



TUALATIN ARCHITECTURAL REVIEW BOARD MEETING

WEDNESDAY, NOVEMBER 20, 2019

POLICE TRAINING ROOM
8650 SW TUALATIN RD
TUALATIN, OR 97062

CALL TO ORDER & ROLL CALL

Nancy Grimes (Chair), Skip Stanaway, Nichole George, Patrick Gaynor, Chris Goodell, Carol Bellows, and Lisa Quichocho.

APPROVAL OF MINUTES

1. Approval of Architectural Review Board Minutes of July 24, 2019.

ACTION ITEMS

1. Consideration of an Architectural Review application (AR 18-0007) for a 264-unit multifamily development, tentatively named Commons on the Tualatin, located at 6645 SW Nyberg Lane (2S124A Tax Lots: 2600 and 2601).

COMMUNICATION FROM CITY STAFF

ADJOURNMENT



City of Tualatin

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UNOFFICIAL

ARCHITECTURAL REVIEW BOARD MEETING MINUTES OF July 24, 2019

ARB MEMBERS PRESENT:

Nancy Grimes, Chair
Skip Stanaway
Nichole George
Patrick Gaynor
Chris Goodell
Carol Bellows
Lisa Quichocho

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Lynette Sanford

GUESTS: Susan Hill, Ben Schonberger, Marg Rettig, Ray Payne, Gauri Rajbaidya, Mark Reuland

1. CALL TO ORDER AND ROLL CALL:

Board Member Stanaway asked the new Architectural Review Board members, Nichole George and Lisa Quichocho, to introduce themselves.

Chair Grimes called the meeting to order 6:46 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Chair Grimes asked for approval of the Architectural Review Board minutes dated September 20, 2017. MOTION by Board Member Goodell SECONDED by Chair Grimes to approve the minutes as written. MOTION PASSED 7 -0.

3. ANNOUNCEMENTS AND COMMUNICATION

None.

4. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)

None.

5. ACTION ITEMS:

A. Consideration of an Architectural Review Application (AR 19-0005) for the

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

PGE Integrated Operations Center development at 12150 SW Tualatin-Sherwood Rd (2S127/c Tax Lots: 500 and 701)

Chair Grimes read the script for quasi-judicial hearings. Chair Grimes asked the board members if they had a conflict of interest, bias, or ex-parte contact with the applicant. Hearing none, the staff report was presented.

Tabitha Boschetti, Assistant Planner, presented the staff report for the PGE Integrated Operations Center, which included a presentation.

Ms. Boschetti explained that the site comprises 43 acres of primarily vacant land, located at the southeast corner of SW Tualatin-Sherwood Rd and SW 124th Avenue, and is zoned Manufacturing Business Park (MBP). This parcel is located in a growing industrial area, which was recently annexed.

Ms. Boschetti noted that PGE is requesting approval of a 108,000 square foot office building, a 338 stall parking area, a utility yard, and a security booth at the primary vehicular access point, as well as associated landscaping. Due to PGE's operational needs for the Integrated Operations Center facility, a secure perimeter would surround the building and associated improvements.

Ms. Boschetti explained that the site would include a wireless telecommunications facility, which was recently approved by the Tualatin Planning Commission as a Conditional Use (CUP 19-0002) with an associated Variance (VAR 19-0001) to increase the tower height and decrease the security fence setback.

Ms. Boschetti added that the applicant is proposing to remove 164 trees from the property, which are primarily located on the SW portion of the parcel.

Ms. Boschetti stated that the application demonstrates that the proposal complies with the requirements of the MBP Zone permitted uses, setbacks, height, and site design.

Chair Grimes inquired about the conditions of approval. Ms. Boschetti stated that they are detailed on page 51 of the staff report, which also includes a detailed landscaping schedule, covered or interior bike parking for 22 bikes, and the installation of an identification system, which clearly locates buildings and their entries for patrons and emergency services.

Chair Grimes inquired about receiving additional correspondence. Ms. Boschetti replied that additional correspondence was received from the property owner regarding construction concerns and a response from Tualatin Building Official Chris Ragland.

Ben Schonberger, Winterbrook Planning, 610 SW Alder St, Suite 810, Portland,

OR 97205

Mr. Schonberger, Senior Planner at Winterbrook Planning, introduced the team representatives of PGE, SERA Architects, and KPFF Engineering. Mr. Schonberger added that he is looking forward to this project and it will be a great addition to the City of Tualatin.

Gauri Rajbaidya, SERA Architects, Inc., 338 NW 5th Ave, Portland OR 97209

Mr. Rajbaidya, Senior Associate/Designer at SERA Architects, presented his proposal. Mr. Rajbaidya stated that the PGE Integrated Center will be a secure facility and they wanted to make it simple and discreet with landscaping as a screen. Mr. Rajbaidya added that this will be a 24/7 facility and they wanted to ensure that it was pleasing to employees with natural lighting, many windows, natural wood, and a calming outdoor space.

Mr. Schonberger noted that they have concurred with staff regarding the conditions of approval and are pleased with the process.

Board Member Bellows inquired about the tower and the removal of trees. Mr. Schonberger explained that the tower will be located in a heavily wooded area and will be largely hidden. The biggest impact on trees will be the Blake Street road extension. Board Member Bellows asked how the trees will be protected during construction. Mr. Rajbaidya responded that the trees will be protected by fencing during the construction phase.

Board Member Stanaway asked for clarification on the perimeter fence. Mr. Rajbaidya responded that the setback will be 150 feet due to security concerns and the requirement from PGE. Board Member Stanaway was concerned about the site being the image of a compound. Mr. Rajbaidya responded that the fence will be softened with extensive landscaping. Board Member Quichocho asked if equipment will be stored within the fencing. Mr. Rajbaidya responded affirmatively. Mr. Schonberger added that this facility will provide electricity for the entire region and it is essential that it is highly secured.

Ray Payne PGE, 121 SW Salmon St., Portland, OR 97204

Susan Hill, PGE, 121 SW Salmon St., Portland, OR 97204

Mr. Payne explained that he manages the grid operations department, where employees manage transmission lines and distribution circuits, which constantly monitors the flow on transmission lines. This allows them to know where outages are since they are the first responders. Ms. Hill noted that this facility allows them to quickly recover from a storm or earthquake. Ms. Hill added that there have been an increase in threats and therefore there are additional regulations to keep the facility secure.

Board Member Bellows inquired about the number of employees at this site. Ms. Hill responded that there will be 250 initially but they are planning for 350.

Board Member Quichocho inquired about wire mesh being used for the fencing material and if another type would be more aesthetically pleasing. Mr. Rajbaidya responded that wire mesh is more refined than chain link or barbed wire materials. Ms. Hill added that the wire mesh fence will enclose the utility yard and there will be a dark colored, picket-type fence for the perimeter. There will be also several layers of landscape screening.

Mark Reuland, KPFF Consulting Engineers, 111 SW 5th Ave #2600, Portland, OR 97204

Chair Grimes inquired about water collection at Tualatin-Sherwood Road due to changes in elevation. Mr. Reuland responded that the site drains down to the northeast corner and will be collected in catch basins, detained, then piped into water quality basins and outflow to existing culverts under Tualatin-Sherwood Road. Chair Grimes asked what the elevation change will be from Tualatin-Sherwood Road. Mr. Reuland responded that it will be approximately six feet. Chair Grimes expressed concern regarding standing water impeding traffic on Tualatin-Sherwood Road.

Board Member Stanaway inquired about the future expansion within the site. Mr. Rajbaidya responded that they will potentially expand, but there are no plans currently.

Board Member Goodell asked what the plans are for the southern area of the site. Mr. Rajbaidya responded that the old farmhouse and underground oil tank will be removed and the remainder will be landscaped and maintained. Board Member Goodell inquired about the view from the intersection and why a lack of windows on 124th. Mr. Rajbaidya responded that windows are not needed on this elevation and landscaping will soften the frontage. Mr. Rajbaidya added that there will be horizontal offsets (16 inches), similar to articulation at the windows. Board Member Goodell asked what will be stored in the utility yard. Ms. Hill responded that it will house outdoor plant equipment, generators, a fuel tank, and water storage. Ms. Hill added that since this facility will be operating 24/7 and needs to stay on the grid, there will be duplicate equipment.

Board Member Goodell inquired about the hydro seed mix in the landscape plan. Ms. Hill responded that it will be an OSU generated drought resistant mix.

Board Member Stanaway inquired about the street trees along 124th. Ms. Hill responded that they are working with the City of Tualatin regarding the street tree selection. Board Member Stanaway inquired about the ditch around the security fence. Ms. Hill responded that they are proposing a landscape solution as well as boulders to create a vehicular barrier to prevent vehicles from threatening the

facility.

Board Member Gaynor advised the applicant to abide by the minimum plant requirement for the site and had many recommendations and alternatives to the current landscape plan, which focused on ensuring that native and complementary plantings were installed. Board Member Gaynor added that it will be helpful to have an area on the landscape plan for parking lot islands and a decorative wall around the trash enclosure. Board Member Gaynor suggested that the applicant contact Oregon State University extensions to help with plant selection.

Board Member George mentioned that the elevations of the public point of view are not represented. Mr. Rajbaidya answered that it will be provided. Board Member George asked why they chose the color scheme of brown and earth tones. Mr. Rajbaidya replied that they wanted to make sure the building blended into the rock, soil, and trees on the site.

Chair Grimes inquired about Blake Street and was concerned about the speed of traffic at the turn. Mr. Reuland responded that this has been studied by a traffic engineer and will continue to be evaluated. Mr. Koper added that there will be a left turn lane from 124th Avenue into the site. Mr. Koper added that Washington County will be monitoring traffic and a signal may be installed in the future.

MOTION by Board Member Bellows, SECONDED by Board Member Gaynor to approve AR 19-0005 as conditioned. MOTION PASSED 7-0.

6. COMMUNICATION FROM CITY STAFF

Mr. Koper noted that the ARB will have an upcoming hearing regarding the Tualatin Commons Apartments, which is located at the former RV Park of Portland site on Nyberg Lane. The applicant is currently awaiting a service provider letter.

Mr. Koper explained that since the ARB members have not met since September 2017, this may be an indication that the ARB may wish to have a discussion regarding thresholds for what Architectural Review projects are reviewed by the ARB.

Ms. George inquired about the zoning of the Basalt Creek area. Mr. Koper responded that they will mirror the existing zones.

7. FUTURE ACTION ITEMS

None

8. ADJOURNMENT

The meeting was adjourned at 8:40 pm.

Lynette Sanford, Office Coordinator



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Architectural Review Board
THROUGH: Steve Koper, AICP Planning Manager
FROM: Erin Engman, Associate Planner
DATE: November 20, 2019

SUBJECT:

Consideration of an Architectural Review application (AR 18-0007) for a 264-unit multifamily development, tentatively named Commons on the Tualatin, located at 6645 SW Nyberg Lane (2S124A Tax Lots: 2600 and 2601).

RECOMMENDATION:

Based on the application materials and findings demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 18-0007), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is an Architectural Review application (AR 18-0007), a Type III land use case subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 10.99 acres of primarily vacant land, located north of the intersection of Nyberg Road and Nyberg Lane, and is zoned Residential High Density (RH).
- The applicant requests approval of a 264-unit multifamily development, comprised of: five residential buildings, one recreation building, a swimming pool, 495 (surface and structured) parking stalls, as well as associated hardscaping and landscaping.
- Primary vehicular access to the site is proposed via a single driveway located off of SW Nyberg Lane at the easterly edge of the site.
- Traffic impacts have been analyzed and final public infrastructure improvements have been decided through a separate but related Public Facilities Decision.

OUTCOMES OF DECISION:

Approval of AR 18-0007 will facilitate construction of the, tentatively named, Commons on the Tualatin multifamily development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 18-0007 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny AR 18-0007.

