



City of Tualatin

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July 29, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-15-08
Project:	Hansen's Corner Parking Improvements
Location:	17650 SW 63 rd Ave, Lake Oswego (postal address) (Tax Lot 21E 18BC 01400)
Applicant:	Irina Leschuk, DL Design Group, Inc. (503-644-4628; Project No. MCG010); Dean McGregor, River Preservation LLC

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.

O. Signs:.....26

P. Time Limit on Approval:26

IV. APPEAL28

I. INTRODUCTION

The proposal is to reconfigure much of the existing parking area for an existing unnamed strip mall at 17650 SW 63rd Avenue known to staff as Hansen’s Corner based on past ownership and occupied by The Nail Parlour, The Scooby Shack, Sport Clips, Sprint Store by C & C Communications cellular service, and Tan Republic Bridgeport across two buildings on the site. The subject property of approximately 0.77 acres is at the northeast corner of SW 63rd Avenue and SW Lower Boones Ferry Road and in the portion of the city within Clackamas County.

The neighborhood/developer meeting was on March 24, 2015. Staff visited the site on July 9, 2015. Staff received no letters of comment from property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended July 1, 2015.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-08 is approved, subject to the following Architectural Review conditions:

- AR-1 Prior to obtaining an erosion control permit, the applicant shall submit revised plans as a hard copy set and an Adobe PDF for review and approval to the Planning Division with the following changes:
- a. To meet the requirement of 73.160(1)(a)(iv), accessways shall be provided as a connection from the development's internal bikeways and walkways to abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated.
 - i. The applicant shall revise the site plans to provide an accessway between the southwest building walkway and the SW Lower Boones Ferry Road sidewalk.
 - ii. The applicant shall obtain any needed permit(s) or written authorization from Clackamas County to provide and construct an accessway segment within the SW Lower Boones Ferry Road right-of-way.
 - b. To meet the requirements of 73.160(1)(d), accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable, and (g) accessways shall be constructed, owned and maintained by the property owner.
 - The applicant shall revise the site plans to illustrate and note that the required accessway is paved and at least 8 feet wide.

- c. To meet the requirement of 73.240(3), the minimum area requirement for landscaping for uses in CO, CR, CG, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, here the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.
 - The applicant shall revise the landscape plan to note the square footage of landscaping on the subject tax lot and its percentage of the lot.
- d. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.
 - The applicant shall revise the landscape plan to note an automatic underground or drip irrigation system.
- e. To meet the requirement of 73.360(2), all landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.
 - The applicant shall revise the site plans to illustrate the proposed southwesternmost landscaped island with a minimum 5-foot width.
- f. To meet the requirement of 73.360(6)(a), site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.
 - The applicant shall revise the site plans to indicate site access northwest from the SW Lower Boones Ferry Road right-of-way line defined with a landscape area not less than 5 feet in width on the southwest side of the driveway and extending into the proposed landscaped island.
- g. To meet the requirement of 73.270(1), after completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.
- h. To meet the requirement of 73.370(1)(a) Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area), minimum motor vehicle parking requirement is 4.00 spaces per 1,000 sq. ft. of gross floor area.
 - The applicant shall revise the application materials to indicate the accurate square footages of on-site buildings by noting each figure within each building footprint illustrated on the site plan and revising the applicable fields on pages 11 and 12 of the application form to indicate the total square footage.
- i. To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial uses is 1 for each 25 spaces for 26 and greater number of required parking spaces.
 - The applicant shall revise the site plans to illustrate two carpool/vanpool (C/V) spaces.

- j. To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in [Figure 73-1](#) and be identified with appropriate signage.
 - The applicant shall revise the site plans to illustrate the signage and/or striping of required carpool/vanpool (C/V) spaces.
- k. To meet the requirement of 73.380(1), off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.
 - The applicant shall revise the site plan to illustrate that on-site drive aisles with parking spaces have minimum widths pursuant to [Figure 73-1](#), “Dimension Aisle width between stall lines”, “On Diagram D”.
- l. To meet the requirement of 73.380(11), 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, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.
 - The applicant shall revise the site plan to illustrate that on-site drive aisles without parking spaces have the required minimum widths.

AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-4 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

AR-5 The applicant shall obtain an erosion control permit from the Building Division and any needed permit or permits from the Engineering Division.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Land Use Actions:

- AR-89-40 approved the original site development of the Hansen’s Corner strip mall.
- AR-06-07 approved an addition to the north building; landscaping, parking, and walkway improvements; and a recycling and trash enclosure. The applicant achieved no substantial construction, and the approval expired on June 2, 2007.

- CUP-10-01, a conditional use permit, approved the use of pet day care, colloquially known as doggie daycare.

B. Other Permit Actions:

Clean Water Services (CWS) Service Provider Letter (SPL) No. 15-00810, March 25, 2015.

C. Planning Districts and Adjacent Land Uses:

The subject property is located in the [General Commercial \(CG\) Planning District](#) in which a range of commercial retail uses are permitted pursuant to TDC [54.020](#). Adjacent planning districts and land uses are clockwise:

- N: ML Lake Car Care Joint Venture: Absolute Window Tinting, Clutch & Brake Doctors Auto Repair, Jiffy Lube, Kaady Car Washes, Shiny Impressions Auto Detail
- E: ML Lake Car Care Joint Venture: Dan’s Auto Center, Jiffy Lube
CG Lake Car Care Joint Venture: south driveway
- S: CG Northeast to southwest: SW Lower Boones Ferry Road, Portland & Western Railroad, The Difference Salon
- W: CG SW 63rd Avenue, Meridian Square strip mall of which the easternmost tenant is Safeway grocer

D. Lot Sizes:

54.040

- (1) The minimum lot area shall be 10,000 square feet.
- (2) The minimum average lot width shall be 75 feet.
- (3) The minimum lot width at the street shall be 40 feet.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

31.060 “Definitions:”

“Lot Line, Rear.” A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

“Lot Width.” The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.

Because the proposal involves no property line adjustment, partition, or subdivision of Lot 1400, the requirements are not applicable.

E. Setback Requirements:

54.060

(1) Front yard. The minimum front yard setback shall be 5 to 20 feet, as determined through the Architectural Review Process.

(2) Side yard. Zero to 15 feet, as determined through the Architectural Review process, except where a side lot line adjoins a Residential or Manufacturing Park District, a minimum side yard setback of 5 feet shall be required.

(3) Rear yard. Zero to 15 feet, as determined through the Architectural Review process, except where a rear lot line adjoins a Residential or Manufacturing Park District, a minimum rear yard setback of five (5) feet shall be required.

(4) Corner lot yards. Zero to 20 feet for a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.

Because the proposal involves no change to any setbacks of either existing building or any new building or structure, the requirements are not applicable.

54.060(5) Off-street parking and vehicular circulation areas shall be set back a minimum of five (5) feet from any public right-of-way or property line, except as approved through the Architectural Review process.

The applicant proposes no change to any off-street parking and vehicular circulation areas such that any would be within 5 ft of the right-of-way (ROW) of SW 63rd Avenue. There exists continuous asphalt between the south end of the parking area and the driveway apron and public sidewalk in the SW Lower Boones Ferry Road ROW. The applicant proposes a reconfiguration of drive aisles, stalls, and landscaping such that the aforementioned asphaltic area remains as is, with the vehicular circulation area having no south setback, and as approved through this AR process, meeting the requirement.

54.060(6) No fence shall be constructed within 5 feet of a public right-of-way.

Because the applicant proposes no change to any existing fence within 5 ft of a public ROW, and the site plans propose no such additional fencing, the requirement is not applicable.

