

**AR 22-0008**  
**Alden Apartments**  
**7800 SW Sagert Street and 20400**  
**SW Martinazzi Avenue**



**AR 22-0008**  
**Alden Apartments**

**ARCHITECTURAL REVIEW BOARD**  
**FEBRUARY 22, 2023**



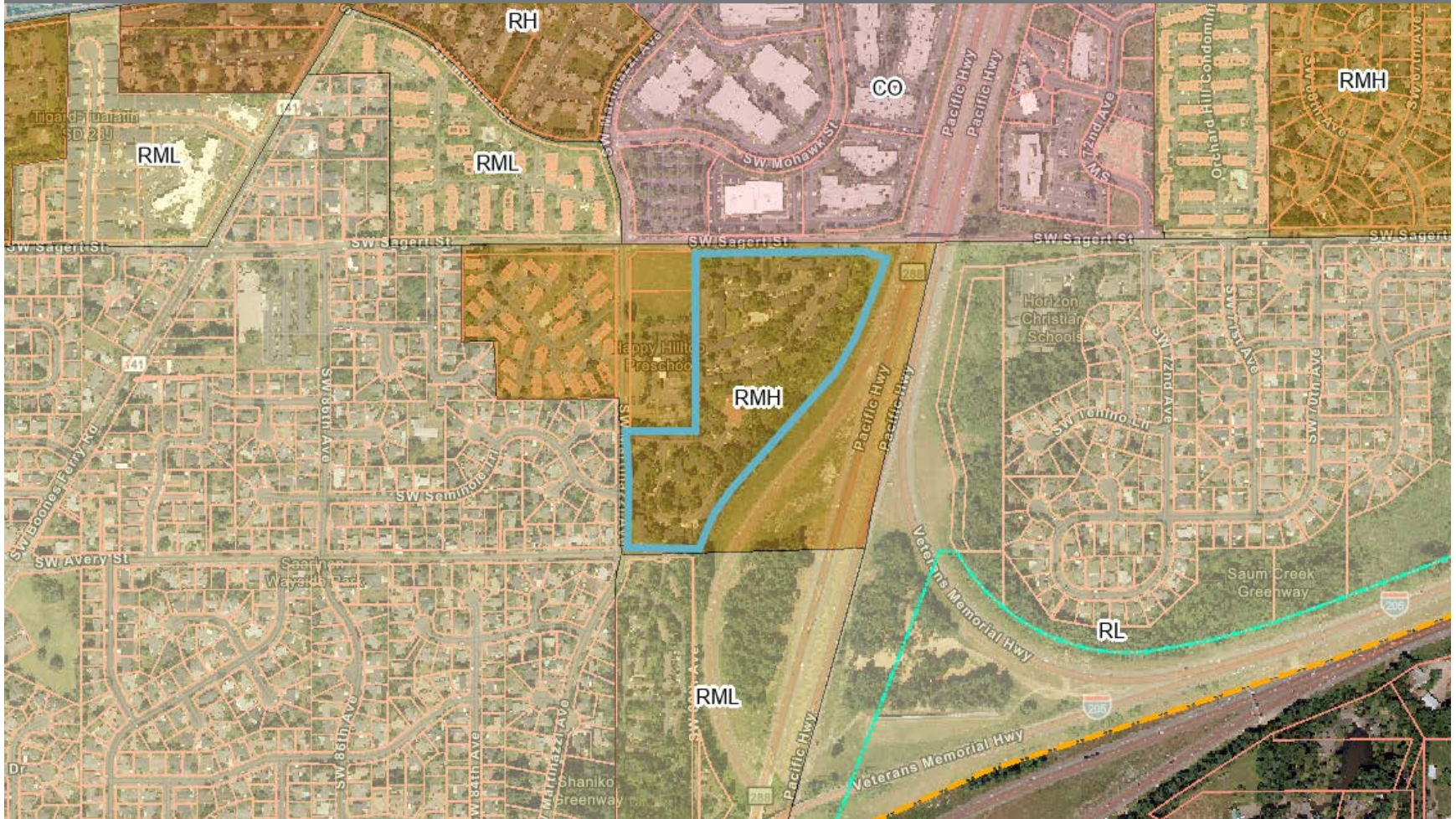
# Tonight's Presentation

1. Site Background