ATTACHMENTS:

- Analysis and Findings
- Exhibit A1 - Applicant's Narrative
- Exhibit A2 - Elevations
- Exhibit A3 - Plan Set
- Exhibit A4 - Arborist Report
- Exhibit A5 - Supporting Documents
- Exhibit B - Tualatin Valley Fire & Rescue Memorandum – April 23, 2019
- Exhibit C - Noticing Materials
- Exhibit D - Public Comments



City of Tualatin

www.tualatinoregon.gov

November 6, 2019

ANALYSIS AND FINDINGS FOR AR 18-0007

Case #:	AR 18-0007
Project:	Commons on the Tualatin
Location:	6645 SW Nyberg Lane; Tax lots: 2S1 24A 2600 and 2601
Applicant:	Ken Sandblast, Westlake Consultants: ksandblast@westlakeconsultants.com
Owner:	Nyberg Road Property LLC: tandem1@tandemprop.com

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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.

I. INTRODUCTION

A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC)* are applicable to the subject proposal:

- TDC Chapter 31: General Provisions
- TDC Chapter 34: Tree Removal Permit/Review
- TDC Chapter 43: High Density Residential Planning District
- TDC Chapter 73: Community Design Standards

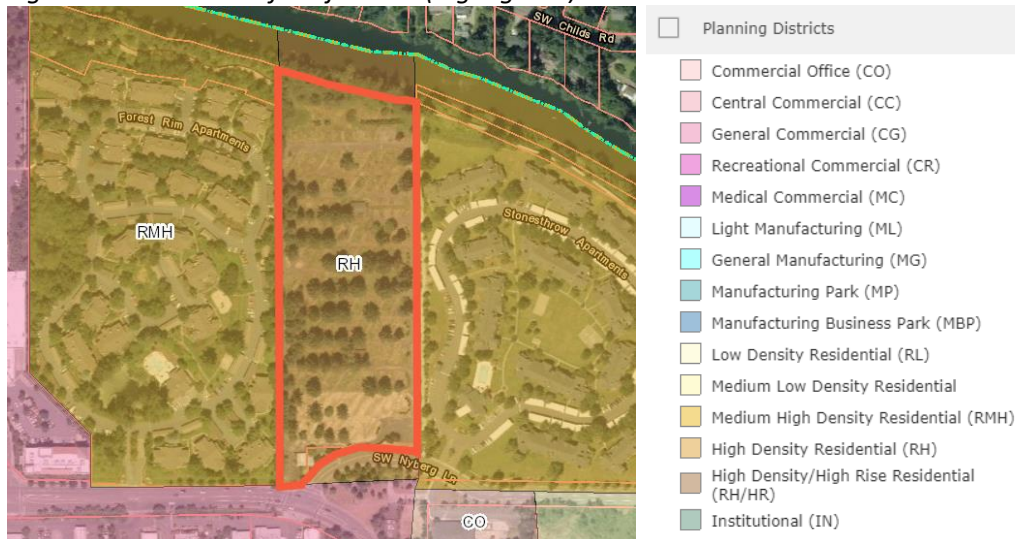
* *Application submitted before adoption of Ordinance No. 1414-18 Amending Tualatin Development Code Chapters*

B. Project and Site Description

The subject site is a 10.99-acre lot which is zoned High Density Residential (RH). The site is located north of the intersection of Nyberg Road and Nyberg Lane (6645 SW Nyberg Lane). The property has historically been used as an RV park, but has remained vacant since 2012. The property slopes from the western property line down to the northeast and southeast corners. Nyberg River is located to the north of the property.

The applicant, Westlake Consultants on behalf of Nyberg Road Property LLC, requests approval of a 264-unit multifamily development, tentatively named Commons on the Tualatin. The development includes five residential buildings, a community center, and a swimming pool. The residential buildings are three stories tall and feature a variety of finishes including wood grain, cultured stone, and concrete. Onsite parking (495 stalls of surface and structured), landscaped open space, and children’s play areas are also proposed with the application. A single vehicle access point is proposed to Nyberg Lane, on the eastern side of the property. Frontage improvements and other transportation related considerations were reviewed as part of the separate, but related, Type-II Public Facilities Decision.

Figure 1: Aerial view of subject site (highlighted)



C. Previous Land Use Actions

- PMA 94-04 Rezone Lot 2601 from RMH to RH
- PMA 16-0001 Rezone Lot 2600 from CG to RH

D. Surrounding Uses

Surrounding uses include residential and commercial. Adjacent land uses include:

North:

- Tualatin River
- City of Rivergrove

West: Medium High Density Residential (RMH)

- Forest Rim Apartments

East: Medium High Density Residential (RMH)

- Tualatin River Greenway Connection
- Stonestrow Apartments

South: General Commercial (CG)

- Nyberg Lane
- Vacant Land
- Convenience Store

E. Exhibit List

A: Application Materials:

- A1. Applicant's Narrative
- A2. Elevations
- A3. Plan Set
- A4. Arborist Report
- A5. Supporting Documents

B: Tualatin Valley Fire & Rescue Memorandum – April 23, 2019

C: Noticing Materials

D: Public Comments

II. PLANNING FINDINGS

Chapter 31: General Provisions

Section 31.063 Neighborhood/ Developer Meetings.

(1) This section applies to the following types of Land Use applications: [...]; Architectural Reviews, [...].

(2) Prior to the submittal of an application listed in TDC 31.063(1) and following a pre-application meeting held with the City, the developer shall host a meeting for the surrounding property owners located within the mailing area designated in TDC 31.064(1)(c). Notice of the meeting shall be provided to Recognized Neighborhood Associations within the Notice Area of TDC 31.064(1)(c) and to designated representatives of recognized Citizen Involvement Organizations. The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.

(3) The Neighborhood/Developer Meeting shall be held on a weekday evening, or weekend no earlier than 10:00 a.m. and no later than 6:00 p.m., at a location within the City of Tualatin.

(4) The applicant shall at least 14 calendar days and no more than 28 calendar days prior to the meeting mail notice of the meeting pursuant to TDC 31.064(1) stating the date, time and location of the meeting and briefly discussing the nature and location of the proposal:

(5) Failure of a property owner to receive notice shall not invalidate the Neighborhood/Developer Meeting proceedings.

(6) The applicant shall, at least 14 calendar days before the meeting, post a sign pursuant to TDC 31.064(2). If the sign disappears prior to the meeting date, the applicant shall replace it within forty-eight (48) hours. The applicant shall remove the sign no later than fourteen (14) days after the meeting date.

(7) The applicant shall prepare meeting notes identifying the persons attending and the major points that were discussed and expressed.

(8) The applicant is required to hold one meeting prior to submitting an application for a specific site, but may hold additional meetings if desired.

(9) If an applicant fails to hold a neighborhood meeting, the application shall be deemed incomplete.

(10) The application shall include the following materials related to the Neighborhood/Developer meeting:

- (a) the mailing list for the notice;
- (b) a copy of the notice;
- (c) an affidavit of the mailing and posting;
- (d) the original sign-in sheet of participants;
- (e) the meeting notes described in TDC 31.063(7).

(11) Applications shall be submitted to the City within 180 days of the Neighborhood/Developer meeting. If an application is not submitted in this time frame, the Developer shall be required to hold a new Neighborhood/Developer meeting.

Finding:

The applicant has provided evidence within Exhibit A5 that they held a Neighborhood/Developer meeting on May 2, 2018, 168 days prior to application submittal. The applicant has provided documentation of sign posting and notification in compliance with this section, as well as a sign-in sheet and notes from the meeting. These standards are met.

Section 31.071 Architectural Review Procedure.

(1) An applicant for a building or other permit subject to architectural review, [...], shall discuss preliminary plans with the Community Development Director and City Engineer in a pre-application conference prior to submitting an application. An applicant for Architectural Review of a development in the City shall conduct a Neighborhood/Developer Meeting subject to TDC 31.063. Following the pre-application conference and the Neighborhood/Developer Meeting, the applicant shall submit to the Community Development Director an Architectural Review Plan application which shall contain: [...]

(2) The applicant shall provide a list of mailing recipients pursuant to TDC 31.064(1).

(3) The applicant shall post a sign pursuant to TDC 31.064(2).

(4) For an application to be approved, it shall first be established by the applicant that the proposal conforms to the Tualatin Development Code, and applicable City ordinances and regulations. Failure to conform is sufficient reason to deny the application.

(5) The applicant shall hold a Neighborhood/Developer meeting pursuant to TDC 31.063 and meet the additional requirement that the Neighborhood/Developer Meeting shall be held within the Central Design District.

[...]

(6) The Community Development Director may require information in addition to that stated in this section.

[...]

Finding:

A Pre-application meeting to discuss the project was held on April 4, 2018, prior to application submittal on October 17, 2018. Staff deemed the application incomplete citing the lack of a Service Provider Letter from Clean Water Services, on November 15, 2018. On April 15, 2019, the applicant requested that the application be deemed complete, as submitted, and granted the City a 30 day extension to ORS 227.178 – 120 day rule. A second 30 day extension was granted by the applicant on May 14, 2019, and on June 14, 2019 a third 30 day extension was granted. On August 30, 2019 the applicant provided the missing items and granted a total extension of 153 days to ORS 227.178; this extension grants a final action date of January 13, 2020. The general land use submittal requirements were included with this application. These standards are met.

Section 31.073 Action of the Community Development Director and City Engineer on Architectural Review Plans.

(1) Except as provided in subsection (4), the Community Development Director and City Engineer shall issue final decisions for Expedited Architectural Review Plan Applications, on the Architectural Features and Utility Facilities, respectively, of the proposed Architectural Review Plan. Architectural Reviews shall be conducted as limited land use decisions. Decisions shall be made in accordance with TDC 31.074. The decision of the City Engineer on the Utility Facilities portion of the proposed Architectural Review Plan may be made after the Community Development Director issues a decision, provided the decision is made in accordance with this section.

(2) Each decision shall be one of the following:

(a) approval

(b) approval with conditions

(c) denial, or

(d) except for Expedited Architectural Review Plan Applications, a request for review by the Architectural Review Board of the Architectural Features as described in subsection (4) or a request for review by the City Council of the Utility Facilities of an Architectural Review.

(3) The Architectural Features and Utility Facilities decision shall include findings of fact and conclusions for the particular aspects of the decision, based upon applicable criteria. At a minimum,

the decisions shall identify the Architectural Review Plan, the applicant or a person to be contacted on behalf of the applicant, the date of the decision, the decision, and any time frame and conditions to which the decision is subject.

(4) When the Community Development Director determines that a complete application for a proposed development raises a substantial question over Code requirements, size, location or complexity and is likely to raise concern from a substantial portion of nearby property owners or residents, the Community Development Director may request the Architectural Review Board review the Architectural Features of the proposal without the Director first reaching a decision. The Architectural Review Board shall conduct a de novo hearing in accordance with quasi-judicial evidentiary hearing procedures in TDC 31.077. This applies to all Architectural Reviews except for an Expedited Architectural Review Plan Application which shall not be the subject of a public hearing, and Architectural Reviews meeting the requirements of TDC 73.030(2). The Community Development Director shall prepare a report for presentation to the Architectural Review Board, which may include a recommendation on Board action. In this case the City Engineer shall make a decision on the Utility Facilities within 14 calendar days after the Architectural Review Board adopts a final order that approves or approves with conditions the Architectural Features and, unless otherwise required by the City Council, after any review has been completed by the City Council.

Finding:

Pursuant to TDC 73.030, multi-family projects of 100 units or more are to be reviewed by the Architectural Review Board in accordance with TDC 31.077. The Architectural Features of AR 18-0007 are subject to Architectural Review Board decision, with findings to applicable code sections addressed within this staff report. The Utility Facilities decision was processed as a separate Type-II action. With Condition of Approval A2, these standards are met.

Section 31.074 Architectural Review Application Review Process.

(1) Architectural Review shall be conducted as a limited land use decision in accordance with this section and other applicable sections.

