



Tualatin Parks & Recreation Memo

DATE: June 15, 2022

TO: Keith Leonard, Associate Planner

FROM: Rich Mueller, Parks Planning & Development Manager

SUBJECT: AR21-0018- Walgraev Industrial Park (Hedges Creek)

The Parks and Recreation Department has reviewed the materials provided with the Application and has the following comments for AR21-0018 - Walgraev Industrial Park (Hedges Creek), 11345 SW Herman Road.

Please incorporate the following conditions of approval and findings as a requirement of development.

Conditions of Approval

Based on the Findings and Conclusions presented herein, Walgraev Industrial Park development approval is supported by Tualatin Parks and Recreation subject to the following:

Prior to Issuance of Building Permits

Eastside of Property (North South) Easement

1. Applicant shall provide a north south active transportation pedestrian and bike easement on the east side of the property as shown in 3.1 A-2 Preliminary Site Plan dated April 12, 2022.
2. Easement is to be a minimum of 15' wide to accommodate the 12' multi use regional Ice Age Tonquin Trail.
3. The easement will run from Myslony Street, along the eastside of the property, to the terminus of the property at the north boundary.
4. Applicant shall execute and record the easement in accordance with City standards.

Prior to Occupancy

Myslony Street Right of Way

1. Applicant shall design and construct a 12 foot-wide multi-use pathway (regional Ice Age Tonquin Trail) on the north side of Myslony Street in ROW from the intersection at 112th Avenue to the termination of the property on the east end.
2. To include required mitigation, enhancement, and related improvements or facilities.
3. Design and construction standards for the pathway and related facilities shall be approved by the Parks and Recreation Director in accordance with City Public Works Construction

Tualatin Parks & Recreation Memo
AR21-0018 - Walgraeve Industrial Park (Hedges Creek)

Code, Parks Multi Use Pathway Standards, and Street Design Standards for a 12' multi-use path.

4. Trees and shrubs shall be planted between the pathway and the properties adjoining the Subject Property to create and maintain visual privacy. Plant selection and location shall be in accordance with City standards.

Eastside of Property (North South) Easement

1. Applicant shall grade the trail easement to ADA compliant slope and evaluations shown in 3.1 A-2 Preliminary Site Plan dated April 12, 2022 (attached) or substantially similar as approved by the Parks & Recreation Director.

In accordance with TDC 74 the applicant must:

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.

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.

TDC 74.310. - Greenway, Natural Area, Bike, and Pedestrian Path Dedications and Easements.

1. Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process must be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.
2. For subdivision and partition applications, the Greenway, Natural Area, bike, and pedestrian path dedication and easement areas must be shown to be dedicated to the City on the final subdivision or partition plat prior to approval of the plat by the City; or
3. For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements must be submitted to the City Manager; building permits must not be issued for the development prior to acceptance of the dedication or easement by the City.

TDC 74.420. - Street Improvements.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City's Public Works Construction Code, subject to the following provisions:

1. For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 must be improved to standards as set out in the Public Works Construction Code.
6. All required street improvements must include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.
8. For development applications other than subdivisions and partitions, all street improvements

Tualatin Parks & Recreation Memo
AR21-0018 - Walgraeve Industrial Park (Hedges Creek)

required by this section must be completed and accepted by the City prior to the issuance of Certificate of Occupancy.

12. Sidewalks with appropriate buffering must be constructed along both sides of each internal street and at a minimum along the development side of each external street in accordance with the Public Works Construction Code.

TDC 74.425. - Street Design Standards.

2. The proposed street design standards are shown in Figures 72A through 72G. The typical roadway cross sections comprise the following elements: right-of-way, number of travel lanes, bicycle and pedestrian facilities, and other amenities such as landscape strips. These figures are intended for planning purposes for new road construction, as well as for those locations where it is physically and economically feasible to improve existing streets.

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.

Findings

The south and east sides of the project site, tax lot 2S122D000550, AR21-0018- Walgraeve Industrial Park (Hedges Creek), 11345 SW Herman Road has been identified on the regional Ice Age Tonquin Trail as shown in Paths and Trails Map 72.2 of the Tualatin Development Code, and in the City of Tualatin Transportation Plan.