F. Structure Height:

54.070(1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag which shall not exceed 100 feet in height above grade, and except as provided in TDC 54.070(2) [WCF], the maximum height of any structure is 45 feet.

Because the applicant proposes no building height increase or flagpole, the requirement is not applicable.

G. Site Planning:

73.050(1)(a) The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable

City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.

This project has been reviewed based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development complies with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

73.160 The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

73.160(1) Pedestrian and Bicycle Circulation. (a) For commercial, public and semi-public uses:

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

31.060

Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.

Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.

Walkway

The proposal includes no change to either existing walkway connecting the tenant entrances of the north and southwest buildings to SW 63rd Avenue to the west. Though Lot 1400 is a corner lot, the site redevelopment area excludes work within the right-of-way ROW of SW Lower Boones Ferry Road to the south, the Engineering Division requires no street improvements, and Clackamas County has requested no street improvements. For these reasons, no walkway to SW Lower Boones Ferry Road is needed, and the walkway requirements are not applicable.

Accessway

No accessway exists. Lot 1400 is a corner lot adjacent to SW Lower Boones Ferry Road that per the requirement of (1)(a)(iv) is an abutting arterial upon which TriMet Bus 37 stops are provided and bike lanes designated. Because an accessway to SW Lower Boones Ferry Road is needed, staff is applying conditions.

Conditions

To meet the requirement of 73.160(1)(a)(iv), accessways shall be provided as a connection from the development's internal bikeways and walkways to abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated.

- i. The applicant shall revise the site plans to provide an accessway between the southwest building walkway and the SW Lower Boones Ferry Road sidewalk.
- ii. The applicant shall obtain any needed permit(s) or written authorization from Clackamas County to provide and construct the segment of an accessway that is within the SW Lower Boones Ferry Road right-of-way.

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Because the requirements of 73.160(1)(a) are not applicable, the requirement is not applicable.

73.160(1)

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

(g) Accessways shall be constructed, owned and maintained by the property owner.

31.060

Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Because staff applied conditions to meet the requirement of 73.160(1)(a)(iv), staff is applying a condition.

Condition

To meet the requirements of 73.160(1)(d), accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable, and (g) accessways shall be constructed, owned and maintained by the property owner.

- The applicant shall revise the site plans to illustrate and note that the required accessway is paved and at least 8 feet wide.

73.160(2) Drive-up Uses.

Because the proposal for the outbuilding involves no existing, changed, or new drive-up uses, the requirements are not applicable.

73.160(3)

(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

(b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

Because the proposal involves no change to either existing building or any new building or structure, the requirements of (a)-(d) are not applicable.

Regarding (e), with proper pruning and maintenance the proposed shrubbery and trees can meet the requirement.

73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

Because the proposal involves no existing, changed, or new on and above grade electrical and mechanical equipment, the requirement is not applicable.

73.160(4)(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

Because the proposal involves no existing, changed, or new outdoor storage, excluding mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

H. Structure Design:

73.050(1)

(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.

(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the same vicinity.

Because the proposal involves no change to either existing building or any new building or structure, the requirements are not applicable.

73.100(2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

73.220(1)

(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

(b) Provide an identification system, which clearly identifies and locates buildings and their entries.

(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Staff examined these requirements as part of 73.160(3) above.

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(2)(a)(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct 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 shall 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 shall be the sum of the area of each use.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage area, the requirement is not applicable.

73.227(2)(a)(ii) Storage areas for multiple uses on a single site may be combined and shared.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage area, the requirement is not applicable.

73.227(2)(a)(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/Warehouse/Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage area, the requirement is not applicable.

73.227(6)(a)

(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.

(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.

(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site. Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

Because the requirement of 73.227(2)(a)(v) is not applicable, the requirement is not applicable.

73.227(6)(b)

(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.

Because the requirement of 73.227(2)(a)(v) is not applicable, the requirement is not applicable.

73.227(6)(c)

(i) Access to storage areas can be limited for security reasons. However, the storage areas shall 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.

(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.

(iii) Storage areas shall be accessible to collection vehicles 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 shall be provided to allow vehicles to safely exit the site in a forward motion.

Because the requirement of 73.227(2)(a)(v) is not applicable, the requirement is not applicable.

J. Landscaping:

73.100(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

The development will have landscaping to maintain. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

73.240(3) The minimum area requirement for landscaping for uses in CO, CR, CG, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Because the site redevelopment area is not within the Core Area Parking District, and the applicant proposes no dedication for a greenway or natural area and none is required, the minimum area requirement for landscaping is 15%.

Because the site plans do not indicate the total square footage of landscaping or a percentage of Lot 1400, staff cannot determine compliance and so is applying a condition.

Condition

To meet the requirement of 73.240(3), the minimum area requirement for landscaping for uses in CO, CR, CG, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, here the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

- The applicant shall revise the landscape plan to note the square footage of landscaping on the subject tax lot and its percentage of the lot.

73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Because the site redevelopment area does not abut an RL or MP Planning District, the requirement is not applicable.

73.240(9) Yards adjacent to public streets, except as described in 73.240(7) [Hedges Creek Wetland Protection District], shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

The proposed landscape plan illustrates the south and west front yards adjacent to SW 63rd Avenue and SW Lower Boones Ferry Road planted to live groundcover and trees and shrubs outside the areas of the driveways, meeting the requirement.

73.240(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

The applicant proposes no changed or additional landscaping in the north side yard and proposes to add a landscaped strip along a segment of the east rear yard, meeting the requirement.

73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.

The landscape plan proposes landscaping such that no more than 10% of the site redevelopment area is covered with unvegetated areas of bark chips, rock or stone, meet the requirement.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½”) caliper measured six inches (6”) above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.

The landscape plan proposes deciduous trees at one and one-half inch (1½”) caliper, meeting the requirement.

73.260(1)(b) Coniferous trees shall be a minimum five feet (5’) in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

Because the proposal includes no coniferous trees, the requirement is not applicable.

73.260(1)(c) Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

The landscape plan proposes shrubbery at five (5) gallon size, meeting the requirement.

73.260(1)(d) Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.

The landscape plan proposes groundcovers that meet the requirement.

73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Because the site plans do not note retention or addition of an automatic irrigation system, staff cannot determine compliance and so is applying a condition.

Condition

To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

- The applicant shall revise the landscape plan to note an automatic underground or drip irrigation system.

73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

Because the site redevelopment area includes no natural vegetation pre-dating site development and in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, the requirement is not applicable.

73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

Because the site redevelopment area excludes the perimeters of the buildings, the requirement is not applicable.

73.310(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children’s play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

The applicant has chosen not to exercise this option.

73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

The landscape plan illustrates as landscaped all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas, meeting the requirement.

73.340(1) A clear zone shall 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 8 feet as measured from the ground level, except for parking structures and underground parking, where this provision shall not apply.

The site plan illustrates maintenance of vision clearance area at ends of on-site drive aisles and at driveway entrances, meeting the requirement.

73.340(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas).

(a) The landscape area shall contain:

(i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of 73.360(7).

(ii) Plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round.

(iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.

The site redevelopment area excludes the north, south, and west perimeter segments and adds a 5-ft wide landscaped strip to the east perimeter segment, meeting the requirement.

73.360

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].

(2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.

(3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).

(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.