(2) Once the Architectural Features and Utility Facilities portions of an Architectural Review application are deemed complete by the Community Development Director and the City Engineer respectively, written notice of the application shall be provided to:

- (a) recipients pursuant to TDC 31.064(1); and**
- (b) potentially affected governmental agencies such as: school districts, fire district, where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation and where the project site would access a County road or otherwise be subject to review by the County, then the County, and Clean Water Services.**
- (c) ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property.**

(3) The notice provided in TDC 31.074(2) shall:

- (a) state the nature of the application and the proposed use, if known;**
- (b) state the applicable decision criteria by TDC section for the decision;**
- (c) state the street address or other easily understood geographical reference to the subject property;**
- (d) state the date, place and time where comments are due and that comments are due no later than 5:00 p.m. on the 14th calendar day after the notice was mailed;**
- (e) state that issues which may provide the basis for a request for review to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal;**

- (f) state that notice of the decision will be provided only to those persons who submitted written comments in accordance with this section;**
- (g) state the name of a City representative to contact and the telephone number where additional information may be obtained;**
- (h) state that copies of all evidence submitted by the applicant are available for review and can be obtained at cost ; and**
- (i) briefly summarize the local decision making process for the limited land use decision being made.**
- (j) state a railroad-highway grade crossing provides or will provide the only access to the subject property.**

(4) Failure of a person or agency identified in TDC 31.074(2) to receive the notice required in TDC 31.074(2) shall not invalidate any proceeding in connection with the application provided the City can demonstrate by affidavit that notice was given in accordance with this section.

(5) Parties who received notice of application in accordance with TDC 31.074(2) shall submit written comments to City offices no later than 5:00 p.m. on the 14th calendar day after the notice was mailed in order for comments to be considered.

(6) Approval or denial of a limited land use decision shall be based upon and accompanied by a brief statement that:

- (a) explains the criteria and standards considered relevant to the decision;**
- (b) states the facts relied upon in issuing the decision; and**
- (c) explains the justification for the decision based on the criteria, standards and facts set forth.**

(7) Notice of the decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with TDC 31.074(5) when the decision is made by staff. If the Architectural Review Board makes the initial decision, then anyone who testified orally or in writing at the public hearing shall be provided the notice of decision, in addition to those persons listed above. The notice shall include an explanation of rights to request a review of the decision.

(8) Requests for reviews can be filed as specified in TDC 31.075, and shall follow TDC 31.076.

Finding:

After the applicant requested the application be deemed complete per ORS 227.128, notice was sent to potentially affected agencies on April 16, 2019. A second courtesy notice was sent to the agencies after receipt of missing application materials on September 4, 2019. Public notice for the Architectural Review Board hearing and Utilities Facilities review concerning AR 18-0007 was mailed by city staff on October 15, 2019, and contained the information required by this section. A final decision and any appeal will follow the requirements of this section. These standards are met.

Section 31.077 Quasi-Judicial Evidentiary Hearing Procedures.

(1) A hearing under these procedures provides a forum to apply standards to a specific set of facts to determine whether the facts conform to the applicable criteria and the resulting determination will directly affect only a small number of identifiable persons. Except as otherwise provided, the procedures set out in this section shall be followed when the subject matter of the evidentiary hearing would result in a quasi-judicial decision.

(2) Notice of hearing shall be provided by regular first class mail to the following:

[...]

- (i) recipients pursuant to TDC 31.064(1);**
- (ii) members of the hearing body;**
- (iii) the following government agencies: school districts, fire district, where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation and where the project site would access a county road or otherwise be subject to review by the county, then the county; and**

(iv) persons who have indicated in writing their desire to participate in the process on a particular application, and

(3) For purposes of identifying property owners to receive notification of hearing, the names and addresses of the owner or owners of record (fee title) as shown in the current, or within 30 days of a completed application, computer roll of the County Assessor shall be used. Preparation of the list of property owners shall be the applicant's responsibility and shall be prepared by one of the following persons: a land title company, a land use planning consultant authorized by the State of Oregon to conduct business in the State, a registered architect, landscape architect, engineer, surveyor or attorney, or where the City is the applicant, the Community Development Director. The list of property owners shall be updated not less than every 90 days by the applicant, until a final decision is rendered.

(4) Failure of a person or agency to receive a notice, shall not invalidate any proceeding in connection with the application, provided the City can demonstrate by affidavit that required notice was given.

(5) Notice of a hearing shall:

(a) Explain the nature of the application and the proposed use or uses which could be authorized;

(b) list the applicable criteria from the TDC and other ordinances that apply to the application at issue;

(c) set forth the street address or other easily understood geographical reference to the subject property;

(d) state the date, time and location of the hearing;

(e) state that failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient detail and clarity to enable a decision maker to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue;

(f) include the name of the particular City representative to contact and the telephone number where additional information may be obtained;

(g) state that a copy of the application, all evidence submitted by the applicant documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;

(h) state that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost;

(i) include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings;

(j) if the development application includes another request or application clearly state and describe the type of request or application.

(6) The person chairing the hearing shall follow the order of proceedings set forth in subsection (7) of this section. These procedures are intended to provide all interested persons a reasonable opportunity to participate in the hearing process and to provide for a full and impartial hearing on the application before the body. Questions concerning the propriety or the conduct of a hearing shall be addressed to the chair with a request for a ruling. Rulings from the chair shall, to the extent possible, carry out the stated intention of these procedures. A ruling given by the chair on such question may be modified or reversed by a majority of those members of the hearing body present and eligible to vote on the application before the body.

(7) The procedures to be followed by the chair in the conduct of the hearing are as follows:

(a) A statement by or on behalf of the chair of the nature of the application, a general summary of these procedures, whether the decision of the body is a final decision, and the nature of the available appeal procedures within the City, if any. In addition to the foregoing and for hearings conducted before the City Council only, the statement shall include the list of the applicable substantive criteria, the requirement that testimony and evidence must be directed toward the criteria or other plan or land use regulations which the person believes to apply and that failure to raise an issue with sufficient detail and clarity to afford the decision maker and the parties an

opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.

(b) A request that all hearing body members announce any potential conflict of interest, bias or ex parte contacts.

(c) Allow for consideration of challenges to a hearing body member's right to sit in the consideration of the application. Any such challenge shall be entertained only if the person making the challenge has delivered to the member challenged and the hearing, a statement of intent to challenge and the hearing body "chair," at least 48 hours prior to the hearing, a statement of intent to challenge the person setting forth with particularity the reasons and authority for such challenge. A copy of the statement of intent to challenge with proof that the "chair" and challenged member have been served shall be served upon the City Recorder at least 24 hours prior to the hearing. If due to information made public in accordance with subsection (7)(b) of this section, a person wishes to challenge a member's right to sit notwithstanding their failure to properly file, the hearing body, by majority vote, may decide to entertain such challenge.

(d) Presentation of the City staff report.

(e) Proponent's case.

(f) Other testimony or evidence in support of the application.

(g) Opponent's case.

(h) Other testimony or evidence against the application.

(i) Testimony or evidence concerning the application which by its nature is neither in favor nor against.

(j) Rebuttal, limited to comments on evidence in the record.

(k) Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing.

(l) If additional documents or evidence is provided in support of the application less than seven days prior to the hearing, any party shall be entitled to a continuance of the hearing.

(m) Close of hearing and deliberation. The body's deliberations may include questions directed to City staff, comments from City staff, or inquiries in paragraph (1) of this subsection, if new evidence, conditions or modifications not presented in the staff report or raised during the public hearing are raised after the close of the hearing, the hearing can be reopened and an opportunity shall be presented for any person to comment on or rebut that evidence or information.

(n) Except as provided in TDC 31.076(3) for the Architectural Review Plan decisions, the hearing body shall make a tentative oral decision or continue the matter to a time certain. If the body deems it necessary or advisable it may at any time prior to the adoption of a written order reopen the hearing and direct that additional evidence be presented on the entire application or only on certain stated issues. Notice of such reopened hearing shall be given in the manner provided by the original notice of hearing. When a hearing record is reopened to admit new evidence or testimony, any person may raise new issues which relate to the new evidence, testimony or criteria for decision making which apply to the matter at issue.

(o) Except as otherwise provided, the hearing body shall, within a reasonable time after making a tentative decision, but not more than ten City business days or the next regular meeting adopt a written order which sets forth with particularity the basis for that decision. The decision shall be based upon the record of the proceeding. A proposed order or report submitted by the City Manager or designee or any other person may be adopted by the hearing body as its written order or findings. Where an application is approved, the terms of the approval shall be specified, including any restrictions and conditions. The written order is the final decision on the application and the date of the order is the date it is signed by the chairperson certifying its approval by the hearing body. No publication or other notice of the final City Council decision shall be required,

however in the case of the Architectural Review Board decision, notice shall be given in accordance with TDC 31.074(3).

(8) The chair may admit and the hearing body may rely on all oral, documentary, physical, and mechanically recorded evidence if it is the kind of evidence on which reasonable persons are accustomed to rely in the conduct of serious affairs. Documentary, physical and mechanically recorded evidence may be admitted in the form of copies or excerpts or incorporated by reference. Evidence that is irrelevant, immaterial or unduly repetitious may be excluded from the hearing.

(9) Following a final decision only by the City Council, a person may request rehearing of the matter, which shall be allowed by the Council only if authorized by all of the Council members present and eligible to vote at the meeting at which the petition for rehearing is considered. Action on the rehearing request or the filing of a petition for rehearing shall not be required prior to seeking judicial review. If a rehearing is allowed, then quasi-judicial evidentiary hearing procedures shall apply.

Finding:

Notice for the Architectural Review Board hearing was provided by regular first class mail, and contained the information required by this section. The Architectural Review Board will follow the hearing requirements set forth by this section. These standards are met.

Section 31.075 Effective Date of Decision.

(1) The decisions of the Community Development Director and the City Engineer on the Architectural Features and Utility Facilities respectively or the Architectural Review Board, where the plan is initially reviewed by the Architectural Review Board shall each become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is sought and submitted on a form provided by the City for that purpose.

Finding:

The effective date of the Architectural Features decision will follow the requirements of this section. These standards are met.

Chapter 34: Special Regulations

Section 34.200 Tree Removal on Private Property.

(1) Except as provided in TDC 34.200(3), no person shall remove a tree within the City limits except as follows:

(a) For a tree on private property, the person must first obtain a Tree Removal Permit from the City or obtain approval through Architectural Review [...].

(3) The following exemptions apply to tree removal:

(a) General Exemption. Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit, except when the tree to be removed:

[...]

(iv) Was previously required to be retained under an approved Architectural Review decision.

[...]

Finding:

Tree removal has been included with this application. These standards are met.

Section 34.210 Application for Architectural Review.

(1) Architectural Review. When a property owner wishes to remove trees, other than the exemptions permitted under TDC 34.200(3), to develop property, and the development is subject to Architectural Review approval, the property owner shall apply for approval to remove trees as part of the Architectural Review application process.

- (a) The application for tree removal shall include:**
- (i) A Tree Preservation Site Plan, drawn to a legible scale, showing the following information:[...]. All trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols, except as follows:**
 - (A) Where Clean Water Services (CWS) has issued a Service Provider Letter that addresses the proposed development currently under consideration, and**
 - (B) Where CWS has approved delineation of a “sensitive area” or “vegetated corridor” on the subject property, and**
 - (C) Where CWS has required dedication of an easement that prohibits encroachment into the delineated area, then**
 - (D) All trees located within the CWS required easement need not be individually identified on the Tree Preservation Site Plan if the CWS required easement boundary is clearly illustrated and identified on the Tree Preservation Site Plan.**
 - (ii) A tree assessment prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the approval criteria set forth in TDC 34.230; and arborist’s signature and contact information. The tree assessment report shall have been prepared and dated no more than one calendar year proceeding the date the development application is deemed complete by the City. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located within the CWS required easement need not be included in the tree assessment report.**
 - (iii) All trees onsite shall be physically identified and numbered in the field with an arborist approved tagging system. The tag i.d. numbers shall correspond with the tag i.d. numbers illustrated on the site plan. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located in the CWS required easement need not be tagged.**
- (b) The application for tree removal shall be approved or denied based on the criteria in TDC 34.230.**
- (c) The approval or denial of an application to remove trees shall be a part of the Architectural Review decision.**

Finding:

The applicant has submitted a tree assessment and sufficient documentation (see Exhibit A4) in conjunction with the Architectural Review application. The criteria in TDC 34.230, addressed below, are the basis on approval or denial for tree removal as part of this Architectural Review. These standards are met.

