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;*
 - (c) *Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;*
 - (d) *Native trees and shrubs are encouraged;*
 - (e) *Not Applicable to Project.*

Applicant Response:

All off-street parking and vehicular circulation areas will comply with the requirements above. Refer to drawings for notes on plant selection for notes on drought tolerant and native species.

- (5) *Transition. Minimum 10-foot landscaped transition area between parking and vehicle circulation areas and buildings and shared outdoor areas and must comply with the following:*
- (a) *Deciduous shade trees located at not less than 30 feet on center must be located in this transition area;*
 - (b) *Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years;*
 - (c) *Native trees and shrubs are encouraged;*
 - (d) *Not Applicable to Project.*

Applicant Response:

All transition areas between parking and vehicle circulation areas and buildings will be landscaped with a sidewalk and planted area, including deciduous trees located not less than 30-feet on center and groundcover plants mixed with low shrubs. Refer to drawings for notes on plant selection including drought tolerant and native species.

The project will also comply with the 30-foot maximum distance between drive aisle and face of building per Tualatin Valley Fire and Rescue requirements for aerial access route.

- (6) *Landscape Island. Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following:*
- (a) *May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;*
 - (b) *Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;*
 - (c) *Landscape separation required for every eight continuous spaces in a row;*
 - (d) *Must be planted with one deciduous shade trees for every four parking spaces. Required trees must be evenly dispersed throughout the parking lot;*
 - (e) *Must be planted with groundcover or shrubs;*
 - (f) *Native plant materials are encouraged;*
 - (g) *Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);*
 - (h) *Required plant material in landscape islands must achieve 90 percent coverage within three years; and*

Applicant Response:

There is a landscaped island between all continuous parking stalls that is protected by curbs. The project provides a landscape island for every eight continuous stalls at a minimum. The islands are distributed throughout the parking lot and include a deciduous tree for every four parking spaces. The 170 parking stalls on site requires a total of 43 trees (1 tree for every 4 stalls). The project is providing the 43 trees. Remaining landscape islands are planted with

groundcover and shrubs complying with the requirements above. Refer to drawings for notes on plant selection for notes on drought tolerant and native species.

With a total of 170 parking stalls, the project is required to provide a total of 4,250 square feet of landscape island areas (170 parking stalls x 25sf). The proposed project includes 5,441 square feet of total landscape island areas. The project has one parking island that will function as an accessible sidewalk/ path to connect parking stalls on the east side of the property. In place of planting at the pathway island, two nearby landscape islands have been widened to provide additional landscape area. Refer to drawing sheet A1.02 for landscaping island diagram.

TDC 73C.220 – Not Applicable to Project

TDC 73C.230 – Not Applicable to Project

TDC 73C.240 – Not Applicable to Project

TDC 73C.250 – Not Applicable to Project

TDC: CHAPTER 73D – WASTE AND RECYCLABLES MANAGEMENT STANDARDS

TDC 73D.010 – Applicability and Objectives

- (1) *Applicability. The requirements of this Chapter apply to all new or expanded:*
- (a) *Common wall residential developments containing five or more units;*

Applicant Response:

This project consists of 116 units of multi-family and is thus subject to this chapter.

- (2) *Objectives. Mixed solid waste and source separated recyclable storage areas should be designed to the maximum extent practicable to:*
- (a) *Screen elements such as garbage and recycling containers from view;*
 - (b) *Ensure storage areas are centrally located and easy to use;*
 - (c) *Meet dimensional and access requirements for haulers;*
 - (d) *Designed to mitigate the visual impacts of storage areas;*
 - (e) *Provide adequate storage for mixed solid waste and source separated recyclables; and*
 - (f) *Improve the efficiency of collection of mixed solid waste and source separated recyclables.*

Applicant Response:

This project consists of two waste and recyclable management areas on site that meet the objectives outlined in this code.

TDC 73D.020 – Design Methods

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods: [City code text omitted for brevity]

Applicant Response:

The project is following the Minimum Standards Method.

TDC 73D.030 – Minimum Standards Method

This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

- (1) *The size and location of the storage area(s) must be indicated on the site plan. Requirements are based on an assumed storage area height of four feet for mixed solid waste and source separated recyclables. Vertical storage higher than four feet, but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans must include drawings to illustrate the layout of the storage area and dimensions for containers.*
- (2) *The storage area requirement is based on uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use must be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building must be the sum of the area of each use. Minimum storage area requirements by use is as follows:*
 - (b) *Common wall residential greater than ten units must provide 50 square feet plus an additional five square feet per unit above ten.*
- (3) *Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.*

Applicant Response:

The project consists of 116 total units.

Total Trash Enclosure Area Required

$$= 50 \text{ square feet} + (5 \text{ square feet} \times (116 \text{ units} - 10 \text{ units}))$$

Total Trash Enclosure Area Required = 580 square feet.

Total Trash Enclosure Area Provided = 608 square feet.

TDC 73D.040 – Not Applicable to Project

TDC 73D.050 – Not Applicable to Project

TDC 73D.060 – Not Applicable to Project

TDC 73D.070 – Location, Design and Access Standards

- (1) *Location Standards*
 - (a) *The storage area for source separated recyclables may be collocated with the storage area for mixed solid waste.*
 - (b) *Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.*
 - (c) *Exterior storage areas must:*
 - (i) *Be located in central and visible locations on the site to enhance security for users;*
 - (ii) *Be located in a parking area; and*
 - (iii) *Not be located within a required front yard setback or in a yard adjacent to a public or private street.*

Applicant Response:

The project includes two trash enclosures. One on the north side of the site and the other on the south side of the site, which are both located in visible areas within the parking lot and not within the front yard setback or in a yard adjacent to a public or private street.