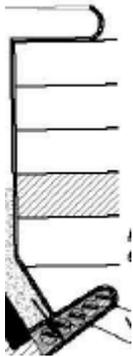
Based on the site and landscape plans:

<i>Attribute</i>		<i>Site Development Area</i>
<i>Parking Spaces Proposed</i>		40
<i>Landscape Island Area (sq ft)</i>	<i>Required</i>	40 x 25 = 1,000
	<i>Proposed</i>	3,664

Trees	<i>Required</i>	10
	<i>Proposed</i>	11

The requirements of (1) and (3) are met.

As the landscape plan excerpt below illustrates, the proposed southwesternmost landscaped island as slightly narrower than 5 ft in width, failing to meet the requirement of (2). The plan illustrates a seemingly purposeless triangular area of asphalt to the north between it and a parking stall, providing area for the applicant to widen the island.



Excerpt of Landscape Plan

For these reasons, staff is applying a condition.

The landscape plan illustrates also aisle ends capped by landscaped islands, meeting the requirement of (4).

Condition

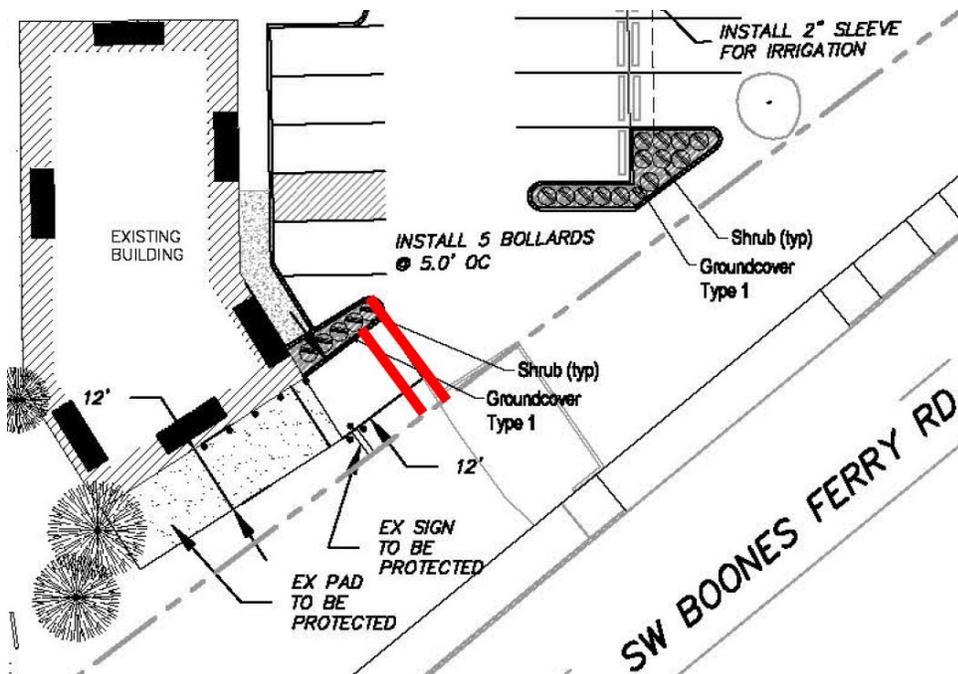
To meet the requirement of 73.360(2), all landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.

- The applicant shall revise the site plans to illustrate the proposed southwesternmost landscaped island with a minimum 5-foot width.

73.360(6)(a) Except as in (b) [Central Design District], site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.

Because the site plan illustrates improvements at the southeast corner of the southwest building including the existing concrete pad and proposed bollards – which are intended for employee parking as the applicant explained by phone on July 17, 2015 – such that the existing driveway that does not conform to the requirement would continue to be in the same degree of non-conformance, staff is applying a condition. The applicant needs to lessen the non-conformance by revising the site plan to provide in the area of the driveway outside the SW Lower Boones Ferry Road ROW a landscaped area not less than 5 feet in width extending

into the proposed landscaped island at the southeast corner of the southwest building as indicated in red in the landscape plan excerpt below:



Landscape Plan Excerpt

Condition

To meet the requirement of 73.360(6)(a), site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.

- The applicant shall revise the site plans to indicate site access northwest from the SW Lower Boones Ferry Road right-of-way line defined with a landscape area not less than 5 feet in width on the southwest side of the driveway and extending into the proposed landscaped island.

73.360(7) Deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 feet or more
- (b) Cast moderate to dense shade in summer
- (c) Long lived, i.e., over 60 years
- (d) Do well in an urban environment
 - (i) Pollution tolerant
 - (ii) Tolerant of direct and reflected heat
- (e) Require little maintenance
 - (i) Mechanically strong
 - (ii) Insect and disease resistant
 - (iii) Require little pruning
- (f) Be resistant to drought conditions
- (g) Be barren of fruit production.

The proposed deciduous trees meet the requirements.

74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.

Because the applicant proposes no changed or additional street trees, the requirement is not applicable.

K. Tree Preservation:

73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.

34.230 The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:

- (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**
- (c) 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.**

The site plans illustrate tree removal in order to construct the proposed parking and landscape improvements, meeting the criterion of (c) and the requirement.

73.250

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

(2) During the construction process:

- (a) The owner or the owner’s agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
- (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**
- (c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.**
- (d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.**

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree’s drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.
Because the site redevelopment area includes no trees to be preserved, the requirement is not applicable.

L. Grading:

73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

The site plans indicate removal of pavement and installation of landscaped islands, which means grading is necessary. For this reason, staff is applying a condition.

Condition

To meet the requirement of 73.270(1), after completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

73.270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The proposal routes stormwater away from such improvements and towards water quality facilities (WQFs), meeting the requirement.

M. Bicycle Parking, Off-Street Parking and Loading:

73.370(1)(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

Bicycle Parking:

73.370(2)(a) Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area).

Required bicycle parking is 0.50 space per 1,000 sq. ft. of gross floor area of which 50% shall be covered.

Because the applicant proposes no changed or additional gross floor area or modification of or additional bicycle parking, the requirement is not applicable.

73.370(1)

(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist’s lock securing the frame and both wheels.

(o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.

(p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

Because the applicant proposes no changed or additional gross floor area or modification of or additional bicycle parking, the requirement is not applicable.

Off-Street Vehicle Parking:

73.370(2)(a) Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area) requires 4.00 spaces per 1,000 sq. ft. of gross floor area.

73.370

(1)(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

(2)(a):

Use	Minimum Motor Vehicle Parking Requirement	Maximum
Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area)	4.00 spaces per 1,000 sq. ft. of gross floor area	Zone A: 5.1 spaces per 1,000 sq. ft. gross floor area Zone B: 6.2 spaces per 1,000 sq. ft. gross floor area

The site redevelopment area is within Zone B per [Figure 73-3](#) Parking Maximum Map.

The site development of Lot 1400 has 24 total parking spaces, and the proposal would result in 40 total spaces, an increase of 16.

AR-06-07 described the existing building square footage as totaling 10,000 square feet, and the AR approval for an addition expired without construction, meaning 10,000 sq ft remain. Applying the minimum off-street parking rate yields $([10,000 / 1,000] * 4.0) = 40$ spaces, which would meet the required minimum. However, the AR-15-08 application materials contain two

conflicting figures of building sq ft. One on p. 11 lists 7,730 sq ft, and the other on p. 12 lists 7,700 sq ft. Scaled measurement of the site plan, which does not indicate building square footage, indicates that the building square footage is in the estimated range of 9,950-10,000 sq ft. Because clarification is needed about how the minimum requirement is met or exceeded, staff is applying a condition.

Condition

To meet the requirement of 73.370(1)(a) Commercial (i) Retail shops (under 100,000 sq. ft. gross floor area), minimum motor vehicle parking requirement is 4.00 spaces per 1,000 sq. ft. of gross floor area.