Section 34.230 Criteria.

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

- (1) An applicant must 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 esthetic 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 esthetic 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.

Finding:

The tree assessment recommends removal of 135 trees over 8-inch diameter breast height due to construction impacts or poor health. There are 150 trees to be retained on site. With Conditions of Approval A5 and A6, these standards are met.

Section 34.270 Tree Protection During Construction.

(1) Any tree required to be retained either through Architectural Review, Subdivision or Partition Review, or permit process that will be impacted by nearby construction activities must be protected in accordance with the TDC 73.250(2).

Finding:

There are 150 trees to be retained on site. With Conditions of Approval A5 and A6, these standards are met.

Chapter 43: High Density Residential Planning District (RH)

[...]

Section 43.015 Permitted Density.

Housing density shall not exceed 25 dwelling units per net acre [...]

(1) Where provided by TDC 43.180.

[...]

Finding:

Chapter 31.060 defines "Housing Density" as the number of dwelling units per acre of land, rounded to the nearest whole number. Chapter 1.020 defines "Net Acreage" as the land area within the lot lines of a tax lot after removing land for rights-of-way and tracts. The applicant states that the site is 10.98 net acres on the Fact Sheet included as Exhibit A5. The plan proposes 264 units, at 24 dwelling units per net acre. This standard is met.

Section 43.020 Permitted Uses.

No building, structures or land shall be used and no building or structures shall be erected, enlarged or altered except for the following uses:

(1) Townhouses and multifamily dwellings, including duplexes and triplexes.

[...]

Finding:

Multi-family dwellings are listed as a permitted use in the RH zone. This standard is met.

Section 43.070 Setback Requirements.

Except as otherwise provided, the setbacks for permitted uses are:

(1) The front yard setback is a minimum of [...], 35 feet for 2 ½-story structures, [...] The minimum setback to a garage door shall be 20 feet.

(2) The side yard setback shall be a minimum of 5 feet for 1-story, [...] 12 feet for 2 ½-story structures.
[...]

(4) The rear yard setback is the same as the side-yard setback.

(5) Where buildings are grouped as one project on one tract of land, the minimum distance between two buildings at any given point shall not be less than the sum of the maximum required side yards, computed separately for each building at that point. [...]

(6) Off-street parking and vehicular circulation areas shall be set back a minimum of 10 feet from any public right-of-way or property line. [...]

(8) Except for setbacks abutting property lines in the RL District, the decision authority may allow a reduction of up to 35% of the required front, side or rear yard setbacks, as determined in the Architectural Review process [...]

Finding:

Buildings A-E are three stories and Building F is one story. (1)-(4) The district does not define standards for three story development; therefore the 2.5 foot standard has been applied to Buildings A-E as shown in Table 1 below and on the Site Plan included as Exhibit A3.

(4) The rear property line has been established as the centerline of the Tualatin River. The rear yard setback to the property line is approximately 235 feet and approximately 100 feet to the ordinary high water mark or bank.

(5) The side yard requirement is 12 feet and five buildings are grouped as part of the project. The minimum required distance between buildings is 60 feet, and the minimum proposed is 69.5 feet between Buildings D and E.

(6) Off-street vehicular areas have been set back 40 feet from the Nyberg Lane right-of-way.

(8) A reduction to setback standards is not being sought. These standard are met.

Table 1 – Minimum Setback Requirements			
<i>Yard</i>	<i>Direction</i>	<i>Required</i>	<i>Proposed</i>
Front	South; Bldg A	35 ft	35 ft
Side	East; Bldg C/E	12 ft	23 ft
Side	West; Bldg B	12 ft	12 ft
Rear	North; Bldg F	12 ft	Over 12 ft; See finding

Section 43.080 Projections Into Required Yards.

Cornices, eaves, canopies, decks, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and other similar architectural features may extend or project into a required front and rear yard setback area not more than three feet and into a required side yard not more than two feet, or into the required open space as established by coverage standards in this chapter.

Finding:

This standard is not applicable.

Section 43.100 Structure Height.

(1) Except as otherwise provided, the maximum structure height is 35 feet.

Finding:

Buildings A-E are 34 feet in height and Building F is 13.67 feet in height as illustrated on the Elevation Sheets included as Exhibit A2. This standard is met.

Chapter 73: Community Design Standards

[...]

Section 73.050 Criteria and Standards

(1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:

- (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**

- (b) **The proposed design of the development is compatible with the design of other developments in the general vicinity; and**
- (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 vicinity.**

Finding:

East and west of the proposed development are two existing “garden-style” multifamily residential developments that were constructed in the early 1980s and 1990s. The buildings within the proposed developed are designed with non-linear walls and balconies, variations in materials and colors, and covered or recessed entryways, consistent with the aforementioned adjacent developments.

The proposed site development has been reviewed and deemed to be in conformance with the above standards and compatible with the design of other developments in the general vicinity, subject to the imposition of conditions of approval. This standard is met.

- (2) **In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

Finding:

The proposed development would include utility facilities and/or public utility facilities. These facilities have been reviewed by the City of Tualatin Engineering Division, subject to approval of the Public Facilities Decision. This standard is met.

[...]

- (4) **As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.**

Finding:

The proposal includes tree removal which has been reviewed under the criteria contained in TDC 34.230. This standard is met.

[...]

Section 73.056 Time Limit on Approval

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.

Finding:

If approved, the application will be subject to the above criteria. With Condition of Approval A1, these standards are met.

[...]

Section 73.100 Landscaping and Building Installation and Maintenance

- (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.

Finding:

With Condition of Approval A9, this standard is met.

- (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.

Finding:

With Condition of Approval A9, this standard is met.

Section 73.130 Standards (Community Design)

The following standards are minimum requirements for multi-family and townhouse development:

- (1) Private Outdoor Areas.
 - (a) [...], a separate outdoor area of not less than 80 square feet shall be attached to each ground level dwelling unit. These areas shall be separated from common outdoor areas in a manner which enables the resident to control access from separate to common areas with elements, such as walls, fences or shrubs.
 - (b) [...], a separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias shall be provided for each unit located above the ground level.

Finding:

Separate outdoor areas are proposed for all units, as shown on the Floor Plans included in Exhibit A2. Units located within 2.5 feet of grade have a minimum of 80 square feet of patio space that will be

screened with shrubbery, and above-grade units have a private balcony area of 62 square feet or more. These standards are met.

(2) Entry Areas.

- (a) [...], a private main entry area shall be provided in addition to required private outdoor areas and designed so that they are considered a private extension of each dwelling unit. [...], each entrance area shall be a minimum of 24 square feet in area for each dwelling unit and may be combined to serve more than a single unit, subject to the following minimum area requirements:

[...]

- (iv) Unlimited for four-story and greater and for buildings with dwelling unit entries from interior corridors.

[...]

- (c) Entry areas shall be separated from on-site parking areas and public streets with landscaping, change of grade, low fences, walls or other means that enable the resident to supervise and control access and to retain privacy.

Finding:

All units are accessed from an interior hallway, separate from streets and parking areas. These standards are met.

(3) Shared Outdoor Areas and Children's Play Areas.

- (a) [...], projects with 12 or more dwelling units shall provide year round shared outdoor areas for both active and passive recreation (gazebos and other covered spaces are encouraged to satisfy part of this requirement) totaling not less than 450 square feet per dwelling unit. [...], a minimum of 150 square feet of the 450 square feet shall be provided as a children's play area.

- (b) The shared outdoor and children's play areas shall be located and designed in a manner which:

- (i) Provides approximately the same accessibility to the maximum number of dwelling units possible;
- (ii) Allows residents to watch over these areas from windows in at least two adjacent dwelling units. These windows must provide viewing from the kitchen, living room, dining room or other activity room (bedrooms or bathrooms are not included);
- (iii) Provides a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of 10 feet wide;
- (iv) Controls access to shared outdoor areas from off-site as well as from on-site parking and entrance areas with features such as fencing, walls and landscaping;
- (v) Provides both sunny and shady spots; and
- (vi) Provides a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify).

[...]

Finding:

The project includes 264 units and is required to provide a minimum of 118,800 square feet of shared outdoor area and 39,600 square feet of children's play area. The proposed shared outdoor and children's play areas include shade trees and provides adequate separation near parking areas. Multiple play areas are accessible to the various buildings. With Condition of Approval A3.b., this standard is met.

(4) Safety and Security.

- (a) [...], private outdoor areas shall be separated from shared outdoor areas and children's play areas with elements such as walls, buildings, landscaping, and changes in grade in a manner which enables residents to utilize these areas as an extension of their units.
- (b) Windows shall be located to encourage watching over entry areas, shared outdoor areas, walkways and parking areas.
- (c) An outdoor lighting system shall be provided which facilitates police observation and resident observation through strategic location, orientation and brightness without shining into residential units, public rights-of-way, or fish and wildlife habitat areas.
- (d) An identification system shall be established which clearly orients visitors and emergency services as to the location of residential units. Where possible, this system should be evident from the primary vehicle entryway.

Finding:

At-grade private outdoor areas are separated from shared areas by landscaping as shown on the Landscape Plans, included as Exhibit A3. Each unit includes at least two windows that face out to the common areas as shown on the Floor Plans. The photometric plan notes that moderate illumination is directed to parking areas and pedestrian paths. An identification system will be required to be provided prior to issuance of a Certificate of Occupancy for the proposed buildings. Tualatin Valley Fire and Rescue provided a response to the notice of application as part of Exhibit B. Emergency fire services are predicated on the conditioning of a secondary fire access road and fire access roads that are a minimum width of 26 feet to serve buildings that over 30 feet in height. With Conditions of Approval A3.c. and A3.d., this standard is met.

(5) Service, Delivery and Screening.

- (a) Provisions for postal delivery shall be conveniently located and efficiently designed for residents and mail delivery personnel.
- (b) Safe pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas shall be provided. Elements such as, but not limited to, concrete paths, raised walkways through vehicular areas or bark chip trails will meet this requirement.
- (c) 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.

Finding:

Postal delivery areas are located in the lobbies of Buildings A, B, and C as shown in the Floor Plans in Exhibit A2. Safe pedestrian access is provided throughout the site. Walkways will be required to be raised where they cross vehicular areas and all on and above grade electrical and mechanical equipment will be required to be screened. With Conditions of Approval A3.e.-g., these standards are met.

(6) Accessways.

[...]

- (b) Accessways shall be provided between the development's walkway and bikeway circulation system and all of the following locations that apply:
 - (i) adjoining publicly-owned land intended for public use, including schools, parks, or bike lanes. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;
 - (ii) adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;

[...]

- (c) 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 a vacant 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.

- (d) Accessways for multi-family development shall:**
 - (i) be a minimum of 8 feet in width;**
 - (ii) be 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;**
 - (iii) not have fences or gates which prevent pedestrian and bike access at the entrance to or exit from any accessway; and**
 - (iv) have curb ramps wherever the accessway crosses a curb.**
- (e) 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.**

Finding:

Per subsection (b)(ii) the subject site must provide an accessway consistent with subsection (d) between the development's walkway and bikeway circulation system and Nyberg Lane. Based on the submitted Site Plan (Exhibit A3), an accessway is identified to the east of Building A, connecting the development's walkway and bikeway circulation system with Nyberg Lane.

