



City of Tualatin

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September 28, 2015

Rebecca Kerr
CIDA, Inc.
15895 SW 72nd Ave, Suite 200
Portland, OR 97224

RE: FINAL DECISION FOR AR-15-0018 EMERGENCY VETERINARY CLINIC
REMODEL, 8250 SW TONKA ST (TAX LOT 2S1 24CB 01700 & 1805)

Dear Ms. Kerr,

The 14-day period for requesting a review of the Architectural Review Decision for Emergency Veterinary Clinic Remodel expired at 5:00 pm, September 25, 2015. As no requests for review were filed, the Architectural Review Decision dated September 11, 2015 becomes a final decision.

AR-15-0018 is approved with the following Architectural Review conditions:

AR-1 All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.

AR-2 Prior to obtaining a building permit, the applicant shall submit two hard copy revised plan sets – plan size and ledger (11 x 17) – along with 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.
 - The applicant shall revise the site plans to provide an accessway between the SW Tonka Street sidewalk and the building perimeter

walkway. The proposed no-parking circulation area between the handicapped parking stalls may also serve as an accessway segment.

- b. To meet the requirement of 73.160(1)(c), curb ramps shall be provided wherever a walkway or accessway crosses a curb.
 - The applicant shall revise the site plans to illustrate a curb ramp wherever a walkway or accessway mounts a curb.
- c. 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 at least 8 feet wide and its drive aisle crossing is of a different appearance than the adjacent paved vehicular areas, such as through striping.
- d. To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
 - The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).
- e. To meet the requirement of 73.227(6)(b)(iii), in multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings.
 - The applicant shall revise the planting plan to illustrate evergreen shrubs along the trash and recycling enclosure walls.
- f. To meet the requirement of 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 applicant shall revise the planting plan to illustrate in the landscaped island between the driveways where a deciduous shade tree will be planted meeting the requirement of 73.260(1)(a) in the southern part of the island and south of the proposed walkway.
- g. To meet the requirement of 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.
- The applicant shall revise the planting plan to illustrate landscaping along the north side of the east addition.
- h. To meet the requirement of 73.360(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.
- The applicant shall revise the site plans to illustrate the east end of the north side of the east-west drive aisle capped with a landscaped island meeting the requirement of 73.360(2).
- i. To meet the requirement of 73.370(1)(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.
- The applicant shall revise the site plans to illustrate and note bicycle parking signage, proposing at least one sign at the main entrance directing cyclists in the direction of the bicycle parking and one at each rack.
- j. To meet the requirement of 73.370(2)(a) Commercial (v) Medical & dental offices, the minimum required number of off-street parking spaces is 3.90 spaces per 1,000 sq ft of gross floor area.
- The applicant shall either revise the site plans to illustrate 31 total off-street parking spaces or as allowed by 73.370(1)(a) submit evidence that a lesser number of vehicle parking spaces will be sufficient.
- k. 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.
- The applicant shall revise the lighting plan to reference a full cut-off model, to make any additional north wall fixtures be full cut-off, and to submit a technical cut sheet or sheets for such a full cut-off model. The *Guidelines for Good Exterior Lighting Plans* (Attachment 104) is available as an implementation aid.
- AR-2b 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.

The following are the Public Facilities requirements for AR 15-0018, Emergency Veterinary Clinic Remodel:

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

PFR-1 The applicant shall submit plans that show the public sidewalk and driveways from the south property line to the north access meeting ADA standards, for review and approval.

PFR-2 The applicant shall submit plans that show one driveway that is at least 32 feet wide and both driveways less than 40 feet wide, for review and approval.

PFR-3 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-4 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

PFR-5 The applicant shall obtain a Public Works Permit.

PFR-6 The applicant shall construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.

PFR-7 The applicant will need to construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.

PFR-8 The applicant shall obtain a City of Tualatin erosion control permit.

PFR-9 The applicant shall submit a completed FHADP application with a plan showing the balanced cut and fill and a 1st survey.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR-10 The applicant shall complete all the public improvements and have them accepted by the City.

PFR-11 The applicant shall submit a 3rd survey.

Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive, flowing style.

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-15-0018