- The applicant shall revise the application materials to indicate the accurate square footages of on-site buildings by noting each figure within each building footprint illustrated on the site plan and revising the applicable fields on pages 11 and 12 of the application form to indicate the total square footage.

73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:

<u>Number of Required Parking Spaces</u>	<u>Number of Vanpool or Carpool Spaces</u>
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

Because the site plan proposes 40 parking spaces, then $40/25 = 1.6 \rightarrow 2$ carpool/vanpool (C/V) spaces are required. Because the site plan illustrates none, staff is applying a condition.

Condition

To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial uses is 1 for each 25 spaces for 26 and greater number of required parking spaces.

- The applicant shall revise the site plans to illustrate two carpool/vanpool (C/V) spaces.

73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Because staff applied a condition to meet the carpool/vanpool (C/V) requirement of 73.370(3), staff is applying a condition.

Condition

To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in [Figure 73-1](#) and be identified with appropriate signage.

- The applicant shall revise the site plans to illustrate the signage and/or striping of required carpool/vanpool (C/V) spaces.

73.380

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.

(4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.

(6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

(8) Service drives to off-street parking areas shall 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.

(9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

(11) 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, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.

Regarding (1), the site plan proposes standard size spaces, meeting the requirement.

Regarding (2), the applicant opts to provide no compact parking.

Regarding (3), the site plans show within the site redevelopment area no spaces exceeding eight in a row without a landscape separation, meeting the requirement.

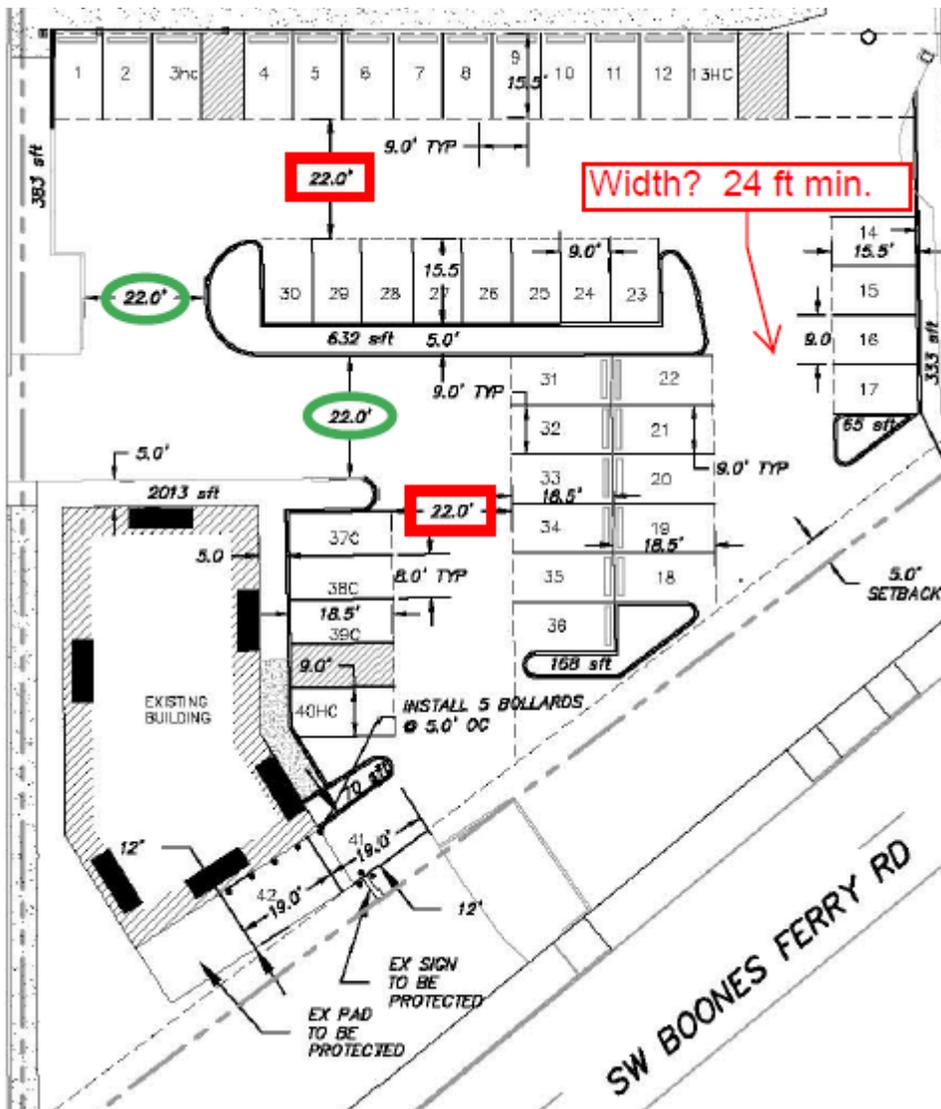
Regarding (4), the site plans show the parking lot paved, meeting the requirement.

Regarding (6), because the site redevelopment area includes no parking area pole-mounted lights, the requirement is not applicable.

Regarding (8), the parking area reconfiguration makes use of the existing driveways and does not worsen flow of traffic or safety of traffic access and egress or of pedestrians and vehicular traffic on-site, meeting the requirement.

Regarding (9), the parking area reconfiguration includes wheel stops and curbing, meeting the requirement.

Regarding (11), the parking area reconfiguration proposes 22-ft two-way drive aisles, which meet the requirement for where (11) allows 22 ft, along drive aisles with no parking stalls; however, [Figure 73-1](#) notes through “Dimension Aisle width between stall lines” and “On Diagram D” that parking stalls at 90 degrees to a drive aisle require that aisle to be 24 ft wide, not 22 ft. Therefore, as indicated in red in the site plan excerpt below, three drive aisles need to be widened from 22 to 24 ft:



Site Plan Excerpt

For this reason, staff is applying a condition.

Options to gain additional drive aisle width include:

1. Allowing parked vehicle bumper overhangs pursuant to 73.380(1) and specifically [Figure 73-1](#).
2. Providing a number of subcompact stalls in lieu of standard stalls pursuant to the allowance and cap of 73.380(2).

Conditions

To meet the requirement of 73.380(1), off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

- The applicant shall revise the site plan to illustrate that on-site drive aisles with parking spaces have minimum widths pursuant to [Figure 73-1](#), "Dimension Aisle width between stall lines", "On Diagram D".

To meet the requirement of 73.380(11), 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, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.

- The applicant shall revise the site plan to illustrate that on-site drive aisles without parking spaces have the required minimum widths.

73.390

(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

<u>Square Feet of Floor Area</u>	<u>Number of Berths</u>
Less than 5,000	0
5,000 - 25,000	1
25,000-60,000	2
60,000 and over	3

Because the applicant proposes no changed or additional gross floor area, the requirement is not applicable.

(2) Loading berths shall conform to the following minimum size specifications:

- (b) Industrial uses - 12’ x 60’**
- (c) Berths shall have an unobstructed height of 14’**
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

(3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

N. Access:

73.400(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

The site redevelopment area is not within the Central Design District, and Lot 1400 has two driveways, one each to SW 63rd Avenue and SW Lower Boones Ferry Road. Because the proposal includes no change to either driveway, the requirement is not applicable.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13).

Because the proposal includes no change that would affect vision clearance at either driveway intersection with SW 63rd Avenue or SW Lower Boones Ferry Road, the requirement is not applicable.

O. Signs:

The applicant shall separately from this AR submit [sign permit](#) applications for any changed or new signage.

P. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before**

approving an extension, the deciding party shall find the request meets these criteria:

- (a) The applicant submitted a written extension request prior to the original expiration date.**
- (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
- (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
- (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
- (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
- (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **August 12, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., August 12, 2015**. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:

A handwritten signature in blue ink that reads "Colin Cortes".

Colin Cortes, AICP, CNU-A
Assistant Planner

- Attachments:
- 101. Site Plans and Other Application Materials
 - 102. Agency Comments
 - 103. “No Public Facilities Recommendation (PFR)” Memo

file: AR-15-08

CITY OF TUALATIN
RECEIVED

APR 13 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to <u>IRINA LESCHUK</u>	
Name:	Title:
Address: <u>400 E EVERGREEN STE 114 VANCOUVER WA 98660</u>	E-mail address: <u>IMLE@DLENG.NET</u>
Phone Number: <u>503 644-4628</u>	Fax Number:
Applicant's Name:	E-mail address:
Address: <u>same</u>	
Phone Number:	Fax Number:
Applicant's Signature: <u>[Signature]</u>	Date:
Property Owner's Name: <u>DEAN McGehee</u>	Phone Number:
Address: <u>P.O. Box 513 WILSONVILLE OR 97070</u>	<u>503 678 2211</u>
Property Owner's Signature: <u>[Signature]</u>	Date: <u>4/16/15</u>
(NOTE: Letter of authorization is required if not signed by owner.)	
Architect	E-mail address:
Address:	
Phone Number:	Fax Number:
Landscape Architect:	E-mail address:
Address:	
Phone Number:	Fax Number:
Engineer:	E-mail address:
Address:	
Phone Number:	Fax Number:
Project Title:	
Project Address:	
Brief Project Description: <u>see attached</u>	
Proposed Use:	
VALUE OF IMPROVEMENTS: \$ <u>20,000</u>	
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET AND THE SURROUNDING PROPERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND LAND USE.	
APPLICANT'S SIGNATURE <u>[Signature]</u>	DATE <u>4/7/15</u>

Case No. AR-15-08 Date Received 4/13/15 Application Complete as of _____
Received by [Signature] Receipt No. 22905 ARB hearing date (if applicable) _____
Fee: complete review (\$115-\$5040) \$550.00 Posting verification _____
9 copies of drawings (folded) _____ 1 reproducible 8 1/2 x 11" site, grading, L.S. Public Facilities plan _____
1 reproducible 8 1/2 x 11" vicinity map _____ Neighborhood / Developer meeting materials _____

GENERAL INFORMATION	
Site Address:	17773 Lower Boones Ferry Rd L.O. (17620-17660)
Assessor's Map and Tax Lot #:	21E 18BC 01000 & 18CB 01900
Planning District:	
Parcel Size:	33,509 sq Feet
Property Owner:	Dean McGregor
Applicant:	Irina Leschuk
Proposed Use:	Parking Improvements

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	24
Square footage of building(s):	7,730 sq Feet
Square footage of landscaping:	1540 sq Feet
Square footage of paving:	24,239 sq Feet
Proposed density (for residential):	

For City Personnel to complete:

Staff contact person:

CITY OF TUALATIN FACT SHEET

General

Proposed use: <i>see attached</i>			
Site area:	<i>0.77</i>	acres	Building footprint: <i>7700</i> sq. ft.
Development area:		acres	Paved area: sq. ft.
		Sq. ft.	Development area coverage: %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: <i>31</i> spaces Handicapped accessible = <i>2</i> Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: <i>42</i> spaces Standard = _____ Handicapped accessible = <i>3</i> Van pool = _____ Compact = <i>2</i> Loading berths = _____
---	---

4 per 1,000 sq ft

Bicycles

Covered spaces required: <i>2</i>	Covered spaces provided:
-----------------------------------	--------------------------

Landscaping

Landscaping required: <i>15%</i> of dvpt. area <i>5,061</i> Square feet	Landscaping provided: <i>15%</i> of dvpt. area <i>6,167</i> Square feet
Landscaped parking island area required: %	Landscaped parking island area provided: <i>18</i> %

Trash and recycling facility

Minimum standard method:	square feet
Other method:	square feet

For commercial/industrial projects only

Total building area:	sq. ft.	2 nd floor:	sq. ft.
Main floor:	sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Tualatin

2. **Property Information** (example 1S234AB01400)

Tax lot ID(s): 21E18BC01400

Site Address: 17650 SW 63rd Ave

City, State, Zip: Lake Oswego, OR 97035

Nearest Cross Street: Lower Boones Ferry Road

3. **Owner Information**

Name: Gary Darling (Rep for Dean MacGregor/Owner)

Company: DL Design Group, Inc

Address: 17650 SW 63rd Ave

City, State, Zip: Lake Oswego, OR 97035

Phone/Fax: 503-644-4628 (Rep)

E-Mail: gid@dleng.net

4. **Development Activity** (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other _____

5. **Applicant Information**

Name: Gary Darling

Company: DL Design Group

Address: 400 East Evergreen Blvd, Suite 114

City, State, Zip: Vancouver, WA 98660

Phone/Fax: 503-644-4628

E-Mail: gid@dleng.net

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work _____

7. **Additional comments or information that may be needed to understand your project** _____

Parking lot improvements with minor landscaping improvements to commercial parking lot

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Gary Darling Print/Type Title PE

ONLINE SUBMITTAL

Date 3/25/2015

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Chuck Mitchell Date 3/25/15

SW 1/4 NW 1/4 SEC. 18 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

2 1E 18BC
LAKE OSWEGO

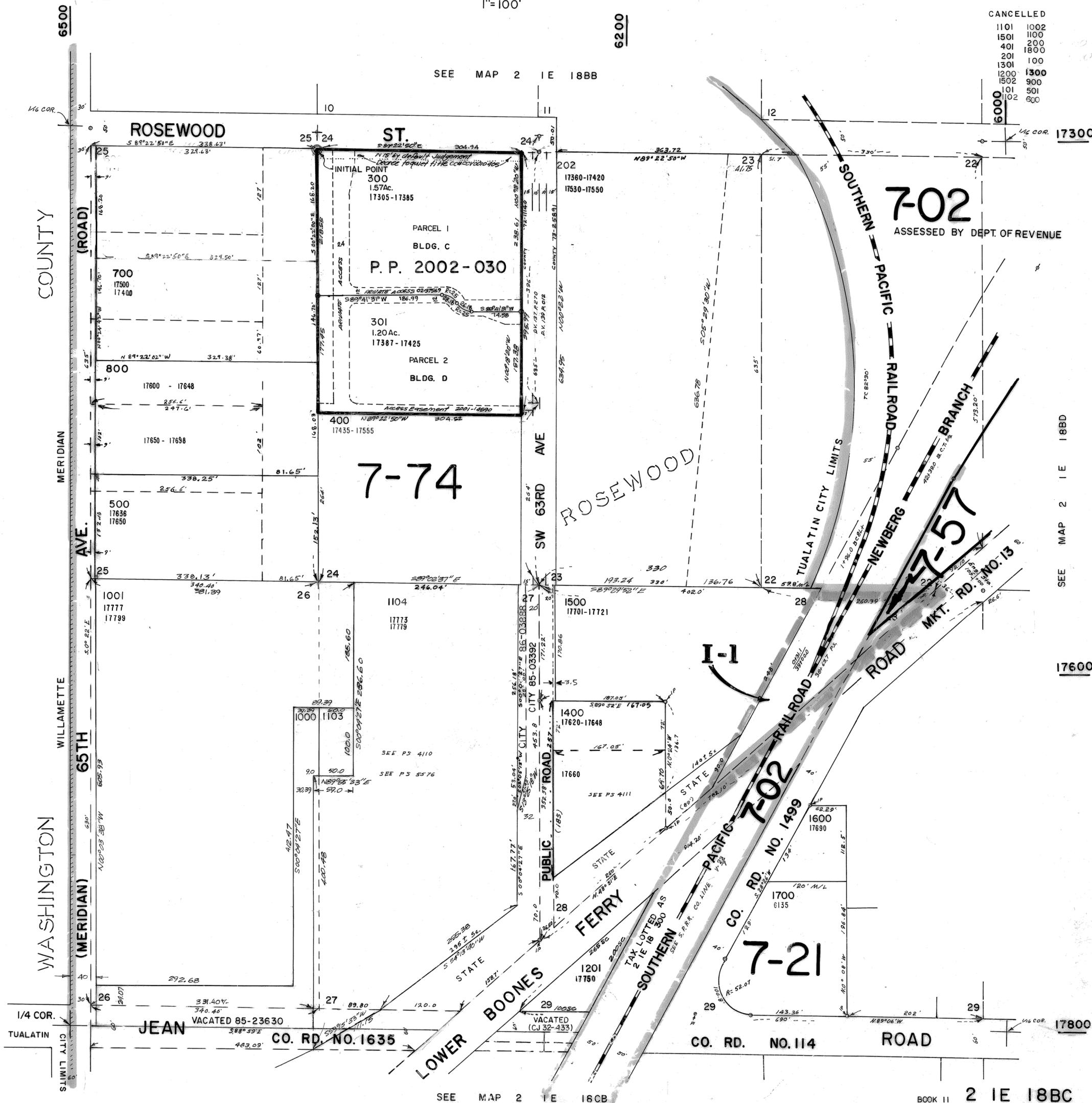
This map was prepared for
assessment purpose only.