2. Project Overview
3. Applicable Criteria
4. Conclusion





# Site Background

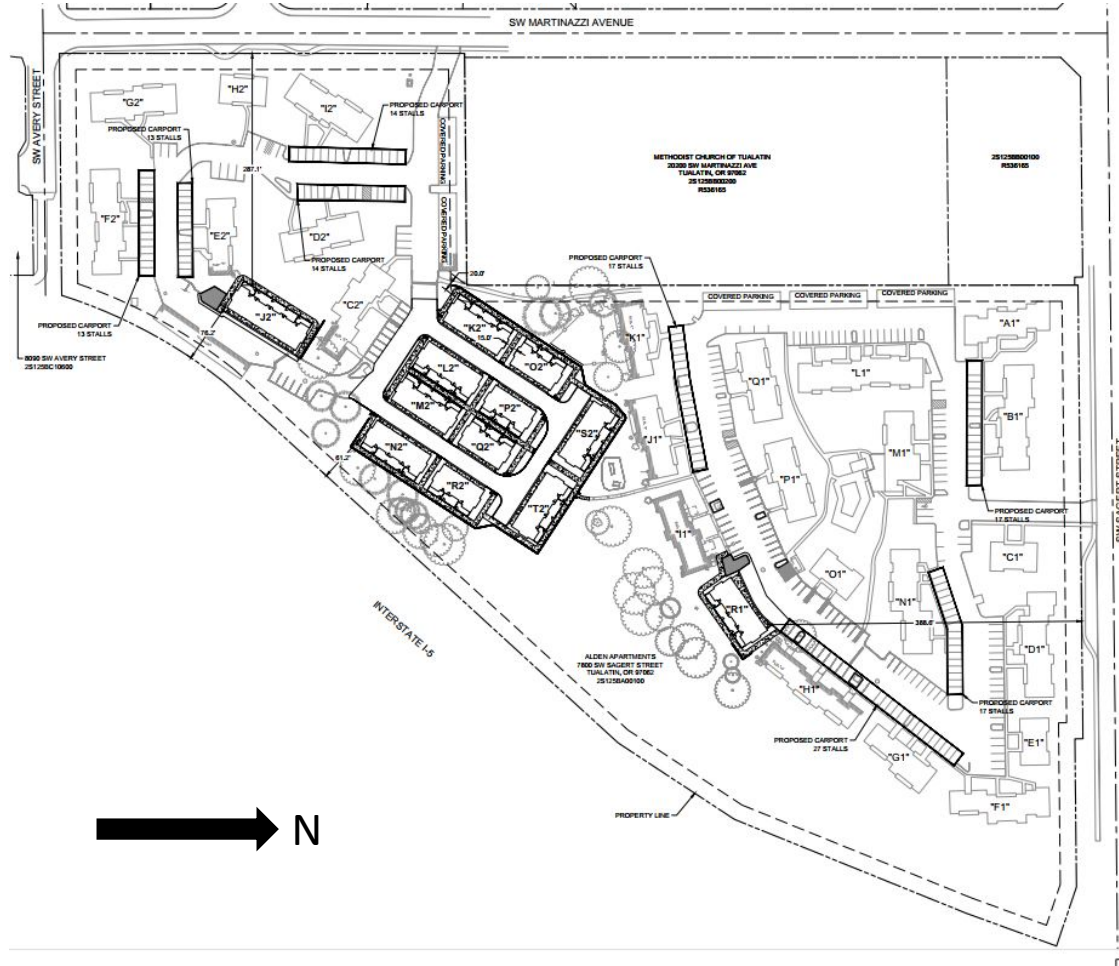


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# Project Overview



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# Procedures (TDC 32.230)