Staff notes that a public comment was received (Exhibit D) requesting an accessway north of Building C, off-site to the east, connecting to a portion of adjacent Tualatin River Greenway trail. Although there is no arterial or collector street per subsection (b)(1) at this location and no publically-owned land as identified in subsection (b)(i), staff notes that the development includes an extension of the Tualatin River Greenway trail from the subject site to adjacent off-site portions of this trail, to the north (adjacent to Building E). Therefore, staff recommends that no additional connections, other than those proposed within the Site Plan (Exhibit A3) be conditioned. With Condition of Approval 3.h., these standards are met.

- (7) Walkways.**
 - (a) Except for townhouses, walkways for multi-family development shall be a minimum of 6 feet in width and be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**
 - (b) Curb ramps shall be provided wherever a walkway crosses a curb.**

Finding:

As shown on the Site Plan (Exhibit A3), six-foot wide concrete sidewalks are proposed throughout the development. Plans indicate that curb ramps will be provided wherever a walkway crosses a curb. This standard is met.

- (8) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC Chapter 73, does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.**

Finding:

ADA and OSSC standards must be met during the building permit process. This standard is met.

[...]

Section 73.190 Standards –Multi-family Uses.

[...]

(2) Standards - Multi-family Uses.

The following standards are minimum requirements for multi-family and townhouse development.

(a) Storage.

(i) [...] enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:

- (A) 24 square feet for studio and one bedroom units;
- (B) 36 square feet for two bed-room units; and
- (C) 48 square feet for greater than two bedroom units.

(b) Carports and Garages.

(i) If carports and garages are provided for multi-family development, except townhouses, the form, materials, color and construction shall be compatible with the complex they serve.

Table 2 –Storage Requirements		
Unit Type	Units Proposed	Required (sf)
Studio / 1 Bedroom	110	2,640
2 Bedroom	111	3,996
3 Bedroom	43	2,064
Total Minimum Requirement		8,700
Proposed Storage Area		8,663

Finding:

The applicant has proposed a combination of grouped bicycle lockers (Buildings A-E) and partitioned, storage areas (Buildings A-C). As shown in Table 2 above, the proposed storage area square footage does not meet the minimum requirement. The applicant has generally not proposed that these storage areas be attached to the exterior of each unit. Staff notes that while this standard makes sense in the context of a townhome or rowhome style of development, it would be highly impractical if strictly applied to a “garden-style” multifamily development as proposed. Therefore staff has recommended Condition of Approval A3.i. that would require storage units consistent with the above dimensional and square foot requirements, but that allow for the attachment requirement to be substantially satisfied by locating these storage areas within the building of the units for which they are intended to provide storage. Basement floor garages are proposed for Buildings A-C and have been designed to be exposed concrete to remain compatible with the overall building form. With Condition of Approval A3.i., these standards are met.

Section 73.227 Standards

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; [...].

(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units [...]

(2) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential) as well as the area encompassed by other distinct uses. [...]

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

(iv) Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

Finding:

Table 3 - Trash Enclosure Requirements				
Use	Percentage	Units	Applied Rate (sf)	Required (sf)
Multi-family	100%	264	(264-10*5)	1,270
General	N/A	N/A	N/A	50
Total Minimum Requirement				1,320
Proposed Trash and Recyclables Storage Area				2,196.83

Finding:

The applicant has chosen to demonstrate compliance with the minimum standards method. As shown in Table 3 and the Floor Plans included in Exhibit A2, a 1,320 square-foot storage area is required, and the applicant proposes approximately 2,197 square-feet. These standards are met.

(6) Location, Design and Access Standards for Storage Areas.

(a) Location Standards

(i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.

(ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.

(iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.

(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. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).

(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.

Finding:

A single exterior trash enclosure will house both recycling and garbage. The proposed enclosure is outside of all setbacks and easements, in a visible area at the southwest corner of the site. Further, all buildings will have optional concierge trash pick-up service available to residents. Republic Services, the applicable franchise waste hauler, has reviewed the location to confirm that it will be accessible for collection vehicles as indicated as part of Exhibit A5. Vehicle access to the Building B garage and pedestrian access between Buildings B and C may be temporarily obstructed by collection vehicles on days of service. The location is removed from pedestrian circulation areas and vehicle traffic. With Condition of Approval A3.j., these standards are met.

(b) Design Standards

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.**
- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.**
- (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family 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 developments.**
- (iv) Exterior storage areas shall have either a concrete or asphalt floor surface.**
- (v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.**

Finding:

The proposed trash enclosure is 2,197 square feet and can accommodate current collection containers. A ten foot tall CMU enclosure with a gate opening 13 feet wide is proposed to surround the storage area. The CMU wall will further be screened by Waxleaf Privet evergreens as shown in Exhibit A3. Separate pedestrian access is provided. These standards are met.

(c) Access Standards

- (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.**

Finding:

A singular trash enclosure area is being proposed to serve six buildings. Republic Services, the applicable franchise waste hauler, has confirmed that the proposed storage area will be accessible to their hauler trucks and equipment. With Condition of Approval A3.j., these standards are met.

Section 73.240 Landscaping General Provisions

(1) The following standards are minimum requirements.

[...]

- (9) Yards adjacent to public streets, shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.**
- (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.**

Finding:

As shown on the Landscape Plans included with Exhibit A3, all yards are provided with live landscaping. With Condition of Approval A9, these standards are met.

- (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 un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.**

Finding:

Sufficiently dense landscaping is proposed to achieve full coverage within three years. No rock or stone are being proposed as groundcover; however decomposed granite has been identified for soft trail areas. With Condition of Approval A9, this standard is met.

[...]

Section 73.250 Tree Preservation.

- (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 TDC 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. Native trees are encouraged**

- (5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.
- (6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development.

Finding:

There are 150 trees proposed to be retained on site. With Conditions of Approval A3.a., A5, and A6 these standards are met.

73.260 Tree and Plant Specifications

- (1) The following specifications are minimum standards for trees and plants:
 - (a) Deciduous Trees. Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.
 - (b) Coniferous Trees. 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.
 - (c) Evergreen and Deciduous 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.
 - (d) Groundcovers. 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.
- (2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).
- (3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:
 - (a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.
 - (b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.
- (4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.
- (5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:
 - (a) It will not interfere with designated pedestrian or vehicular access; and
 - (b) It will not constitute a traffic hazard because of reduced visibility.

Finding:

The Landscape Legend provided on Sheet L-6, Exhibit A3, illustrates that all proposed trees will be at least the minimum 2" caliper planting size, balled and burlapped. Coniferous trees are specified to be a minimum of 8 feet. Shrubs are proposed between two to five gallons. With Condition of Approval A9 these standards are met.

[...]

Section 73.280 Irrigation System Required

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Finding:

As indicated on General Note 9 of Sheet L-6, all landscape areas will be irrigated with an automatic underground irrigation system. This standard is met.

[...]

Section 73.300 Landscape Standards – Multi-family Uses

All areas within a development, including townhouses, not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas shall be landscaped. Townhouse developments may include hard surfaces in outdoor areas such as patios and storage areas as determined in the Architectural Review process.

Finding:

All areas within the development area that are not occupied by buildings, parking spaces, drive aisles, or pedestrian areas are planned to be landscaped with new plantings. These standards are met.

[...]

Section 73.330 Parking Lot Landscaping - Multi-family Uses

- (1) Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.**
- (2) 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.**

Finding:

All new parking lot trees are deciduous varieties that are capable of providing visibility within the desired vertical range. With Condition of Approval A9, this standard is met.

- (3) A minimum 10-foot landscape setback shall be provided between the property lines and parking areas. This area shall be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights. Trees shall meet the requirements of TDC 73.360(7). Native trees and shrubs are encouraged.**

Finding:

At least 10-feet of landscaping is provided between property lines and parking areas. Conifer trees at 12 feet on center are used in lieu of deciduous trees at 30 feet on center to provide for better screening. Evergreen and deciduous shrubs that will achieve heights in excess of 30 inches are used with the trees to screen headlights. Smaller Varieties of native conifers such as the Virescens Cedar are used due to overhead power line located adjacent to the eastern property line. This standard is met.

- (4) Provide a landscaped transition area of at least 10 feet in width between parking and vehicle circulation areas and buildings and shared outdoor areas. Deciduous shade trees located at not less than 30 feet on center shall be located in this transition area. The trees shall meet the requirements of TDC 73.360(7). Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years. Native trees and shrubs are encouraged.**

Finding:

At least 10-feet of landscaping is provided between vehicular areas and buildings and shared outdoor areas, with Black Gum and Magnifica Hackberry trees at 30 feet on center. This standard is met.

[...]

Section 73.350 Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.

- (1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area (see TDC 73.380(3)). They shall be planted with groundcover or shrubs. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.
- (2) Landscaped island areas with trees shall be a minimum of 5 feet in width (from inside of curb to curb).
- (3) A minimum of one deciduous shade tree shall be provided for every four parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be within 5 feet of the face of a perimeter parking lot curb and shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)).
- (4) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.

Finding:

There are 272 surface parking stalls proposed with the development, requiring 6,800 square feet of landscaping. The Civil Site Analysis included in Exhibit A3 illustrates that 8,600 square feet of landscape area is provided in the parking islands. All islands are greater than five feet wide. Additionally 68 shade trees are required and 101 trees are provided. With Condition of Approval A3.k., these standards are met.

Section 73.370 Off-Street Parking and Loading

(1) General Provisions.

- (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 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.

[...]

Finding:

This project includes a new structure and use. Findings specific to the proposed use are provided below.

- (n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.

- (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. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.
- (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.
- (v) Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.

Finding:

Buildings A-E include an accessible indoor bicycle parking room for a total of 98 long-term bicycle parking stalls. The applicant also states that individual bicycle hooks will also be included within the units. No details or dimensions have not been provided for these facilities or for short-term bicycle parking facilities. With Condition of Approval A3.l., these standards are met.

(2) Off-Street Parking Provisions.

- (a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City. Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii. The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3.

Excerpted from TDC 73.370(2):

Table 4 – Parking Requirements				
Use	Minimum Vehicle Parking Requirements	Minimum Parking Required	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
[...]				
(iii) Multi-family dwellings in complexes with private internal driveways	1.0 space/studio	1.0 * 20 = 20	Developments with four or more units; [...] 1.00 space per unit	100
	1.25 space/1 BDR	1.25 * 90 = 113		
	1.50 space/2 BDR	1.5 * 111 = 167		
	1.75 space/ 3 BDR	1.75 * 43 = 75		

Finding:

As identified above, the mix of unit types requires a total of 375 spaces. 495 stalls are proposed (222 as structured parking and 273 surface spaces). Buildings A-E include bicycle storage rooms with a total of 98 stalls. With Conditions of Approval A3.l.-m., these standards are met.

[...]

Section 73.380 Off-Street Parking Lots

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

- (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 TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.
- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking.
- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. [...] Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.
- (5) Except for parking to serve residential uses, parking areas adjacent to or within residential planning districts or adjacent to residential uses shall be designed to minimize disturbance of residents.

Finding:

As shown on the Site Plan included in Exhibit A3, the proposed parking stalls are dimensioned at 9 feet wide by 18.5 feet long, to meet the Figure 73-1 requirements. There are 34 sub-compact stalls proposed, comprising 9% of required parking. Not more than eight continuous parking stalls are included with this proposal. All stalls are to be constructed with asphalt. With Condition of Approval A3.m., these standards are met.

[...]

- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.

Finding:

The Photometric plan included in Exhibit A3 indicates that lighting will not impact adjacent residential properties, the Nyberg Lane right-of-way, or the Natural Resource Protection Overlay District. This standard is met.

- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
- (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 for pedestrians and vehicular traffic on the site.

Finding:

All parking spaces onsite are accessed entirely on private property and do not require backing motions into the right-of-way. These standards are met.

- (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.**

Finding:

Concrete curbing is provided to prevent cars from encroaching onto adjacent landscaping and pedestrian walkways. This standard is met.

- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.**

Finding:

A minimum of nine ADA parking spaces are required and are thirteen are proposed. This requirement will be reviewed in greater detail during the building permit phase. With Condition of Approval A3.n., this standard is met.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

Based on the application materials and above listed findings demonstrating compliance with the applicable criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 18-0007), subject to the following recommended conditions of approval:

GENERAL:

- A1. This Architectural Review approval expires after two years from the date of issuance unless 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 an extension is granted under the terms of TDC 73.056 or most current revision of the TDC.
- A2. The applicant must comply with the Public Facilities Decision (AR-18-0007) from the City of Tualatin Engineering Division, pursuant to TDC 31.073, or most current revision of the TDC.

PRIOR TO BUILDING PERMIT ISSUANCE:

- A3. The applicant must submit a Final Site Plan Set (in .pdf format) to the Planning Division that is in substantial conformance to the submitted site plans and includes:
 - a. Tree protection fencing and tree protection measures on grading plan as described in Exhibit A4- Attachment 2 and Attachment 6, pursuant to TDC 73.250(2).
 - b. A minimum of 118,800 square feet of shared outdoor area and 39,600 square feet of children's play area, pursuant to TDC 73.130(3). Illustrate dimensions and amenities proposed for both shared outdoor areas and children's play areas as described in TDC 31.060 below:
 - i. Shared outdoor area may include, but is not limited to open lawn areas, gazebos, covered spaces, swimming pool areas, walking trails, and sport recreation fields.
 - ii. Children's play area may include, but is not limited to sand boxes, play structures, hard surface courts, and wading pools.
 - c. An identification system which clearly locates buildings and their entries for patrons and emergency services, pursuant to TDC 73.130(4)(d).
 - d. A secondary fire apparatus road, pursuant to Exhibit B and OFC D106. Fire apparatus roads that serve buildings over 30 feet in height must be a minimum, unobstructed width of 26 feet, pursuant to Exhibit B and OFC D105.1, D105.2.
 - e. Postal delivery areas that are located consistent with TDC 73.130(5)(a).
 - f. Raised pedestrian walkways through vehicular areas, pursuant to TDC 73.130(5)(b). Curb ramps must be provided wherever a walkway crosses a curb, pursuant to TDC 73.130(7)(b).
 - g. A method of screening for any on and above-grade mechanical or electrical equipment, pursuant to TDC 73.130(5)(c).
 - h. A minimum eight-foot wide accessway adjacent to Building A that connects the development's walkway system to the sidewalk adjoining SW Nyberg Lane, pursuant to TDC 73.150(6).
 - i. A minimum of 8,700 square feet of enclosed storage area or 24 square feet for each studio and one-bedroom units, 36 square feet each for two-bedroom units, and 48 square feet

each for three-bedroom units, pursuant to 73.190(2)(a). Storage areas must be a minimum of 6 feet in height.

- j. A minimum of 1,320 square feet of trash storage area, pursuant to TDC 73.227(6). Trash storage areas must be located so that pedestrian or vehicle movement is not obstructed.
 - k. A minimum of 6,800 square feet or 25 square feet per surface parking stall must be improved with landscape island area, pursuant to TDC 73.350. All islands must be greater than five feet in width. A minimum of one shade tree must be provided for every four parking stalls.
 - l. A minimum of 264 covered bicycling parking spaces in the form of lockable enclosures or bike storage rooms, pursuant to TDC 73.370(1)(n) and 73.370(2). Each bicycle space must be six feet long by two feet wide, pursuant to TDC 73.370(1)(o). A five-foot wide bicycle maneuvering area must be provided beside or between each row of bicycle parking with at least a three-foot wide access area, pursuant to TDC 73.370(1)(p) and (q). Maneuvering and access areas must be constructed of concrete, asphalt, or a suitable pervious surface. Bicycle parking areas must be identified with signage as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition), and must be located at the main building entrance and at the location of the bicycle parking facilities, pursuant to TDC 73.370(1)(u).
 - m. A minimum of 375 parking stalls or 1 stall per studio, 1.25 stall per one bedroom, 1.5 stall per two bedrooms, or 1.75 stall per three bedrooms, pursuant to TDC 73.370(2). All parking areas must meet the dimensional standards of 73-1. Parking for sub-compact vehicles must not exceed 35% of the minimum required parking stalls (131 of 375) pursuant to 73.380(2). Parking spaces provided in excess of the required minimum may be compact. Surface parking stalls must not exceed eight continuous spaces without a landscape separation, pursuant to TDC 73.380(3).
 - n. A minimum of nine accessible parking spaces must be provided, pursuant to TDC 73.380(10).
- A4. The applicant must submit Final Color Architectural Elevations (in .pdf format) to the Planning Division that in in substantial conformance to the submitted elevations.

DURING CONSTRUCTION ACTIVITY:

- A5. The applicant must install the tree protection fencing consistent with Condition A3.a. and Section 73.250(2). Please contact the Planning Division to schedule an inspection with a minimum of 48 hours' notice.
- A6. Arborist supervision is required for any construction activity within the critical root zone of trees 1315, 1320, 1321, 1519, 1529, 1530, 1534, 1554, 1594, 2020, 2026, pursuant to TDC 73.250(2).

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- A7. The applicant must construct proposed buildings and all site improvements as illustrated on the approved Final Site Plan and Final Color Architectural Elevations. The applicant must contact the Planning Division for a site inspection at least 72 hours prior to requesting a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division.

THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:

- A8. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A9. All exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, watering, weeding, pruning, and replacement, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100. All plant growth in landscaped areas must be pruned, trimmed or otherwise so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility, pursuant to TDC 73.160(3)(e), 73.260(5), and 73.340(1).
- A10. All mechanical equipment, including rooftop equipment must be screened in accordance with TDC 73.130(5)(c). Prior to approval of a mechanical permit, the applicant or property owner must submit scaled elevations that illustrate screening by a parapet or other method.
- A11. The proposed development must comply with all applicable policies and regulations set forth by the TDC, or most current revision thereto.

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Application and Subject Property Summary

Property Ownership	
Property Owner/Applicant	Nyberg Road Property, LLC. 1200 SW 66 th Ave., Ste. 300 Portland, OR 97225
Applicant's Representative	Ken Sandblast, AICP Westlake Consultants, Inc. 15115 SW Sequoia Pkwy., Ste. 150 Tigard, OR 97224 ksandblast@westlakeconsultants.com
Civil Engineer	Mark Zeman, PE. Westlake Consultants, Inc. 15115 SW Sequoia Pkwy., Ste. 150 Tigard, OR 97224 mzeman@westlakeconsultants.com
Architect	Jennifer Nye William Wilson Architects 1022 SW Salmon St. Portland, OR 97205 nye@wwarchitects.com
Landscape Architect	Chris Freshley Christopher Freshley Landscape Architects 1020 SW Taylor St # 355 Portland, OR 97205 chris@freshleylandscapearchitect.com
Arborist	Todd Prager Teragan & Associates, Inc. 3145 Westview Circle Lake Oswego, OR 97034 todd@teragan.com
Tax Assessment Details	
Tax Maps/Tax Lots	2S124A/2601 and 2600
Site Size	10.99 Gross / 10.98 Net Acres
Site Address	6645 SW Nyberg Ln. Tualatin, OR 97062
Political Boundaries	
City	Tualatin
County	Washington County
Planning Information	
Zoning Designation	RH

Comprehensive Plan Designation	MFR
Citizen Involvement Organization	East Tualatin CIO
Urban Growth Boundary	Inside
Environmental Findings	
Flood Plain (FEMA 100 yr.)	Inside
Watershed	Fanno Creek-Tualatin River
Service Providers	
Fire Protection	Tualatin Valley Fire and Rescue District
Parks	Tigard-Tualatin Aquatic District
School District	Tigard-Tualatin School District
Sewer	Clean Water Services
Water	City of Tualatin
Police	Tualatin Police Department
Sanitary Hauler	Republic Services
Transit District	Tri-County Metropolitan (TriMet)

Application Description

This Application requests an Architectural Review of 5-building apartment complex, totaling 264-units in four buildings, and one aquatics center building on the 10.99 acre subject property located at 6645 SW Nyberg Ln. Tualatin, OR 97062, and identified as Tax Lot 2600 and 2601 of Tax Map 2S124A. The subject property is zoned RH, and has frontage on the existing Nyberg Ln. and Nyberg St. public rights-of-way.

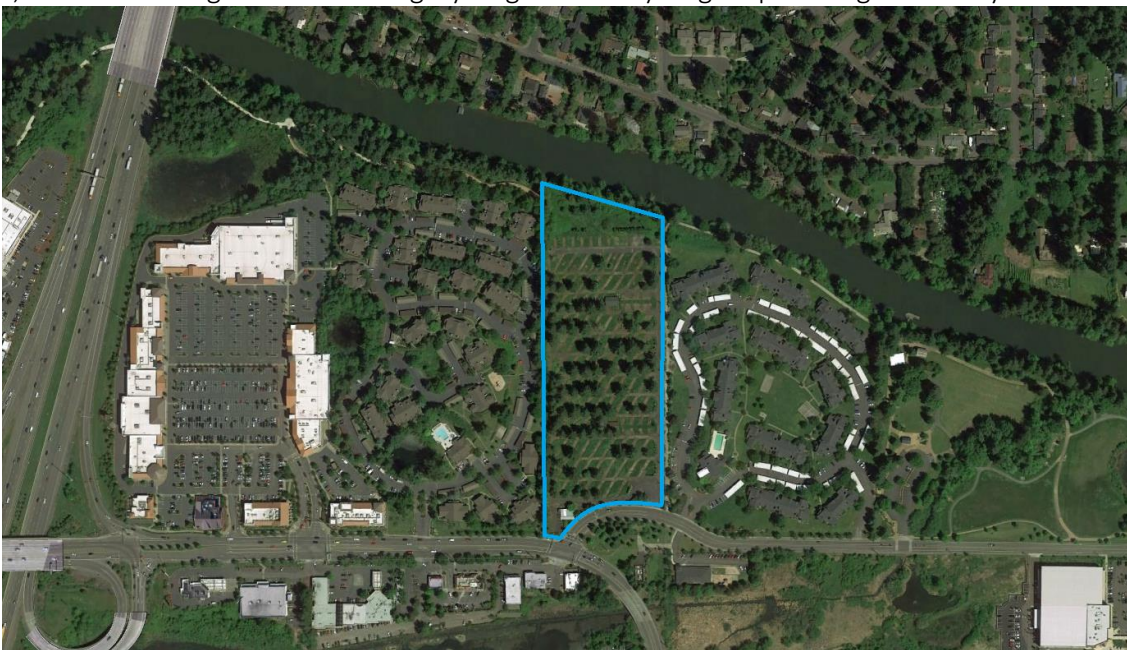


Figure 1: Aerial – Subject Property

Summary of Proposed Improvements

- 4-Building Apartment Complex (total of 264-units)
- 2,456 S.F. Aquatic Center Building
- 46.1% open space including 33.6% landscaping and 31% shared outdoor area including 11% children's play area
- 32-foot wide private driveway, including 32-feet of pavement, providing access to all proposed units, as well as ingress and egress to the existing Nyberg Ln. public right-of-way
- Secondary emergency access is provided to the Forest Rim Apartments to the west of the subject property
- Public sanitary sewer, and water, private stormwater facility and franchise utility services to serve the proposed development.
- Tualatin River Greenway Trail accessway

Existing Conditions

The subject property is 10.99 AC.

The highest elevation of the subject property is approximately 144-feet above mean sea level, along the western property line, approximately midway between the subject property's northern and southern property lines. The highest elevation along the western boundary slopes to the NE at approximately 2%, and slopes to the SE at approximately 2%.