- (2) *Design Standards*
 - (a) *The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration.*
 - (b) *Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.*
 - (c) *Exterior storage areas must be enclosed by a sight obscuring fence or wall at least six feet in height.*

- (d) *Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.*
- (e) *Gate openings for haulers must be a minimum of ten feet wide and must be capable of being secured in a closed and open position.*
- (f) *Horizontal clearance must be a minimum of ten feet and a vertical clearance of eight feet is required if the storage area is covered.*
- (g) *A separate pedestrian access must also be provided in common wall, commercial, and institutional developments.*
- (h) *Exterior storage areas must have either a concrete or asphalt floor surface.*
- (i) *Storage areas and containers must be clearly labeled to indicate the type of material accepted.*

Applicant Response:

The Plambeck Gardens project team has been in correspondence with Republic Services, who will be the trash hauler for the project. The gate approach and turn-arounds provided on the plans have been designed to accommodate Republic Service's front-loading trucks. Additionally, Republic Services requires a 20-foot width opening to accommodate different trash container sizes, which has been accounted for in the design. The trash enclosures will be comprised of concrete masonry units and will be a minimum of 6-feet in height and will not have a cover. In addition to the 20-foot wide trash hauler gate, the design includes a separate pedestrian access point. The ground material will be concrete and containers will be labeled. Evergreen shrubs are planted around the enclosure walls.

(3) Access Standards

- (a) *Storage areas must be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.*
- (b) *Storage areas must be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access.*
- (c) *Storage areas must be accessible to hauler trucks without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius must be provided to allow hauler trucks to safely exit the site in a forward motion.*
- (d) *Storage areas must be located so that pedestrian and vehicular traffic movement are not obstructed on site or on public streets adjacent to the site.*
- (e) *The following is an exception to the access standard:*
 - (i) *Access may be limited for security reasons.*

Applicant Response:

The trash enclosures on site will comply with all the access standards.

TDC: CHAPTER 74 – PUBLIC IMPROVEMENT REQUIREMENTS

GENERAL

TDC 74.010 – Purpose

The City's Community Plan sets forth the requirements for providing adequate transportation and utility systems to serve the community's present and future needs. Land development without adequate transportation and utility systems will adversely affect the overall economic growth of the City and cause undue damage to the public health and welfare of its citizens. Consequently, the City finds that it is in the public interest to require land development to meet the following improvement requirements.

Applicant Response:

The Plambeck Gardens project is proposing a new right-of-way design that will improve the existing conditions to meet the requirements of both the City of Tualatin and Washington County.

IMPROVEMENTS

TDC 74.110 – Not Applicable to Project

TDC 74.120 – Public Improvements

- (1) *Except as specially provided, all public improvements must be installed at the expense of the applicant. All public improvements installed by the applicant must be constructed and guaranteed as to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. Work must not be undertaken on any public improvement until after the construction plans have been approved by the City Manager and a Public Works Permit issued and the required fees paid.*
- (2) *In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative impacts of public streets by modifying right-of-way widths and street improvements when appropriate. The City Manager is authorized to modify right-of-way widths and street improvements to address the negative impacts on fish and wildlife habitat.*

Applicant Response:

The right-of-way will be constructed at the expense of the Plambeck Gardens development. All right-of-way work will be in conformance with both the City of Tualatin and Washington County standards and will be submitted to both jurisdictions for approval prior to construction.

TDC 74.130 – Private Improvements

All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.

Applicant Response:

All private improvements will comply.

TDC 74.140 – Construction Timing

- (1) *All the public improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.*
- (2) *All private improvements required under this Chapter must be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.*

Applicant Response:

All public and private improvements will be inspected and approved by City of Tualatin and Washington County Inspectors.

RIGHT-OF-WAY

TDC 74.210 – Minimum Street Right-or-Way Widths

The width of streets in feet must not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way must not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

- (1) *Not Applicable to Project.*
- (2) *For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G must be dedicated to the City for*

use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication must be for the full width of the property abutting the roadway and, if required by the City Manager, additional dedications must be provided for slope and utility easements if deemed necessary.

- (3) *Not Applicable to Project.*
- (4) *Not Applicable to Project.*
- (5) *Not Applicable to Project.*
- (6) *Not Applicable to Project.*

Applicant Response:

Boones Ferry Road is a Washington County Major Arterial road. Therefore Figure 74-2A from the TDC is the applicable figure for the right-of-way design. The project will dedicate 2.00 feet of right -of-way (ROW) per Washington County requirements to provide 45-feet of dedicated ROW from the centerline of a major arterial. The Plambeck Gardens project is proposing a 6-foot wide planter strip and a 6-foot wide concrete sidewalk. Where Washington County streetlights exist in the pedestrian throughway, the sidewalk will meander to be curb tight for a short sections in order to protect lighting locations. Refer to application drawings for proposed meandering sidewalk and planter strip.

TDC 74.220 – Not Applicable to Project

EASEMENTS & TRACTS

TDC 74.310 – Not Applicable to Project

TDC 74.320 – Not Applicable to Project

TDC 74.330 – Utility Easements

- (1) *Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities must be granted to the City.*
- (2) *Not Applicable to Project.*
- (3) *Not Applicable to Project.*
- (4) *For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement must be granted to the City; building permits must not be issued for the development prior to acceptance of the easement by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council must determine when condemnation proceedings are to be used.*
- (5) *The width of the public utility easement must meet the requirements of the Public Works Construction Code. All subdivisions and partitions must have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines. Other easements may be required as determined by the City Manager.*

Applicant Response:

The project is proposing an 8-foot wide Public Utility Easement along Boones Ferry Road. This Public Utility Easement increases to a width of 18-feet at the location where the project's water and fire vaults are located.

TDC 74.340 – Not Applicable to Project

TDC 74.350 – Not Applicable to Project

TDC 74.410 – Not Applicable to Project

TDC 74.420 – Street Improvements

[City code text omitted for brevity]

Applicant Response:

Boones Ferry Road is a Washington County Road that is currently constructed to Washington County Standards. The existing street and curb will remain in place, with the exception of a new rolled curb at the emergency access location. Boones Ferry Road will be repaired per Washington County standards to the nearest lane line after the water main extension is completed from Norwood Road to the Plambeck Gardens and Autumn Sunrise development.

TDC 74.425 – Street Design Standards

[City code text omitted for brevity]

Applicant Response:

Boones Ferry Road is a Washington County Road that is currently constructed to Washington County Standards. The existing street and curb will remain in place, with the exception of a new rolled curb at the emergency access location. Boones Ferry Road will be repaired per Washington County standards to the nearest lane line after the water main extension is completed from Norwood Road to the Plambeck Gardens and Autumn Sunrise development.