1"=100'

CANCELLED

1101	1002
1501	1100
401	200
201	1800
1301	100
1200	1300
101	900
102	501
	600

SEE MAP 2 1E 18BB



SEE MAP 2 1E 18BD

17600

SEE MAP 2 1E 18CB

BOOK 11 2 1E 18BC
LAKE OSWEGO

5-19-76 CE

Legal Description

" Beginning at the Northwest corner of Lot 28, of ROSEWOOD, a duly recorded plat on file in the records of the County Clerks office in Clackamas County, Oregon, and running thence along the Westerly boundary line of said Lot 28, South 171.22 feet to a point; said point being the true place of beginning of this description; thence continuing South 352.58 feet to an iron pipe set in the Northwesterly right-of-way line of Market Road No. 13; thence following said right-of-way line North 48°26' East 250.00 feet to an iron pipe; thence North 186.70 feet to an iron pipe; thence West 187.05 feet to the true place of beginning of this description. EXCEPTING THEREFROM that portion thereof described in Deed recorded December 7, 1914, in Deed Book 137, Page 617. AND FURTHER EXCEPTING THEREFROM a parcel of land lying in Lot 28, ROSEWOOD, Clackamas County, Oregon and being a portion of that property described in that Deed to Carl P. and Nina B. Hansen, recorded in Book 653, Page 407 of Clackamas County Record of Deeds; the said parcel being described as follows: Beginning on the West line of said property (East line of a 20 foot roadway as described in that Deed to the Public, recorded in Book 137, Page 617 of Clackamas County Record of Deeds) at a point 70 feet North of the intersection of said West line with the Northwesterly line of Lower Boones Ferry Road; thence South along said West line 70 feet to said Northwesterly line; thence Northeasterly along said Northwesterly line to the Southeast corner of said Hansen property; thence North along the East line of said Hansen property 50 feet; thence Southwesterly in a straight line to the point of beginning."

Hansens Corner
17650 SW 63rd Avenue

Tualatin Heritage Center Improvements Narrative

The proposed site improvements are related to the existing parking area only. In order to improve the parking situation at this site, the owner is making some enhancements including better defined parking spaces, landscape islands, and overall traffic control improvements. In addition, landscaping will be added at the east property line allowing runoff to be better captured and directed towards the existing catch basin.

When these parking improvements will be completed, it will be more difficult for cars to cut through the parking lot to access Safeway and the associated strip mall, thereby, increasing the overall traffic safety. Also, the creation of well defined parking spaces should increase the overall number of parking spaces for the businesses and create a safer situation. Finally, the addition of landscaping and numerous trees should soften the overall appearance of the site.

The current businesses on site are Sprint, Sport Clips, The Scooby Shack, Tan Republic, and The Nail Parlour

32.00'

EXIST SD MH
RM 102.61
IE OUV 96.10
12"SD S=0.004

SW 63RD AVE

N 89°30'36"W 167.05'

EXISTING BUILDING

CONCRETE WALK

20.00'

18" FIR
20' DRIP

EXISTING TREE
TO BE REMOVED

24" CEDAR
40' DRIP

EXISTING TREE
TO BE REMOVED

24" CEDAR
10' DRIP

18" CEDAR
15' DRIP

EXISTING TREE
TO BE REMOVED

N 00°50'10"W 136.51'
BASIS OF BEARINGS S1

S 51°3'

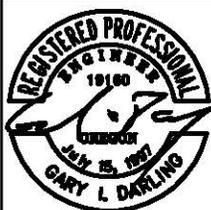
CONCRETE
S. W. BOONES FERRY ROAD

ASPHALT

S 52°39'08"W 211.64'