As depicted by *Figure 1: Aerial – Subject Property* of this narrative, the subject property has frontage on the SW Nyberg Ln. and SW Nyberg St. public rights-of-way. As per the City's *Transportation System Plan*, SW Nyberg St. has a functional classification of Major Arterial, and SW Nyberg Ln. has a functional classification of Minor Collector.

There are existing frontage improvements, including standard curbs and gutters, sidewalks, and street trees within landscaping strips along the entirety of the frontage of the subject property.

The subject property is vacant, having previously served as an RV park.

Existing vegetation on the subject property is a mixture of trees and groundcover associated with the RV park previously located on the subject property. An Arborist's Report documenting existing vegetation on the subject property is provided as Exhibit L.

There are no significant natural, cultural or historical resources identified on the subject property.

The 100-year floodplain is identified in a small area at the SE corner of the subject property, and along the Tualatin River at the northern property line.

As per *Figure 73-4 Central Design District* the subject property is not located in the Central Design District (See exhibit R).

As per *Map 9-2: Neighborhood Planning Areas* the subject property is identified as Neighborhood Planning Area No. 5 (See exhibit R).

As per *Map 9-3 Central Urban Renewal Area* the subject property is not located in the Central Urban Renewal Area (See exhibit R).

The subject property is identified by *Map 9-4: Design Type Boundaries* as IN: Inner Neighborhood (See exhibit R).

As per *Map 9-5* the subject property is not identified as having a special commercial setback and commercial services overlay designation (See exhibit R).

As per *Map 71-1* the subject property is not identified as being located within the Wetlands Protection District, the Wetlands Protected Area, the Sweek Pond Management Area, or the Wetlands Fringe Area (See exhibit R).

As per *Map 72-1 Natural Resources Protection Overlay District 9NRPO) and Greenway Locations* the subject property is not identified as within a Natural Resources Protection Overlay District (See exhibit R).

Adjoining Uses and Zoning

As depicted by *Figure 2: City of Tualatin Zoning Map - Subject Property*, the subject property has a zoning designation of RH.

To the north of the subject property is the Tualatin River. To the south of the subject property are the SW Nyberg Ln. and SW Nyberg St. public rights-of-way. To the west of the subject property is the Forest Rim Apartment Complex in the RMH zoning designation. To the east of the subject property is the Stonestrow Apartment Complex in the RMH zoning designation.



Figure 2: City of Tualatin Zoning Map - Subject Property

Access

The subject property has frontage on the existing public rights-of-way, SW Nyberg Ln. and SW Nyberg St. There are no abutting properties which require access from the subject property.

As depicted by the Preliminary Engineering Plan Set provided as Exhibit J, the proposed access point on SW Nyberg Ln. is located in the southeast corner and the same location as the existing driveway to the subject property.

As depicted by the Preliminary Engineering Plan Set provided as Exhibit J, this Application proposes a private driveway entrance with 32-feet of pavement, to provide safe and efficient access to all proposed buildings on the subject property.

Public Facilities and Services

Sanitary Sewer: There is an existing 8-inch sanitary sewer line within the SW Nyberg Ln. public right-of-way which is adequate to serve the development of the subject property. Sanitary sewer will be extended through the subject property to serve the proposed development. Proposed sanitary sewer mains are 8-inches in diameter. A preliminary sanitary sewer design is provided as Sheet P600 of the Preliminary Engineering plan set provided as Exhibit J.

Water Service: Municipal water is available via an existing 8-inch water line within the SW Nyberg Ln. public right-of-way which is adequate to serve the development of the subject property. Water lines will be extended throughout the subject property to serve the proposed development. A preliminary water design is provided as Sheet P600 of the Preliminary Engineering plan set provided as Exhibit J.

Stormwater Management: As depicted by the Preliminary Engineering plan set provided as Sheet P600 of the Preliminary Engineering plan set provided as Exhibit J, there is an existing 10-inch storm drainage line in the SW Nyberg Ln. public right-of-way which is adequate to serve the development of the subject property. Storm drainage lines will be extended through the subject property to serve the proposed development. Stormwater mains a minimum of 10-inches in diameter will direct stormwater runoff to a stormwater facility, located in the SE corner of the subject property. A preliminary stormwater management design is provided as Sheet P600 of the Preliminary Engineering plan set provided as Exhibit J. A Preliminary Storm Drainage Report is provided as Exhibit K.

Streets: The subject property has frontage on the existing SW Nyberg St. and SW Nyberg Ln. public rights-of-way. In satisfaction of the City's *Transportation System Plan* SW Nyberg St. has a functional classification of Major Arterial, and SW Nyberg Ln. has a functional classification of Minor Collector. As depicted by the Preliminary Engineering Plan Set provided as Exhibit J, this Application proposes site access along the subject property's southern boundary on the SW Nyberg Ln. public right-of-way.

As depicted by the Preliminary Engineering Plan Set provided as Exhibit J, this Application proposes a private driveway entrance with 32-feet of pavement, to provide safe and efficient access to all proposed buildings on the subject property.

There are existing frontage improvements, including standard curbs and gutters, sidewalks, and street trees within landscaping strips along the entirety of the frontage of the subject property. As depicted on the Site Plan, an additional 11.5 feet of public right-of-way dedication is projected.

Transit: The existing SW 65th Ave. public right-of-way is currently served by Tri-Met Transit Line No. 76. Stop ID No. 3867 is located on SW 65th Ave. approximately 0.3-miles to the south of the subject property. The existing sidewalk network in the vicinity of the subject property provides safe and efficient access from the proposed development to existing transit facilities in the vicinity of the subject property. Furthermore, SW 65th Ave. and SW Nyberg St. are also served by the Tualatin Red Line Shuttle.

Schools: The subject property is located within the Tigard-Tualatin School District. The subject property is currently located within the Bridgeport Elementary School, Hazelbrook Middle School, and Tualatin High School attendance boundaries.

Police: The subject property is served by the Tualatin Police Department. The Tualatin Police Department is located at 8650 SW Tualatin Rd. Tualatin, OR 97062, approximately 1.5-miles northwest of the subject property.

Fire: The subject property is served by Tualatin Valley Fire & Rescue. Station No. 34 is located at 19365 SW 90th Ct., approximately 1.3-miles to the west of the subject property.

Project Description

Commons on the Tualatin is a proposed apartment multiple building complex on the 10.99 acre waterfront site. The project will include five buildings containing a total of 264 residential units and one aquatic center building. The site includes on-site parking, a leasing office, open spaces, children play areas, an outdoor pool & hot tub deck, and a new public trail connecting the two existing segments of the Tualatin River Greenway.

Building A is located on the south side of the project site. The building is three-stories over a basement level garage parking, with 52 units: 3 studios; 21 one-bedroom units; 15 two-bedroom units; and 13 three-bedroom units.

Building B is located on the east side of the project site. The building is three-stories over a basement level garage parking, with 83 units: 5 studios; 27 one-bedroom units; 39 two-bedroom units; and 12 three-bedroom units.

Building C is located on the west side of the property. The building has the same number of units and configuration as Building B.

Building D is located on the northwest portion of the project site. The building is three-stories on a concrete slab foundation, with 29 units: 5 studios; 6 one-bedroom unit; 12 two-bedroom units; and 6 three-bedroom units.

Building E is located on the northeast portion of the project site. The building is three-stories on a concrete slab foundation, with 17 units: 2 studios; 9 one-bedroom units; and 6 two-bedroom units.

Building F is located nearest the Tualatin River Greenway. The single-story ground level community center building will include a community room with kitchenette, a fitness center, a bike wash area, and a well landscaped deck with a pool and hot tub.

All buildings are connected through an accessible route. Each unit is accessed from an internal circulation corridor and connected to the ground level walkway. The proposed building heights are dimensioned on the building elevation drawings; sheets DR-09, DR-10, DR-11 and DR-12.

Commons on the Tualatin includes 494 parking spaces. 46 spaces are located within Building A garage, 88 in Building B garage, and 88 in Building C garage. 272 stalls are surface-parking distributed throughout the site.

Construction is anticipated to start in spring 2019 and continue for 24 months.

LAND USE APPLICATION REQUEST: ARCHITECTURAL REVIEW

This Application requests Architectural Review of a 5-Building Apartment Complex with aquatic center, totaling 264-units of the 9.38 AC subject property identified as Tax Lot 2601 and 2600 of Tax Map 2S124A0.

In satisfaction of *Section 31.073(1)* and *Section 31.074(1)* Architectural Reviews shall be conducted as limited land use decisions. Decisions shall be made in accordance with *Section 31.074*.

The Applicant attended a Pre-Application Conference with the City on April 4th, 2018. Documentation of the Pre-Application Conference is provided as Exhibit D.

The Applicant hosted a Neighborhood Meeting in compliance with the provisions of *Section 31.063* and *Section 31.064* on May 2nd, 2018. Documentation of the Neighborhood Meeting is provided as Exhibit E.

COMPLIANCE WITH THE CITY OF TUALATIN COMMUNITY DEVELOPMENT CODE

After reviewing the City of Tualatin *Community Development Code*, the Applicant found provisions of the following Sections to be applicable to the proposed development.

PLANNING DISTRICT STANDARDS

Chapter 31 General Provisions

Section 31.020 Classification of Planning District

Section 31.063 Neighborhood/Developer Meetings

Section 31.064 Land Use Applications Notice

Section 31.071 Architectural Review Procedure

Section 31.072 Consideration of Architectural Review Plan

Section 31.074 Architectural Review Application Review Process

Section 31.114 Conformance with Community Plan and Development Code

Chapter 34: Special Regulations

Section 34.210 Application for Architectural Review, Sub-division or Partition Review, or Tree Removal Permit.

Chapter 43 High Density Residential Planning District (RH)

Section 43.015 Permitted Density.

Section 43.020 Permitted Uses.

Section 43.050 Lot Size for Permitted Uses.

Section 43.070 Setback Requirements for Permitted Uses

Section 43.080 Projections Into Required Yards.

Section 43.100 Structure Height.

Section 43.120 Access.

Section 43.140 Floodplain District.

Section 43.160 Community Design Standard.
Section 43.170 Landscape Standards.
Chapter 70: Flood Plain District (FP)
Section 70.200 Alterations to Floodplain, Drainage, or Watercourses.
Chapter 72: Natural Resource Protection Overlay District (NRPO)
Section 72.020 Location of Green-ways and Natural Areas.
Section 72.030 Greenways.
Section 72.056 Vegetated Corridors of Sensitive Areas.
Section 72.060 Development Restrictions in Greenways and Natural Areas.
Section 72.070 General Guidelines for Pedestrian and Bike Paths in Greenways.
Section 72.080 Shift of Density for Residential Development Adjacent to Greenways or Natural Areas.
Section 72.100 Parks Systems Development Charge (SDC) Credit.
Section 72.110 Easements for Pedestrian and Bicycle Access.
Section 72.130 Floodplain District.
Chapter 73 Community Design Standards
ARCHITECTURAL REVIEW APPROVAL
Section 73.040 Architectural Review Plan Approval Required.
Section 73.055 Conditions Placed on Architectural Review Approvals.
Section 73.056 Time Limit on Approval.
LANDSCAPE AND BUILDING MAINTENANCE
Section 73.100 Landscaping Installation and Maintenance.
DESIGN STANDARDS
Section 73.120 Objectives.
Section 73.130 Standards.
Section 73.170 Structure Design – Single-family and Multi-family Uses.
Section 73.180 Objectives – Single-family and Multi-family Uses.
Section 73.190 Standards – Single-family and Multi-family Uses.
Section 73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development.
Section 73.226 Objectives.
Section 73.227 Standards.
LANDSCAPING
Section 73.230 Landscaping Standards.
Section 73.231 Landscape Guide-lines for the Central Design District.
Section 73.240 Landscaping General Provisions.
Section 73.250 Tree Preservation.
Section 73.260 Tree and Plant Specifications.
Section 73.270 Grading.
Section 73.280 Irrigation System Required.
Section 73.290 Re-vegetation in Un-landscaped Areas.
Section 73.300 Landscape Standards - Multi-family Uses.
OFF-STREET PARKING LOT LANDSCAPING
Section 73.320 Off-Street Parking Lot Landscaping Standards.
Section 73.330 Parking Lot Landscaping - Multi-family Uses.
Section 73.350 Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.
Section 73.370 Off-Street Parking and Loading.
Section 73.380 Off-Street Parking Lots.