TDC 74.730 – Not Applicable to Project

TDC 74.440 – Streets, Traffic Study Required

[City code text omitted for brevity]

Applicant Response:

The Plambeck Gardens project team has completed a Traffic Analysis Report that is attached in the supplemental information section of this application. The Traffic Analysis Report includes the requirements of this section, and includes the information from the Autumn Sunrise Traffic Analysis Report as well.

TDC 74.450 – Bikeways and Pedestrian Paths

- (1) *Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.*
- (2) *Where required, bikeways and pedestrian paths must be provided as follows:*
 - (a) *Bike and pedestrian paths must be constructed and surfaced in accordance with the Public Works Construction Code.*
 - (b) *The applicant must install the striping and signing of the bike lanes and shared roadway facilities, where designated.*

Applicant Response:

Boones Ferry Road has an existing bikeway located on both sides of the street, which will be maintained. The Plambeck Gardens project will be replacing the surfacing and striping of the bike lane after the watermain extension is completed from Norwood Road to the Plambeck Gardens and Autumn Sunrise developments. The surfacing and striping will be completed to Washington County standards, as Boones Ferry Road is a Washington County Road.

TDC 74.460 – Accessways in Residential, Commercial and Industrial Subdivision and Partitions

- (1) *Accessways must be constructed by the applicant, dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.*
- (2) *Not Applicable to Project.*
- (3) *Not Applicable to Project.*
- (4) *Accessways must be as short as possible, but in no case more than 600 feet in length.*
- (5) *Accessways must be as straight as possible to provide visibility from one end to the other.*

- (6) *Accessways must be located and improved within a right-of-way or tract of no less than eight feet.*
- (7) *Where possible, accessways must be combined with utility easements.*
- (8) *Accessways must be constructed in accordance with the Public Works Construction Code.*
- (9) *Curb ramps must be provided wherever the accessway crosses a curb and must be constructed in accordance with the Public Works Construction Code.*
- (10) *The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Accessways must comply with the Oregon Structural Specialty Code's (OSSC) accessibility standards.*
- (11) *Fences and gates which prevent pedestrian and bike access must not be allowed at the entrance to or exit from any accessway.*
- (12) *Final design and location of accessways must be approved by the City.*
- (13) *Not Applicable to Project.*

Applicant Response:

The Plambeck Gardens project is providing an Accessway for the project that is a minimum of 8-feet wide and approximately 53-feet in length. It will be constructed of concrete and located in the public utility easement. It connects the new proposed public sidewalk along Boones Ferry Road to the project's internal walkways. The accessway will not be gated. It will have handrails on both sides due to site sloping conditions and will be ADA compliant, with slopes less than 8.33%.

TDC 74.470 – Street Lights

- (1) *Street light poles and luminaries must be installed in accordance with the Public Works Construction Code.*
- (2) *The applicant must submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit.*

Applicant Response:

The Plambeck Gardens development is proposing to leave the existing new Washington County street lights in place in the right-of-way. The lighting analysis of the existing street lights is included in the drawings below on sheet L1.01.

TDC 74.475 – Not Applicable to Project

TDC 74.480 – Street Signs

- (1) *Not Applicable to Project.*
- (2) *Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.*

Applicant Response:

There will be a stop sign and stop bar marking at the Tract L to H-Street connection at the Autumn Sunrise property.

There is an existing "Right Lane Must Turn Right" sign located on the Horizon Property frontage along SW Boones Ferry Road where the new Plambeck Gardens right-of-way sidewalk will need to connect to the existing sidewalk. The Plambeck Gardens project team is proposing moving this sign further south within the landscaping strip on Plambeck Gardens frontage to allow the sidewalks to connect.

- (3) *Not Applicable to Project.*

TDC 74.845 – Street Trees

- (1) *Not Applicable to Project.*
- (2) *In nonresidential subdivisions and partitions street trees must be planted by the owners of the individual lots as development occurs.*
- (3) *The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.*

Applicant Response:

There are no existing street trees on the project site. The street trees proposed along Boones Ferry Road will be planted as part the Plambeck Gardens development by the owner and will be compliant with both the City of Tualatin and Washington County standards for species and spacing.

UTILITIES

TDC 74.610 – Water Service

- (1) *Water lines must be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans must be submitted to the City Manager for review and approval prior to construction.*
- (2) *If there are undeveloped properties adjacent to the subject site, public water lines must be extended by the applicant to the common boundary line of these properties. The lines must be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.*
- (3) *As set forth is TDC Chapter 12, Water Service, the City has three water service levels. All development applicants must be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant must be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site.*

Applicant Response:

The project will connect to the existing water service at Norwood Road and bring a new 12" water main down Boones Ferry Road to serve the Plambeck Gardens Site and Autumn Sunrise Development. Water utility plans will be submitted to both the City of Tualatin and Washington County for approval prior to construction. Refer to drawings provided in this application for additional information.

TDC 74.620 – Sanitary Sewer Service

- (1) *Sanitary sewer lines must be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.*
- (2) *If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the proposed development site, the applicant must extend public sanitary sewer lines to the common boundary line with these properties. The lines must be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.*

Applicant Response:

The project will consist of a gravity fed sanitary sewer system for Buildings A & B that will connect to the new sanitary sewer line in the Autumn Sunrise development to the south of the project site. The connection will occur where the Plambeck Gardens driveway meets the Autumn Sunrise Tract L. Building C will flow by gravity to a sanitary lift station, located on the

east side of the site between Building A & Building B. From the lift station, the line will again flow by gravity to the connection point at the Plambeck Gardens driveway and Tract L connection. Sanitary sewer drawings and calculations will be submitted to the City of Tualatin and Clean Water Services for approval prior to construction. Refer to drawings provided in this application for additional information.

Community Partners for Affordable Housing and Horizon Community Church are preparing an easement for the Plambeck Gardens' sanitary sewer to cross the Horizon Community Church property. At the time this application is submitted, a signed Letter of Intent has been completed and is attached in the Supplemental Information section of this application.

TDC 74.630 – Storm Drainage System

- (1) *Storm drainage lines must be installed to serve each property in accordance with City standards and Clean Water Services standards. Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.*
- (2) *The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the City's Storm and Surface Water Regulations and Clean Water Services standards.*
- (3) *If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant must extend storm drainage lines to the common boundary line with these properties. The lines must be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the adopted Stormwater Master Plan.*

Applicant Response:

The project consists of two stormwater basins on site sized to accommodate impervious area on the Plambeck Gardens site, as well as Tract L on the Autumn Sunrise development. The Stormwater Report is included in this application in the supplemental information section. The project stormwater plans and calculations will be submitted to the City of Tualatin and Clean Water Services for approval prior to construction. Refer to drawings and Stormwater Report provided in this application for additional information.