400 EAST EVERGREEN BLVD
Suite 114
VANCOUVER, WA 98660
(503) 644-4828

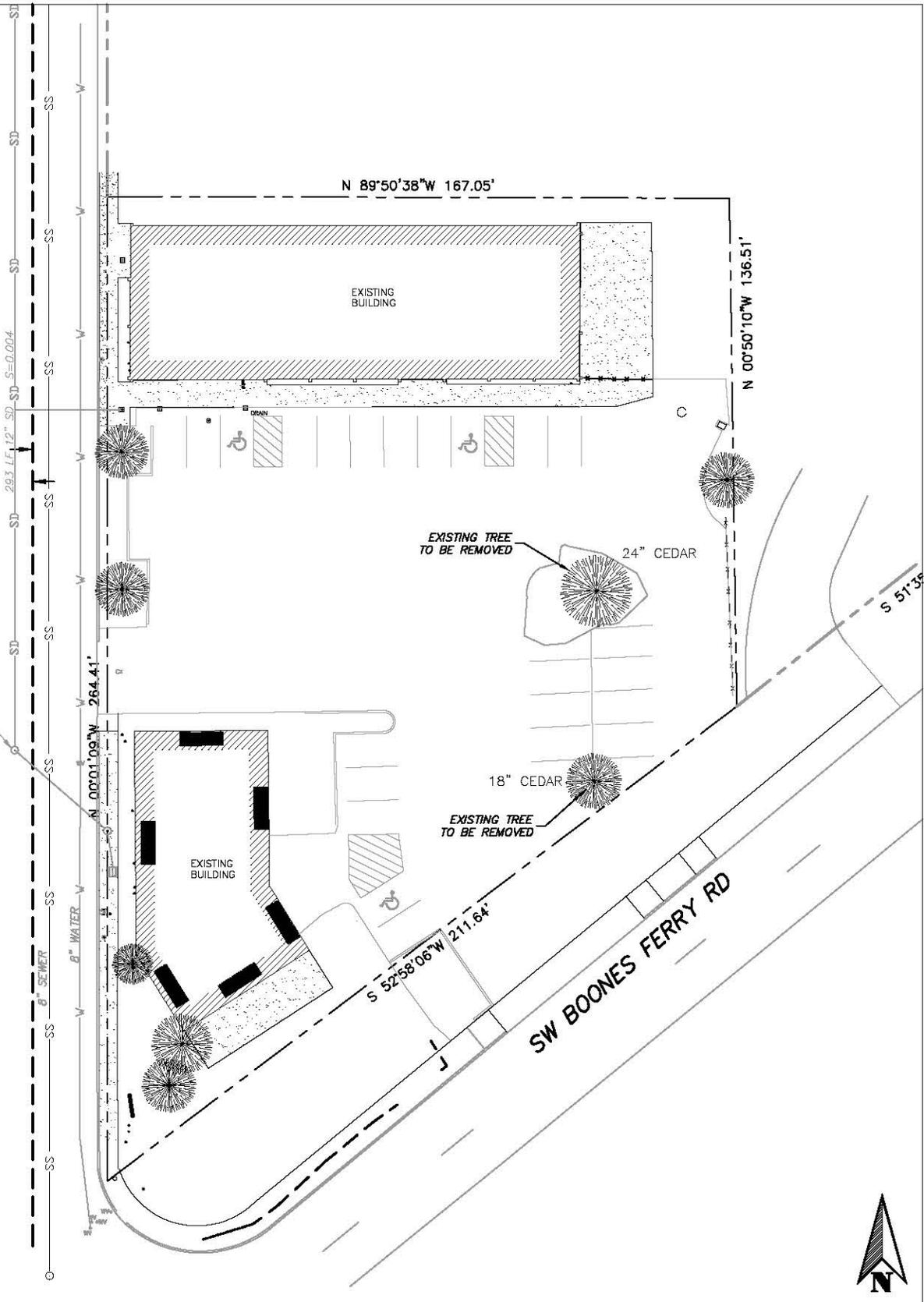


BOONES FERRY RD @ SW 63RD AVE EXISTING CONDITIONS

Project No.	MCG010	Date:	07/17/14
Scale:	1" = 40'	Drawn By:	KRF

EXIST SD MH
 RIM 102.61
 IE OUT 96.10
 12"SD S=0.004

SW 63RD AVE



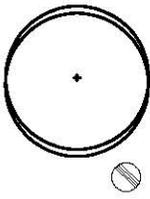
**SW BOONES FERRY RD
 @ SW 63RD AVE
 EXSTING CONDITIONS**

DIL
DESIGN GROUP INC.
 400 EAST EVERGREEN BLVD
 Suite 114
 VANCOUVER, WA 98660
 (503) 644-4628

REGISTERED PROFESSIONAL
 ENGINEER
 19160
 OREGON
 JULY 15, 1997
 GARY J. DARLING
 EXPIRES 12-31-15

Project No.	MCG010	Date:	03/30/15
Scale:	1" - 40'	Drawn By:	KRF

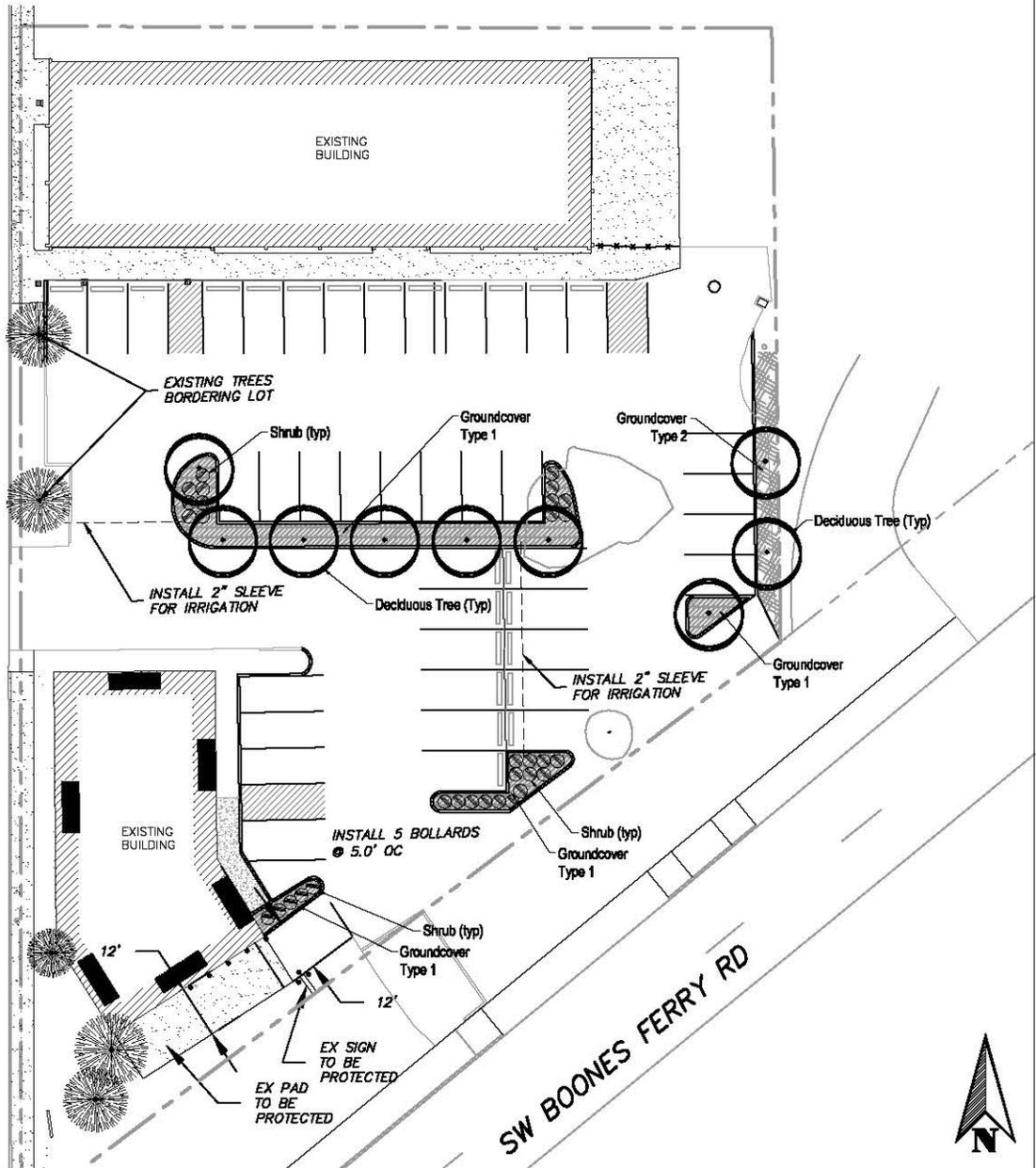
PLANT LEGEND



Type	Size	Spacing	Quantity	Notes
Columnar, Small Trees for Perimeter (non native)	1.5" caliper, min of 5' branching from ground	18' O.C.	9	See plan for layout
Interior Shrub type 1	5 Gallon	3' O.C.	32	See plan for layout
Type 1 Groundcover	4" pot	18" O.C. triangular spacing	40	See plan for layout
Type 2 Groundcover	4" pot	18" O.C. triangular spacing	40	See plan for layout



SW 63RD AVE



**SW BOONES FERRY RD
@ SW 63RD AVE
LANDSCAPE PLAN**

Project No.	MCG010	Date:	04/28/15
Scale:	1" = 40'	Drawn By:	KRF



REPUBLIC
SERVICES

10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

April 29, 2015

Kamm Fowler
Civil TAD Technician
DL Design Group Inc.
400 East Evergreen Blvd.
Suite 114
Vancouver, Washington 98660

Re: Hanson's Corner Improvements

Dear Kamm;

Thank you, for sending us your site plans for these parking & landscaping improvements in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

It looks like the locations of the enclosures, and size of the enclosures will be fine for us to service them, as they are not being either moved or changed. I appreciate you opening up the access to the enclosure by eliminating two parking spots; it does not appear that my trucks will have any issues in continuing the service.