## **Type III Architectural Review:**

- Application 1<sup>st</sup> submitted – September 1, 2022
- Additional Information Submitted on September 27<sup>th</sup>, October 5<sup>th</sup> and October 10<sup>th</sup>
- Deemed complete – September 29, 2022
- Notice of Hearing sent – November 9, 2022
- Public Hearing – February 22, 2023
- Extension of Final Decision – April 25, 2023



# Architectural Review (TDC 33.020)

## **Architectural Review for Large Multi-family**

**Developments:** Approval criteria listed in Chapter 73A through 73G, including:

- Site Design Standards
- Landscaping Standards
- Parking Standards
- Waste & Recyclable Management Standards

**Conditions of Approval:** may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75.

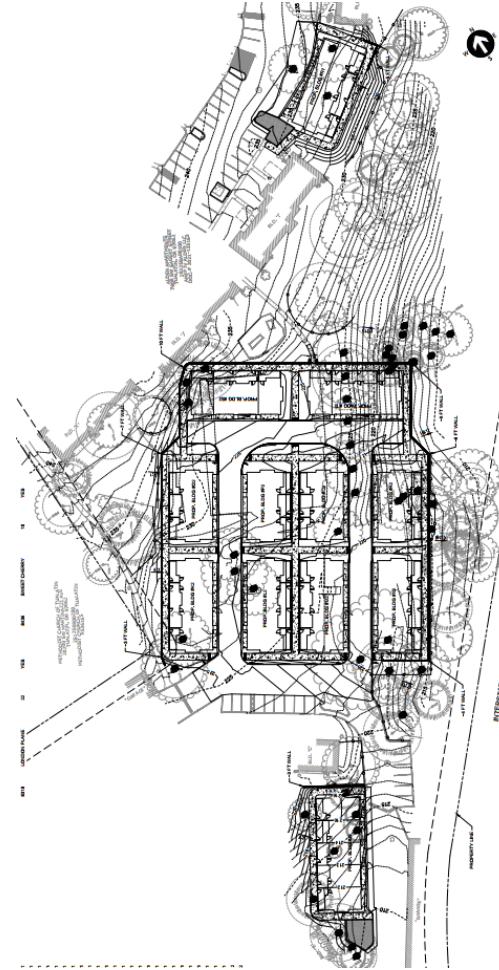


# Tree Removal (TDC 33.110)

**The application includes tree removal:**

Approval Criteria

- The tree is diseased;
- The tree is a hazard;
- Necessary to remove tree to construct proposed improvements





# RMH Zone (TDC 42)

## The proposal complies with zoning:

- Permitted uses
- Setbacks
- Building height

USE CATEGORY	STATUS	
Household Living: Multi-family structure	Permitted	
STANDARD	REQUIREMENT	PROPOSED
<i>Front (Sagert/Matinazzi) (Min.)</i>	35 ft	61.2 ft
<i>Side/Rear (Min.)</i>	12 ft	20 ft
<i>Between Buildings (Min.)</i>	10 ft	15 ft
<i>Parking Buffer (Min)</i>	10 ft	20 ft
<b>Building Height (Max):</b>	35 ft	35 ft





# Site Design (TDC 73A)

**The proposal complies with requirements for:**

- Private Outdoor Areas
- Entry Areas
- Shared Outdoor Areas
- Children's Play Areas
- Storage
- Walkways/Accessways
- Lighting
- Safety & Security
- Service, Delivery & Screening



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# Proposed Building Design (TDC 73A)



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# Building Design (TDC 73A)



Alden Apartment (existing front)



Alden Apartments (existing rear)

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# Building Design (TDC 73A)



Martinazzi Village (south)



Office (north)

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# Building Design (TDC 73A)



Tualatin Methodist Church (west)



Single Family Home (west)