TDC 74.640 – Grading

- (1) *Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.*
- (2) *A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Manager may require the applicant to remove all excess material from the development site.*

Applicant Response:

The project has been graded to minimize the impact of stormwater runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. The grading plan has been included as part of this application.

TDC 74.650 – Water Quality, Storm Water Detention and Erosion Control

- (1) *All Applications. The applicant must comply with the water quality, stormwater detention, and erosion control requirements in Tualatin Municipal Code Chapter 3-5 (Soil Erosion, Surface Water Management, Water Quality Facilities, and Building and Sewers) and Clean Water Services standards.*
- (2) *Not Applicable to Project.*

- (3) *All Development, Except Subdivisions and Partitions. Prior to issuance of any building permit, an applicant for any development, except Subdivisions and Partitions, must:*
 - (a) *Submit a stormwater facilities design with calculations to satisfy the requirements of the Tualatin Municipal Code Chapter 3-5 (Soil Erosion, Surface Water Management, Water Quality Facilities, and Building And Sewers);*
 - (b) *Obtain a Stormwater Connection Permit from Clean Water Services; and*
 - (c) *Either construct a permanent on-site water quality facility and stormwater detention facility; or enter into an agreement with the City, as provided in TMC 35-390, recorded against the property, to guarantee construction of a permanent on-site water quality facility and stormwater detention facility.*
- (4) *On-Site Private and Regional Non-Residential Facilities. For on-site private and regional non-residential public facilities, the applicant must:*
 - (a) *Enter into a stormwater facility agreement, as provided in TMC 3-5-390, recorded against the property. The stormwater facility agreement will include an operation and maintenance plan, provided by the City and consistent with Clean Water Services requirements, for the water quality facility.*
 - (b) *Submit an erosion control plan prior to issuance of a Public Works Permit consistent with TMC 3-5 and Clean Water Services standards. No construction or disturbing of the site must occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.*

Applicant Response

The Plambeck Gardens site will comply with the water quality, stormwater detention and erosion control requirements in the Tualatin Municipal Code Chapters 3-5 in addition to the Clean Water Services Standards and the U.S. Department of Housing and Urban Development (HUD) standards. The project will submit stormwater drawings and calculations in addition to erosion control plans to the City of Tualatin and Clean Water Services for approval prior to construction. The project has received a service provider letter from Clean Water Services, which is included in this application in the supplemental information section. The project will construct two on-site water quality/ stormwater detention facilities. The owner will enter into a stormwater facility agreement that includes an operation and maintenance plan, provided by the City and consistent with Clean Water Services requirements.

TDC 74.660 – Underground

- (1) *All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities must be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant must make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.*
- (2) *Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant must, at their own expense, provide an underground system. The applicant must be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements must be submitted to the City Manager for acceptance by the City prior to issuance of the Public Works Permit.*

Applicant Response:

There are three existing utility poles located on the property frontage along SW Boones Ferry Road. Per conversations with PGE, the pole on the south end of the site is a structural pole for the power lines on the west side of SW Boones Ferry Road to the south of the project site, and will need to remain in place to support those lines or if required to be removed will still require a two new poles to be placed to support the existing lines. This change would result

in more power poles along Boones Ferry Road and would require acquiring or obtaining an easement with the properties on the west side of Boones Ferry Road.

The pole in the middle of the site currently provides power to the two single family homes on site. This pole and the overhead lines will be removed as part of the Plambeck Gardens development. After further inspection of this pole, PGE determined that this pole is also structural. If removed, a new pole will still be required to support the power lines on the west side of Boones Ferry Road. This pole will need to be relocated due to it's current location within the Plambeck Gardens site as it conflicts with the proposed design.

The pole located on the north end of the property is also structural for the power lines on the east side of SW Boones Ferry Road to the north and will need to remain in place to support those lines. If required to underground or relocate this pole, this change would result in a greater number of poles along Boones Ferry Road and would require acquiring or obtaining an easement with property to the north of the site.

Based on PGE's assessment, removing the 3 structural power poles along the proposed project frontage would require a need for 5 new poles, resulting in a higher number of power poles along Boones Ferry Road. Therefore, the project team proposes to leave the north and south poles in their current location and work with PGE to relocate the middle pole to a location that works with the proposed site plan and the support requirements from PGE, as the addition of 2 more power poles along Boones Ferry Road is not in keeping with the intent of undergrounding power.

The Plambeck Gardens project will either attain power underground from the south if the Autumn Sunrise development provides underground power in their public utility easement as part of their Phase 3 construction or will connect to the structural poles on the north and south ends of the site via an underground feeder line from the pole to the transformers. The project includes two surface-mounted transformers.

TDC 74.670 – Existing Structures

- (1) *Any existing structures requested to be retained by the applicant on a proposed development site must be connected to all available City utilities at the expense of the applicant.*
- (2) *The applicant must convert any existing overhead utilities serving existing structures to underground utilities, at the expense of the applicant.*
- (3) *The applicant must be responsible for continuing all required street improvements adjacent to the existing structure, within the boundaries of the proposed development site.*

Applicant Response:

All existing structures on site will be demolished as part of the Plambeck Gardens development. There is an existing well house and pump house on site that will be removed unless it is determined to be feasible for irrigation.

TDC 74.700 – Removal, Destruction or Injury of Trees

It is unlawful for a person, without a written permit from the City Manager, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City, or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way.

Applicant Response:

There are currently no trees within the public right-of-way along the Plambeck Gardens property.

TDC 74.705 – Not Applicable to Project

TDC 74.706 – Not Applicable to Project

TDC 74.707 – Not Applicable to Project

TDC 74.708 – Not Applicable to Project

TDC 74.710 – Open Ground

When impervious material or substance is laid down or placed in or upon a public right-of-way near a tree, at least nine square feet of open ground for a tree up to three inches in diameter must be provided about the base of the trunk of each tree.