Thank you Kamm; for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Loneragan
Operations Manager
Republic Services Inc.

CITY OF TUALATIN
RECEIVED
JUL 06 2015
ENGINEERING &
BUILDING DEPARTMENT

MEMORANDUM

Date: June 30, 2015
To: Colin Cortes, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, ^WClean Water Services (the District)
Subject: Hansen's Corner Parking Improvements, AR-15-08, 21E18BC01400

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

Colin Cortes

From: Darby, Ty M. [Ty.Darby@tvfr.com]
Sent: Friday, July 10, 2015 9:41 AM
To: Colin Cortes
Subject: RE: Comments on Tualatin AR-15-08 Hansen's Corner parking improvements?
Attachments: SKMBT_C652_15071009300.pdf

Hi Colin,

The Fire District has no official comment for this project. We shouldn't officially comment during AR if a new structure or addition isn't proposed. However, we still want to gain access to the structure, so I would recommend that the following locations (see attached) be striped as a fire-lane.

Thank you

Ty Darby | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1409

www.tvfr.com

From: Colin Cortes [<mailto:CCortes@ci.tualatin.or.us>]
Sent: Thursday, July 09, 2015 2:36 PM
To: Darby, Ty M.
Subject: Comments on Tualatin AR-15-08 Hansen's Corner parking improvements?

Ty,

Because I have no record of comments from you, I want to confirm you have none or obtain some regarding [AR-15-08 Hansen's Corner parking improvements](#) at 17650 SW 63rd Avenue (Tax Lot 21E18BC01400).

Colin Cortes, AICP, CNU-A

Assistant Planner

City of Tualatin | [Planning](#)

503.691.3024 | Fax: 503.692.0147

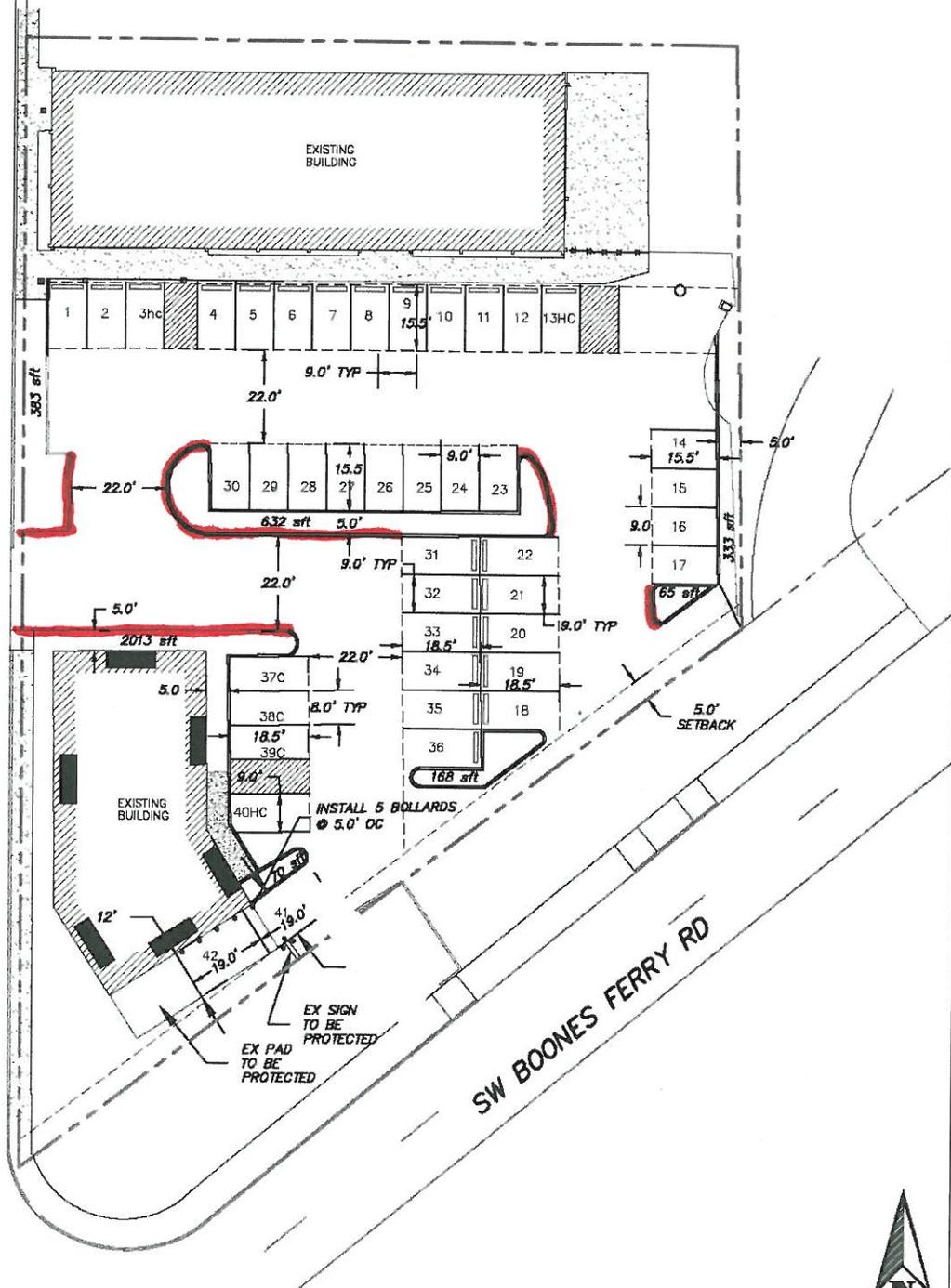
TOTAL SITE 33,742 SF

EXISTING LANDSCAPE WITHIN PARKING: 1540 SF
EXIST AC: 16,030 SF

PROPOSED LANDSCAPE WITHIN PARKING: 3,664 SF
PROPOSED AC: 17,710 SF

PARKING:
ADA ACCESSIBLE: 3
COMPACT: 3
OTHER: 36
TOTAL: 42 SPACES

SW 63RD AVE



DL
DESIGN GROUP INC.
400 EAST EVERGREEN BLVD
Suite 114
VANCOUVER, WA 98660
(503) 644-4628

REGISTERED PROFESSIONAL
ENGINEER
19160
CORREGON
JULY 15, 1997
GARY I. DARLING
EXPIRES 12-31-15

**SW BOONES FERRY RD
@ SW 63RD AVE
CONCEPTUAL SITE IMPROVEMENTS**

Project No.	MCG010	Date:	04/28/15
Scale:	1" - 40'	Drawn By:	KRF



MEMORANDUM

CITY OF TUALATIN

DATE: June 24, 2015

TO: Colin Cortes
Assistant Planner

FROM: Tony Doran
Engineering Associate

SUBJECT: AR 15-08, HANSEN'S CORNER PARKING

No PFR is needed based on the following:

- The proposed development's impervious area flows to approved drywells onsite.
- There are no proposed connections to public sanitary sewer, stormwater lines, or water.
- This development does not affect the 100-year floodplain.

If you have any questions, please contact me at ext 3035.