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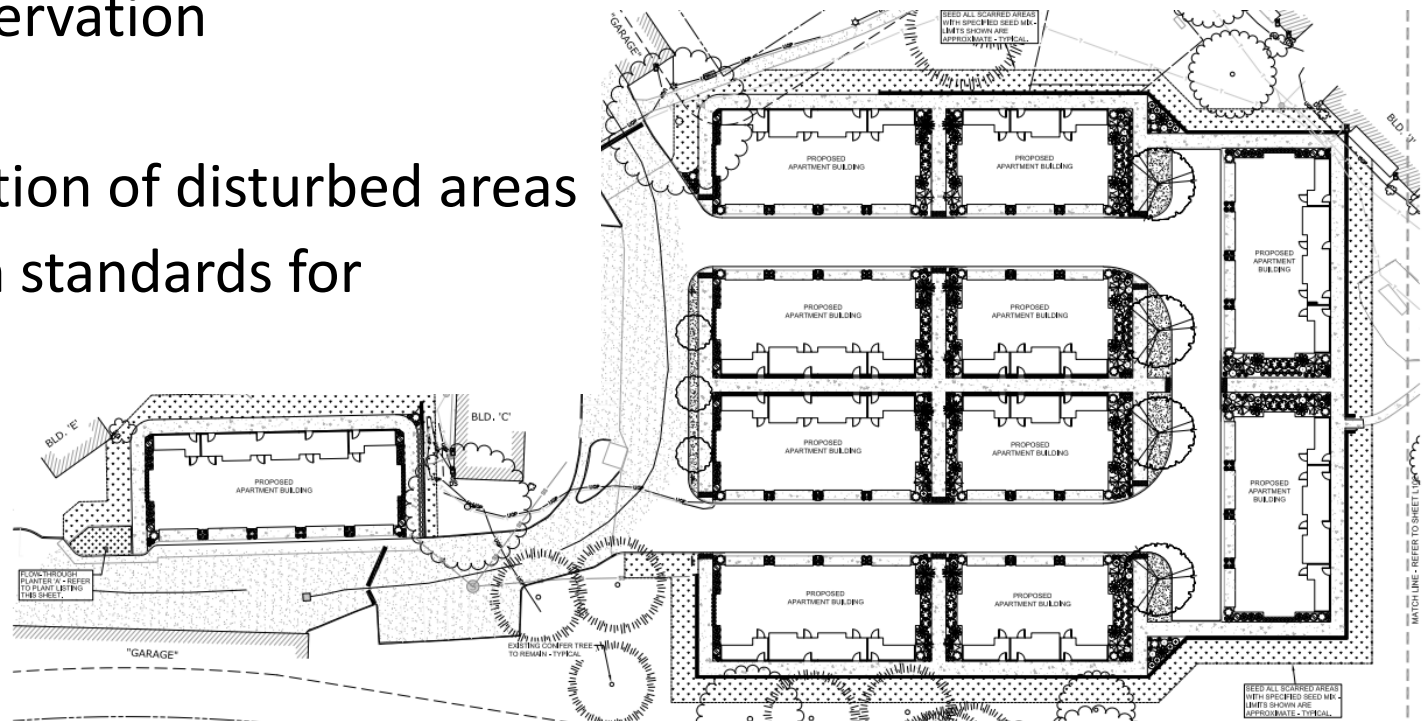
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# Landscaping Standards (TDC 73B)

The application demonstrates the proposal complies with requirements for:

- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings



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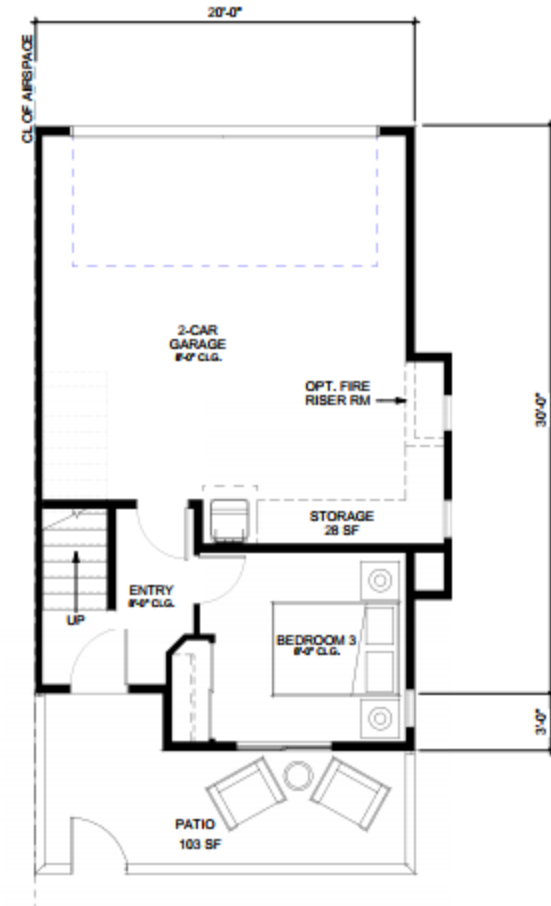