Applicant Response:

All proposed new street trees adjacent to the sidewalk in the public right-of-way will have at least nine square feet of open ground around the tree. Refer to the drawings for caliper size proposed for the new trees.

TDC 74.715 – Attachments to Trees

It is unlawful for a person to attach or keep attached a rope, wire, chain, sign or other device to a tree, plant or shrub in or upon a public right-of-way or to the guard or stake intended for the protection of such tree, except as a support for a tree, plant or shrub.

Applicant Response:

The only items that will be attached to the new public right-of-way trees will be for tree staking during the initial plant establishment period.

TDC 74.720 – Not Applicable to Project

TDC 74.725 – Maintenance Responsibilities

Trees, shrubs or plants standing in or upon a public right-of-way, on public or private grounds that have branches projecting into the public street or sidewalk must be kept trimmed by the owner of the property adjacent to or in front of where such trees, shrubs or plants are growing so that:

- (1) The lowest branches are not less than 12 feet above the surface of the street, and are not be less than 14 feet above the surface of streets designated as state highways.*
- (2) The lowest branches are not less than eight feet above the surface of a sidewalk or footpath.*
- (3) A plant, tree, bush or shrub must not be more than 24 inches in height in the triangular area at the street or highway corner of a corner lot, or the alley-street intersection of a lot, such an area defined by a line across the corner between the points on the street right-of-way line measured ten feet back from the corner, and extending the line to the street curbs or, if there are no curbs, then to that portion of the street or alley used for vehicular traffic.*
- (4) Newly planted trees may remain untrimmed if they do not interfere with street traffic or persons using the sidewalk or obstruct the light of a street electric lamp.*
- (5) Maintenance responsibilities of the property owner include repair and upkeep of the sidewalk in accordance with the City Sidewalk Maintenance Ordinance.*

Applicant Response:

The owner will maintain all plantings and sidewalks within the site property lines as well as the right-of-way in front of the property site.

TDC 74.730 – Not Applicable to Project

TDC 74.735 – Not Applicable to Project

TDC 74.740 – Prohibited Trees

It is unlawful for a person to plant a tree within the right-of-way of the City of Tualatin that is not in conformance with City standards, including Table 74-1. Any tree planted subsequent to adoption of this Chapter not in compliance with City standards, including Table 74-1, must be removed at the expense of the property owner.

Applicant Response:

The proposed right-of-way design will conform to City standards for street trees and will be submitted to both the City of Tualatin and Washington County for approval prior to construction.

TDC 74.745 – Cutting and Planting Specifications

The following regulations are established for the planting, trimming and care of trees in or upon the public right-of-way of the City.

- (1) When trees are cut down, the stump must be removed to a depth of six inches below the surface of the ground or finish grade of the street, whichever is of greater depth.*
- (2) Trees must be planted in accordance with City standards, Table 74-1, except when a greater density is allowed under a special permit from the City Manager.*

Applicant Response:

There are no existing street trees along the property frontage in the right-of-way. All new proposed street trees will be planted in conformance with City of Tualatin and Washington County standards.

TDC 74.750 – Not Applicable to Project

TDC 74.755 – Not Applicable to Project

TDC 74.760 – Not Applicable to Project

TDC 74.765 – Street Tree Species and Planting Locations

All trees, plants or shrubs planted in the right-of-way of the City must conform in species and location and in accordance with the street tree plan and City standards, including Table 74-1. If the City Manager determines that none of the species in City standards, including Table 74-1 is appropriate or finds appropriate a species not listed, the City Manager may substitute an unlisted species.

Applicant Response:

All new proposed street trees will be planted in conformance with City of Tualatin and Washington County standards. Refer to drawings for proposed species and spacing.

TDC: CHAPTER 75 - ACCESS MANAGEMENT

TDC 75.010 – Purpose

The purpose of this chapter is to promote the development of safe, convenient and economic transportation systems and to preserve the safety and capacity of the street system by limiting

conflicts resulting from uncontrolled driveway access, street intersections, and turning movements while providing for appropriate access for all properties.

Applicant Response:

The Plambeck Gardens project will comply with the requirements of this chapter.

TDC 75.020 – Permit for New Driveway Approach

- (1) *Applicability. A driveway approach permit must be obtained prior to constructing, relocating, reconstructing, enlarging, or altering any driveway approach.*

Applicant Response:

The project will obtain a permit prior to construction.

- (2) *Not Applicable to Project.*
(3) *Procedure Type. A Driveway Approach Permit is processed as a Type II procedure under TDC 32.220 (Type II).*

Applicant Response:

The project is seeking approval on the driveway approach as part of this Type III application.

- (4) *Submittal Requirements. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:*
(a) *A site plan, of a size and form and in the number of copies meeting the standards established by the City Manager, containing the following information: [City code text omitted for brevity]*
(b) *Identification of the uses or activities served, or proposed to be served, by the driveway approach; and*
(c) *Any other information, as determined by the City Manager, which may be required to adequately review and analyze the proposed driveway approach for conformance with the applicable criteria.*

Applicant Response:

This application includes the applicable submittal requirements, including a site plan and Traffic Analysis Report.

- (5) *Criteria. A Driveway Approach Permit must be granted if:*
(a) *The proposed driveway approach meets the standards of this Chapter and the Public Works Construction Code;*
(b) *No site conditions prevent placing the driveway approach in the required location;*
(c) *The number of driveway approaches onto an arterial are minimized;*
(d) *The proposed driveway approach, where possible:*
(i) *Is shared with an adjacent property; or*
(ii) *Takes access from the lowest classification of street abutting the property;*
(e) *The proposed driveway approach meets vision clearance standards;*
(f) *The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;*
(g) *The proposed driveway approach does not result in significant adverse impacts to the vicinity;*
(h) *The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and*
(i) *The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.*

Applicant Response:

The proposed driveway will meet the standards of this chapter and the Public Works Construction Code. The driveway design will be submitted to the City of Tualatin for approval prior to any construction.

- (6) *Effective Date. The effective date of a Driveway Approach Permit approval is the date the notice of decision is mailed.*

Applicant Response:

Procedure will be followed.

- (7) *Permit Expiration. A Driveway Approach Permit approval expires one year from the effective date, unless the driveway approach is constructed within the one-year period in accordance with the approval decision and City standards.*

Applicant Response:

Procedure will be followed.

