



City of Tualatin

www.tualatinoregon.gov

August 18, 2015

Irina Leschuk
400 E Evergreen Suite 114
Vancouver, WA 98660

RE: FINAL DECISION FOR AR-15-08 HANSEN'S CORNER PARKING IMPROVEMENTS, 17650 SW 63RD AVE, (TAX LOT 21E 18BC 01400)

Dear Ms. Leschuk,

The 14-day period for requesting a review of the Architectural Review Decision for the Hansen's Corner Parking Improvements expired at 5:00 pm, August 12, 2015. As no requests for review were filed, the Architectural Review Decision dated July 29, 2015 becomes a final decision.

AR-15-08 is approved with 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.

Sincerely,



Colin Cortes, AICP, CNU-A
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-08