# Parking Standards (TDC 73C)

**The application demonstrates the proposal complies with requirements for:**

- Minimum parking requirements (361 required\* & 442 provided)
- Bike parking (45 units, bicycle parking within each units garages)
- Parking / drive aisle standards
- Parking lot landscaping
- 8 carports are proposed for the existing parking lot

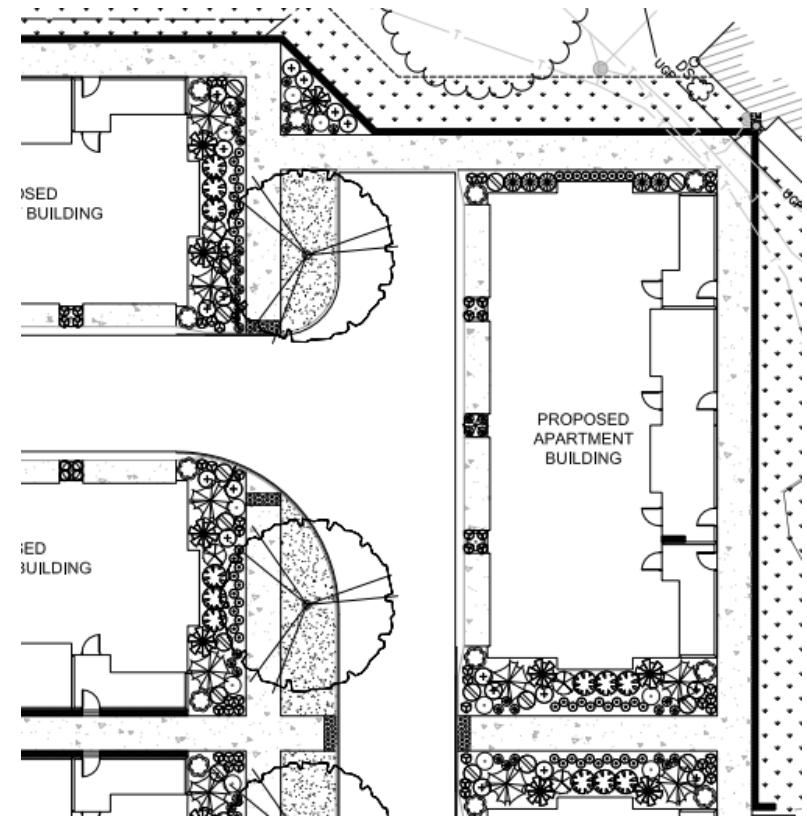




# Parking Standards (TDC 73C)

**With conditions, the proposal complies with TDC 73C.210(2):**

- Clear vision zone must be maintained 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.





# Waste and Recyclables (TDC 73D)

**The application demonstrates the proposal complies with requirements for:**

- Minimum Storage Area
- Per Republic Services, Waste and Recyclables placed at the end of each units driveway for pickup





# Public Improvements (TDC 74) and Access Management (TDC 75)

**With conditions, the proposal complies with public improvement and access management standards.**

- Right-of-Way and easement dedications required
- Street improvements have been conditioned
- Public utility standards met by condition (Water, Sanitary Sewer, Storm Sewer)
- Grading and erosion control standards will apply through construction
- No access location modifications are proposed to SW Martinazzi Avenue or SW Sagert Street.
- Modifications to streets will be required to match existing cross-section



# Conclusion

- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0008), as conditioned.
- Questions?