TDC 75.030 – Driveway Approach Closure

- (1) *The City Manager may require the closure of a driveway approach where: [City code text omitted for brevity]*

Applicant Response

Public street improvements are being constructed on Boones Ferry Road, which is an Access Limited Roadway, so the project is proposing to close the two existing driveways that currently serve the existing single family homes on site to be demolished.

- (2) *Notice. Notice of driveway approach closure must be given in writing to the property owner and any affected tenants stating the grounds for closure, the date upon which the closure becomes effective, and the right to appeal.*

Applicant Response:

Procedure will be followed.

- (3) *Appeals. Any person entitled to notice under subsection (2) of this section may appeal the decision to the City Council.*

Applicant Response:

Procedure will be followed.

- (4) *Effect. Closure is effective immediately upon the mailing of notice of the decision. Unless otherwise provided in the notice, closure terminates all rights to continue the use the driveway approach for which the notice of closure has been issued.*

Applicant Response:

The project would like to request that the City postpone the effective date until the permit issuance for construction documents, as there are currently residents living in the two single family homes on the site that will need access until they relocate for construction.

- (5) *Failure to Close Driveway. If the owner fails to close the driveway approach to conform to the notice within 90 days, the City Manager may cause the closure to be completed and all expenses assessed against the property owner.*

Applicant Response:

Procedure will be followed.

TDC 75.040 – Driveway Approach Requirements

- (1) *The provision and maintenance of driveway approaches from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. No building or other permit may be issued until scale plans are presented that show how the driveway approach requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing driveway approach requirements, it is unlawful and a violation of this code to begin or maintain such altered use until the required increase in driveway approach is authorized by the City.*

Applicant Response:

Procedure will be followed.

- (2) *Not Applicable to Project.*
- (3) *Joint and Cross Access.*
 - (a) *Not Applicable to Project.*
 - (b) *A system of joint use driveways and cross access easements may be required and may incorporate the following:*
 - (i) *A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards;*
 - (ii) *A design speed of ten mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;*
 - (iii) *Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; and*
 - (iv) *Not Applicable to Project.*
 - (c) *Pursuant to this section, property owners may be required to:*
 - (i) *Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;*
 - (ii) *Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;*
 - (iii) *Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners; and*
 - (iv) *Not Applicable to Project.*

Applicant Response:

Community Partners for Affordable Housing and Horizon Community Church are preparing an easement for the Plambeck Gardens' driveway approach to cross the Horizon Community Church property. At the time this application is submitted, a signed Letter of Intent has been completed and is attached in the Supplemental Information section of this application.

The project is required to provide a second emergency access only access point per Tualatin Valley Fire and Rescue requirements. This access point will be blocked off with the use of removable bollards per the requirements of Tualatin Valley Fire and Rescue, and will only be used by emergency vehicles.

- (4) *Not Applicable to Project.*
- (5) *Not Applicable to Project.*
- (6) *Except as provided in TDC 53.100, all driveway approach must connect directly with public streets.*

Applicant Response:

The Plambeck Gardens driveway will connect to a private tract "Tract L" on the Autumn Sunrise development, which will connect to the public "H-Street" in Autumn Sunrise's development.

- (7) *To afford safe pedestrian access and egress for properties within the City, a sidewalk must be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section must be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks must be constructed to a design and in a manner approved by the City Manager. Sidewalks approved by the City Manager may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks must provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction must include construction of the curb and gutter section to grades and alignment established by the City Manager.*

Applicant Response:

A 6-foot wide sidewalk is proposed along the driveway. The sidewalk along the private "Tract L" will be constructed by the Autumn Sunrise development.

- (8) *The standards set forth in this Code are minimum standards for driveway approaches, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.*

Applicant Response:

Procedure will be followed.

- (9) *Minimum driveway approach width for uses are as provided in Table 75-1 (Driveway Approach Width):*
Multi-family with 50-499 dwelling units requires a 32-foot wide minimum driveway approach

Applicant Response:

The Plambeck Gardens project includes a single 32-foot wide driveway.

- (10) *Driveway Approach Separation. There must be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Manager.*

Applicant Response:

The Plambeck Gardens driveway is connecting to the private Tract L on the Autumn Sunrise property. No other driveways are proposed on the Plambeck Gardens property.

- (11) *Distance between Driveways and Intersections. Except for single-family dwellings, duplexes, townhouses, triplexes, quadplexes, and cottage clusters, the minimum distance between driveways and intersections must be as provided below. Distances listed must be measured from the stop bar at the intersection.*
- (a) *At the intersection of collector or arterial streets, driveways must be located a minimum of 150 feet from the intersection.*
 - (b) *At the intersection of two local streets, driveways must be located a minimum of 30 feet from the intersection.*
 - (c) *If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway must be constructed as far from the*

intersection as possible, while still maintaining the 5-foot setback between the driveway and property line.

- (d) *When considering a driveway approach permit, the City Manager may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision.*

Applicant Response:

The Plambeck Gardens driveway is connecting to the private Tract L on the Autumn Sunrise property. The driveway connection to Tract L is not adjacent to an intersection.

(12) Vision Clearance Area.

- (a) *Local Streets. A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are ten feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).*
- (b) *Collector Streets. A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections must be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area must be ten feet (see Figure 73-2 for illustration).*
- (c) *Vertical Height Restriction. Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction must be permitted between 30 inches and eight feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).*

Applicant Response:

The Plambeck Gardens driveway directly connects parallel to the private Tract L on the Autumn Sunrise property and does not form an intersection.

TDC 75.050 – Access Limited Roadways

- (1) *This section applies to all developments, permit approvals, land use approvals, partitions, subdivisions, or any other actions taken by the City pertaining to property abutting any road or street listed in TDC 75.050(2). In addition, any property not abutted by a road or street listed in subsection (2), but having access to an arterial by any easement or prescriptive right, must be treated as if the property did abut the arterial and this Chapter applies.*

Applicant Response:

The project is located on Boones Ferry Road.

- (2) *The following Freeways and Arterials are access limited roadways: [City code text omitted for brevity]*
(h) *Boones Ferry Road at all points located within the City of Tualatin Planning Area*

Applicant Response:

The project is located on Boones Ferry Road.