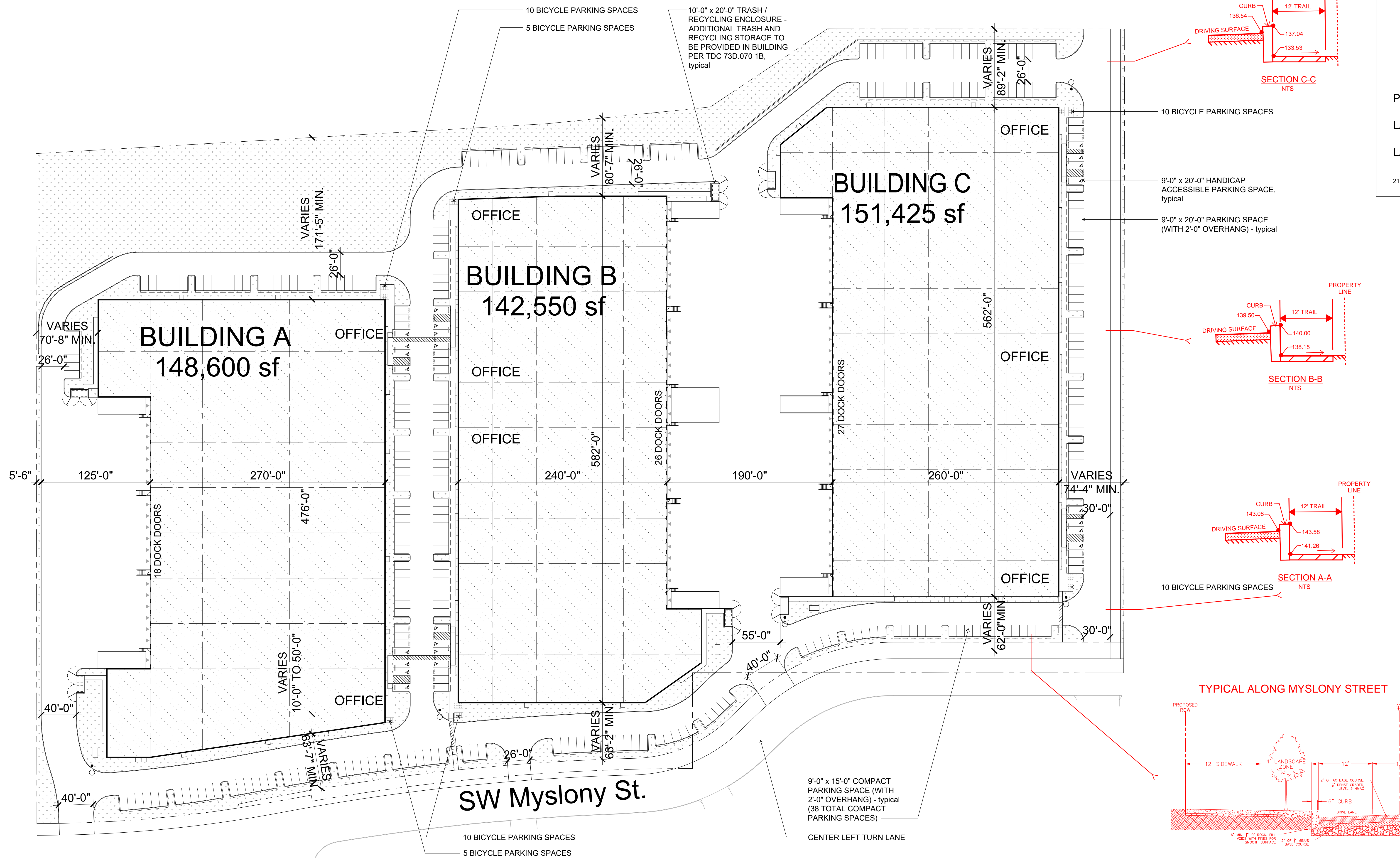
The City's Parks and Transportation System plans indicate that the Ice Age Tonquin Trail public facility be constructed during development on the southern and eastern property boundary or ROW.

To achieve the purposes of the Tualatin Development Code, Paths and Trails Map 72.2 the applicant shall construct a 12 foot-wide multi-use pathway (regional Ice Age Tonquin Trail) on the north side of Myslony Street in ROW from the intersection at 112 to the termination of the property on the east end, required mitigation, enhancement, and related improvements or facilities. Final design and construction standards for the pathway and related facilities shall be approved by the Parks and Recreation Director in accordance with City Public Works Construction Code, Parks Multi Use Pathway Standards and Street Design Standard for a 12' multi-use path.

The applicant will provide a north south active transportation pedestrian and bike easement on the east side of the property as shown in 3.1 A-2 Preliminary Site Plan dated April 12, 2022. The easement is to be a minimum of 15' wide to accommodate the 12' multi use regional Ice Age Tonquin Trail and run from Myslony Street to the terminus of the property north. Applicant shall execute and record the easement in accordance with City standards.

NET LOT AREA:	± 914,700 sf 21.00 acres
TOTAL BUILDING AREA:	442,575 sf
BUILDING A:	148,600 sf
BUILDING B:	142,550 sf
BUILDING C:	151,425 sf
SITE COVERAGE (on NET):	48.13 %
DOCK DOOR RATIO:	
BUILDING A:	1 / 8,255 sf
BUILDING B:	1 / 5,483 sf
BUILDING C:	1 / 5,608 sf
PARKING REQUIRED	308 spaces
BUILDING A:	104 spaces
WAREHOUSE (70%) at .3 per 1,000:	32 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	72 spaces
BUILDING B:	99 spaces
WAREHOUSE (70%) at .3 per 1,000:	30 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	69 spaces
BUILDING C:	105 spaces
WAREHOUSE (70%) at .3 per 1,000:	32 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	73 spaces
PARKING PROVIDED:	335 spaces
LANDSCAPE REQUIRED:	137,205 sf (15%)
LANDSCAPE PROVIDED:	143,321 sf (15.67%)

21 April 2022 p:\2019\19500 phelan development\19500.36-walgrave property, or/new road schemes\19500.36 site plan - ar package - 04212022.dwg



PRELIMINARY SITE PLAN
21 April 2022