- (3) *This Chapter takes precedence over any other TDC chapter and over any other ordinance of the City when considering any development, land use approval or other proposal for property abutting an arterial or any property having an access right to an arterial.*

Applicant Response:

Procedure will be followed. The project is required to provide a second emergency access only access point per Tualatin Valley Fire and Rescue requirements. This access point will be blocked off with the use of removable bollards per the requirements of Tualatin Valley Fire and Rescue, and will only be used by emergency vehicles, with removable bollards restricting access.

- (4) *The City may act on its own initiative to protect the public safety and control access on arterials or any street to be included by TDC 75.030, consistent with its authority as the City Road Authority.*

Applicant Response:

Procedure will be followed.

TDC 75.060 – Not Applicable to Project

TDC 75.070 – Existing Driveways and Street Intersections

- (1) *Existing driveways with access onto arterials on the date this chapter was originally adopted are allowed to remain. If additional development occurs on properties with existing driveways with access onto arterials then this Chapter applies and the entire site must be made to conform with the requirements of this chapter.*
- (2) *Not Applicable to Project.*

Applicant Response:

The Plambeck Gardens project is proposing the removal of the two existing driveways on Boones Ferry Road, with the new access drive located from private Tract L on the Autumn Sunrise development. The Plambeck Gardens development will require a second emergency access only to the site per Tualatin Valley Fire and Rescue, which is proposed along Boones Ferry Road.

TDC 75.100 – Not Applicable to Project

TDC 75.110 – Not Applicable to Project

TDC 75.120 – Not Applicable to Project

TDC 75.130 – Not Applicable to Project

TDC 75.140 – Not Applicable to Project

TMC: TITLE 3 – UTILITIES AND WATER QUALITY

CHAPTER 3-02 – SEWER REGULATIONS; RATES

TMC 3-2-020 – Application, Permit and Inspection Procedure

[City code text omitted for brevity]

TMC 3-2-030 – Materials and Manner of Construction

[City code text omitted for brevity]

TMC 3-2-060 – Use of Public Sewers Required

[City code text omitted for brevity]

TMC 3-2-160 – Construction Standards

[City code text omitted for brevity]

Applicant Response:

Compliance with the applicable City of Tualatin and Clean Water Services standards for sanitary sewer will be demonstrated at the time of building and construction permit applications. The applicable standards will be met. Refer to the TDC 74.620 response and utility drawings in the application for additional information.

CHAPTER 3-03 – WATER SERVICE

TMC 3-3-040 – Separate Services Required

[City code text omitted for brevity]

TMC 3-3-050 – Regular Service

[City code text omitted for brevity]

TMC 3-3-080 – Fire Protection Service

[City code text omitted for brevity]

TMC 3-3-100 – Meters

[City code text omitted for brevity]

TMC 3-3-110 – Construction Standards

[City code text omitted for brevity]

TMC 3-3-120 – Backflow Prevention Devices and Cross Connections

[City code text omitted for brevity]

TMC 3-3-130 – Control Valves

[City code text omitted for brevity]

TMC 3-3-240 – Construction

[City code text omitted for brevity]

Applicant Response:

Compliance with the applicable City of Tualatin standards for water service will be demonstrated at the time of building and construction permit applications. The applicable standards will be met. Refer to the TDC 74.610 response and utility drawings in the application for additional information.

CHAPTER 3-05 – SOIL EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES, AND BUILDING AND SEWERS

EROSION CONTROL

TMC 3-5-010 – Policy

[City code text omitted for brevity]

TMC 3-5-050 – Erosion Control Permits

[City code text omitted for brevity]

TMC 3-5-060 – Permit Process

[City code text omitted for brevity]

TMC 3-5-120 – Maintaining Water Quality

[City code text omitted for brevity]

TMC 3-5-190 – Soil Erosion Control Matrix and Methods

[City code text omitted for brevity]

Applicant Response:

Compliance with the applicable City of Tualatin standards for erosion control will be demonstrated at the time of building and construction permit applications. The applicable standards will be met.

ADDITIONAL SURFACE WATER MANAGEMENT SOLUTIONS

TMC 3-5-200 – Downstream Protection Requirement

[City code text omitted for brevity]

Applicant Response:

The project includes two new stormwater management facilities to treat and detain stormwater to meet the City of Tualatin, Clean Water Services and HUD standards. Refer to attached Stormwater Report and drawings for additional information. The applicable standards are met.

TMC 3-5-210 – Review of Downstream System

[City code text omitted for brevity]

Applicant Response:

The Stormwater Report included in the Supplemental Information section includes a downstream analysis with the applicable standards. As demonstrated by the downstream analysis provided in the Stormwater Report, applicable standards will be met. Refer to the Stormwater Report updated on May 2 for details.

TMC 3-5-230 – On-Site Detention Design Criteria

[City code text omitted for brevity]

Applicant Response:

The stormwater management facilities will meet the City of Tualatin, Clean Water Services and HUD standards and will limit post-developed runoff rates to the pre-developed rates of all applicable design storms. Refer to attached Stormwater Report and drawings for additional information. The applicable standards are met.

TMC 3-5-240 – On-Site Detention Design Method

[City code text omitted for brevity]

Applicant Response:

The stormwater management facilities will meet the City of Tualatin, Clean Water Services and HUD standards and will be sized to manage the runoff from all onsite impervious areas. Refer to attached Stormwater Report and drawings for additional information. The applicable standards are met.

PERMANENT ON-SITE WATER QUALITY FACILITIES

TMC 3-5-290 – Purpose of Title

[City code text omitted for brevity]

Applicant Response:

The project includes new impervious surfaces, and therefore this section is applicable.

TMC 3-5-300 – Application of Title

[City code text omitted for brevity]

Applicant Response:

The project includes new impervious surfaces, and therefore this section is applicable.

TMC 3-5-320 – Definitions

[City code text omitted for brevity]

Applicant Response:

The project will utilize appropriate facilities as defined in this section.

TMC 3-5-330 – Permit Required

[City code text omitted for brevity]

Applicant Response:

The project will obtain permits from the City of Tualatin and Clean Water Services prior to any construction.

TMC 3-5-340 – Facilities Required

[City code text omitted for brevity]

Applicant Response:

The project includes two stormwater management facilities that will be in accordance with City of Tualatin, Clean Water Services and HUD standards.

TMC 3-5-345 – Inspection Reports

[City code text omitted for brevity]

Applicant Response:

The property owner will submit inspection reports annually to the City to ensure maintenance activities occur according to the operation and maintenance plan, which will be submitted with the permit application.

TMC 3-5-350 – Phosphorus Removal Standard

[City code text omitted for brevity]

Applicant Response:

The water quality facilities are designed for phosphorous removal as required by the code standard.

TMC 3-5-360 – Design Storm

[City code text omitted for brevity]

Applicant Response:

The stormwater basins will meet the requirements of the water quality design storms for City of Tualatin, Clean Water Services and HUD.

TMC 3-5-370 – Design Requirements

[City code text omitted for brevity]

Applicant Response:

The stormwater facilities will meet performance requirements in addition to the design requirements specified.

TMC 3-5-390 – Facility Permit Approval

[City code text omitted for brevity]

Applicant Response:

The project will submit all required documentation for permit approval at the time of building and construction permit applications.

TMC: TITLE 4 – BUILDING

CHAPTER 4-01 – BUILDING CODES

TMC 4-1-010 – Standards Applicable to Building

[City code text omitted for brevity]

Applicant Response:

Compliance with the applicable codes will be demonstrated at the time of building and construction permit applications. The applicable standards will be met.

CHAPTER 4-02 – FIRE HYDRANT LOCATIONS AND RATES OF FLOW

TMC 4-2-010 – Hydrants and Water Supply for Fire Protection

[City code text omitted for brevity]

Applicant Response:

The project is proposing four new private fire hydrants within the site and one new public fire hydrant located in the right-of-way along Boones Ferry Road. Tualatin Valley Fire and Rescue have provided a Service Provider Permit, which is included in the Supplemental Information Section of this application.

TMC 4-2-020 – Access to Hydrants Located on Private Property

[City code text omitted for brevity]

Applicant Response:

The project is proposing four new private fire hydrants within the site and one new public fire hydrant located in the right-of-way along Boones Ferry Road. Tualatin Valley Fire and Rescue have provided a Service Provider Permit, which is included in the Supplemental Information Section of this application.

TDC 32.140 (1)(C) – ADDITIONAL INFORMATION REQUIRED UNDER TDC PER SPECIFIC LAND USE ACTION SOUGHT.

TDC 33.120 (4)(a) – Contact Information

Architect:

Carleton Hart Architecture, PC
830 SW 10th Avenue, #200
Portland, Oregon 97205
Contact: Kayla Zander
Phone: (503) 206-3038

Civil Engineer:

Vega Civil Engineering, LLC
1300 SE Stark Street, #201
Portland, Oregon 97214
Contact: Martha Williamson
Phone: (503) 349-1381

Landscape Architect:

Marianne Zarkin Landscape Architects
1326 NE 63rd Avenue
Portland, Oregon 97213
Contact: Marianne Zarkin
Phone: (503) 802-0031

TDC 33.120 (4)(b) – Survey

Refer to Supplemental Information section below.

TDC 32.140 (1)(D) – PAYMENT OF APPLICATION FEE.

Payment was made to the City of Tualatin at the time this application was submitted.

TDC 32.140 (1)(E) – RECORDED DEED/ LAND SALES CONTRACT WITH LEGAL DESCRIPTION.

Refer to Supplemental Information section below.

TDC 32.140 (1)(F) – PRELIMINARY TITLE REPORT OR OTHER PROOF OF OWNERSHIP.

Refer to Supplemental Information section below.

TDC 32.140(1)(G) – FOR THOSE APPLICATIONS REQUIRING A NIEGHBORHOOD/ DEVELOPER MEETING.

TDC 32.140(g)(i) – The mailing list for the notice

Refer to Supplemental Information section below.

TDC 32.140(g)(ii) – A copy of the notice

Refer to Supplemental Information section below.

TDC 32.140(g)(iii) – An affidavit of the mailing and posting

Refer to Supplemental Information section below.

TDC 32.140(g)(iv) – The original sign-in sheet of participants; and

Refer to Supplemental Information section below.

TDC 32.140(g)(v) – The meeting notes as described in TDC 32.120(7)

Refer to Supplemental Information section below.

TDC 32.140 (1)(H) – STATEMENT AS TO WHETHER ANY CITY-RECOGNIZED CITIZEN INVOLVEMENT ORGANIZATIONS (CIOS) WHOSE BOUNDARIES INCLUDE, OR ARE ADJACENT TO, THE SUBJECT PROPERTY WERE CONTACTED IN ADVANCE OF FILING THE APPLICATION AND, IF SO, A SUMMARY OF THE CONTACT.

TDC 32.120(5)(b)(iii) – The applicant must mail notice of a neighborhood/developer meeting to the following persons. All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-8.

Community Partners for Affordable Housing sent an email on Tuesday 07/27/21 to the CIO officers inviting them to attend the neighborhood meeting on 08/11/21 at 6:30pm based on the CIO contact sheet provided by City Planning staff. Additionally, it was confirmed by City Planning staff that email is an acceptable notification method. The Byrom CIO President, Alex Thurber, attended the neighborhood meeting in addition to CIO Lead, Ed Casey.

TDC 32.140 (1)(I) – ANY ADDITIONAL INFORMATION, AS DETERMINED BY CITY MANAGER.

The applicant team confirmed with City Planning staff that this project requires no additional information from the City Manager.

SUPPLEMENTAL INFORMATION

LAND USE ARCHITECTURAL REVIEW APPLICATION

HYDRAULIC MODELING ANALYSIS

SITE SURVEY

DRAWINGS

ZONING MAP

PRELIMINARY TITLE REPORT

TUALATIN VALLEY FIRE AND RESCUE SERVICE PROVIDER LETTER

CWS SERVICE PROVIDER LETTER

PRELIMINARY STORMWATER REPORT

RECORDED DEED/ LAND SALES CONTACT WITH LEGAL DESCRIPTION

NEIGHBORHOOD/ DEVELOPER MEETING ITEMS

PRE-APPLICATION CONFERENCE MEETING MINUTES

TRAFFIC ANALYSIS REPORT

ACCESS & SEWER ACCESS EASEMENT – LETTER OF INTENT

ARBORIST REPORT

LAND USE VARIANCE NOTICE OF ADOPTION – VAR21-0003

SUPPLEMENTAL INFORMATION