Section 73.400 Access.

Chapter 74 Public Improvement Requirements.

IMPROVEMENTS

Section 74.120 Public Improvements.

Section 74.130 Private Improvements.

Section 74.140 Construction Timing.

RIGHT-OF-WAY

Section 74.210 Minimum Street Right-of-Way Widths.

EASEMENTS AND TRACTS

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

Section 74.330 Utility Easements.

Section 74.340 Watercourse Easements.

Section 74.350 Tracts.

TRANSPORTATION

Section 74.420 Street Improvements.

Section 74.425 Street Design Standards.

Section 74.440 Streets, Traffic Study Required.

Section 74.450 Bikeways and Pedestrian Paths.

Section 74.470 Street Lights.

Section 74.480 Street Signs.

UTILITIES

Section 74.610 Water Service.

Section 74.620 Sanitary Sewer Service.

Section 74.630 Storm Drainage System.

Section 74.640 Grading.

Section 74.650 Water Quality, Storm Water Detention and Erosion Control.

Section 74.660 Underground.

Section 74.700 Removal, Destruction or Injury of Trees.

Section 74.720 Protection of Trees During Construction.

Section 74.725 Maintenance Responsibilities.

Section 74.740 Prohibited Trees.

Section 74.745 Cutting and Planting Specifications.

Section 74.765 Street Tree Species and Planting Locations.

Chapter 75 Access Management.

Section 75.060 Existing Driveways and Street Intersections.

Section 75.140 Collector Streets.

CITY OF TUALATIN COMMUNITY DEVELOPMENT CODE PLANNING DISTRICT STANDARDS

Chapter 31 General Provisions

Section 31.020 Classification of Planning District

[Omitted for Brevity]

RESPONSE: As depicted by *Map 9-1: Community Plan Map*, the subject property is located within the RH (High Density Residential) zoning district. See Page 1 Exhibit R.

Section 31.063 Neighborhood/Developer Meetings

[Omitted for Brevity]

RESPONSE: In satisfaction of *Section 31.063(1)*, the proposed Architectural Review application is subject to the provisions of *Section 31.063*.

In satisfaction of *Section 31.063(2)*, the Applicant hosted a Neighborhood Meeting in compliance with the provisions of *Section 31.063* and *Section 31.064* on May 2, 2018. Documentation of the Neighborhood Meeting is provided as Exhibit E.

In satisfaction of *Section 31.063(10)*, Exhibit E includes the following documentation: the mailing list for the Neighborhood Meeting notice; a copy of the notice; an affidavit of mailing and posting; the sign-in sheet of participants (the original sign-in sheet is remitted with this Application; and the meeting notes.

Section 31.064 Land Use Applications Notice

[Omitted for Brevity]

RESPONSE: In satisfaction of *Section 31.064* the proposed Architectural Review application is subject to the provisions of *Section 31.063*.

In satisfaction of *Section 31.064(1)*, the Applicant hosted a Neighborhood Meeting in compliance with the provisions of *Section 31.063* and *Section 31.064* on May 2, 2018. Documentation of the Neighborhood Meeting is provided as Exhibit E.

In satisfaction of *Section 31.064(2)*, prior to submittal of this Application to the City, the Applicant posted notice of the proposed development on the frontage of the subject property. In satisfaction of *Section 31.064(2)(c)*, an Affidavit of Posting is provided as Exhibit E.

Section 31.071 Architectural Review Procedure

*(1) An applicant for a building or other permit subject to architectural review, except Level I (Clear and Objective) Single-family Architectural Review, Accessory Dwelling Unit Review, and Sign Design Review, shall discuss preliminary plans with the Community Development Director and City Engineer in a pre-application conference prior to submitting an application. An applicant for Architectural Review of a development in the Central Design District shall conduct a Neighborhood Meeting subject to TDC 31.071(5). An applicant for Architectural Review of a development in other parts of the City shall conduct a Neighborhood/Developer Meeting subject to TDC 31.063. **[NOTE: This application is for Multi-Family Apartment Complex; therefore, the remaining portion of this section, has been omitted for brevity.]***

RESPONSE: In satisfaction of Section 31.071 (1), the Applicant met and discussed preliminary plans with the Community Development Director and City Engineer in a pre-application conference on April 4, 2018. Documentation of the Pre-App meeting is provided as Exhibit D.

(a) The project title;

RESPONSE: In satisfaction of Section 31.071 (a), see Exhibit J, Cover Sheet, P100.

(b) The names, addresses and telephone numbers of the property owners, applicants, architect, landscape architect and engineer;

RESPONSE: In satisfaction of Section 31.071 (b), see Exhibit J, Cover Sheet, P100.

(c) The signatures of the property owners and applicants;

RESPONSE: In satisfaction of Section 31.071 (c), see Exhibit A.

(d) The site address and the assessor's map number and tax lot number;

RESPONSE: In satisfaction of Section 31.071 (d), see Exhibit J, Cover Sheet, P100.

(e) A Service Provider Letter from Clean Water Services indicating a "Stormwater Connection Permit Authorization Letter" will likely be issued;

RESPONSE: In satisfaction of Section 31.071 (e), see Exhibit O, letter of progress from Dr. Martin Schott, pertaining to delineation status.

(f) Any necessary wetland delineations applicable to the site;

RESPONSE: In satisfaction of Section 31.071 (f), see Exhibit O, letter of progress from Dr. Martin Schott, pertaining to delineation status.

(g) Any Fill/Removal Permit issued by the Oregon Division of State Lands and the Army Corps of Engineers;

RESPONSE: In satisfaction of Section 31.071 (g), see Exhibit O, letter of progress from Dr. Martin Schott, pertaining to preliminary delineation status. The applicant anticipates coordination with all affected agencies at the time of building permit coordination.

(h) The application fee as established by City Council resolution;

RESPONSE: In satisfaction of Section 31.071 (h), see Exhibit A.

(i) A site plan, drawn at a scale of 1":10', 1":20' or 1":30', showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped greenways, mixed solid waste and recyclables storage and railroad tracks. A site plan at a scale of 1":40' or 1":50' for larger developments may be substituted for the above stated scales as directed by the Community Development Director. The site plan shall illustrate the location of existing structures, existing facility utilities, and whether they will be retained as part of the project. The site plan shall indicate the location of entrances and exits, pedestrian walkways and the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth, and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided. The site plan shall also indicate conditions and structures on adjacent properties sufficient to demonstrate that the proposed development is coordinated with existing or proposed developments on adjacent properties. Where the applicant proposes to change the existing topography, then a proposed grading plan shall be submitted drawn at a scale of 1":10', 1":20' or 1":30'. Trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level, proposed to be removed and to be retained on site shall be indicated on the grading plan.

RESPONSE: In satisfaction of Section 31.071 (h), see Exhibit J.

(j) A landscape plan, drawn at a scale of 1":10', 1":20' or 1":30', showing the location of existing trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level, proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties and size of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials.

RESPONSE: In satisfaction of Section 31.071 (j), see Exhibit J.

(k) Architectural drawings or sketches, drawn at a scale of 1/16":1', 1/8":1' or 1/4":1', including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Building perspectives may also be needed.

RESPONSE: In satisfaction of Section 31.071 (k), see Exhibit J.

(l) Specifications as to type, color and texture of exterior surfaces of proposed structures.

RESPONSE: In satisfaction of Section 31.071 (l), see Exhibit J.

(m) A public utility facilities plan, drawn at a scale of 1":10', 1":20' or 1":30', showing the location, size and grade of all existing and proposed utility facilities, including but not limited to sanitary and storm sewers; water lines and fire hydrants; streets and sidewalks; water quality swales, traffic study information as required by the City Engineer pursuant to TDC 74.440 and other utility facilities as required by the City Engineer. A grading plan at a scale of 1":40' or 1":50' for larger developments may be substituted for the above stated scales as directed by the City Engineer.

RESPONSE: In satisfaction of Section 31.071 (j), see Exhibit J.

(n) Developments in the Central Design District shall provide the Neighborhood Meeting notes and evidence of the notice and posting required in TDC 31.071(5) and shall provide narrative statements considering each of the Design Guidelines in TDC 73.610.

RESPONSE: In satisfaction of Section 31.071 (n), the project is not located within the Central Design District, therefore the above criteria is not applicable, however, the applicant held a neighborhood meeting and has provided notes, see Exhibit E.

(o) A completed City fact sheet on the project.

RESPONSE: In satisfaction of Section 31.071 (o), See Exhibit F.

(p) An 8&1/2" x 11" black and white site plan suitable for reproduction.

RESPONSE: In satisfaction of Section 31.071 (p), See Exhibit J.

(q) A letter from the franchise solid waste and recycling hauler reviewing the proposed solid waste and recyclables method and facility.

RESPONSE: In satisfaction of Section 31.071 (q), See Exhibit I.

(r) A Clean Water Services Service Provider Letter or Pre-screen for the proposed development.

RESPONSE: In satisfaction of Section 31.071 (r), see Exhibit O, letter of progress from Dr. Martin Schott, pertaining to Clean Water Services Service Provider Letter status and expected issuance.

(s) [Not applicable, omitted for brevity]

(t) the information on the Neighbor-hood/Developer meeting specified in TDC 31.063(10).

RESPONSE: In satisfaction of Section 31.071 (t), see Exhibit E.

(u) [Not applicable, omitted for brevity]

(2) Excepting Level I (Clear and Objective) Single-family Architectural Review and clear and objective Accessory Dwelling Unit Review, the applicant shall provide a list of mailing recipients pursuant to TDC 31.064(1).

(3) Excepting Level I (Clear and Objective) Single-family Architectural Review and clear and objective Accessory Dwelling Unit Review, the applicant shall post a sign pursuant to TDC 31.064(2).

RESPONSE: In satisfaction of Section 31.071 (2) and (3), the Applicant hosted a Neighborhood Meeting in compliance with the provisions of Section 31.063 and Section 31.064 on May 2, 2018. Documentation of the Neighborhood Meeting, including the sign and list provided is attached as Exhibit E.

(4) For an application to be approved, it shall first be established by the applicant that the proposal conforms to the Tualatin Development Code, and applicable City ordinances and regulations. For Expedited Architectural Review Plan Applications the application shall describe the manner in which the proposal complies with each of the expedited criterion for an Expedited Application. Failure to conform is sufficient reason to deny the application.

RESPONSE: In satisfaction of Section 31.071 (4), the above and below, along with all attachments, demonstrate how the proposal conforms to the Tualatin Development Code. See page 11 above for a complete list of all Tualatin Community Development Code sections the applicant finds applicable to this application.

(5) Excepting Level I (Clear and Objective) Single-family Architectural Review and clear and objective Accessory Dwelling Unit Review, the applicant shall hold a Neighborhood/Developer meeting pursuant to TDC 31.063 and meet the additional requirement that the Neighborhood/Developer Meeting shall be held within the Central Design District.

RESPONSE: In satisfaction of Section 31.071 (5), the Applicant hosted a Neighborhood Meeting in compliance with the provisions of Section 31.063 and Section 31.064 on May 2, 2018. Documentation of the Neighborhood Meeting is provided as Exhibit E.

Section 31.072 Consideration of Architectural Review Plan

The Architectural Review Plan shall consist of utility facilities and architectural features. Prior to the processing of the Architectural Review Plan, the following shall be completed:

(1) The applicant shall obtain any required use approvals, including but not limited to plan amendments, variances, conditional use permits, Clean Water Services Service Provider Letter, partitions, historic preservation certificate of appropriateness, property line adjustments and preliminary subdivision approvals.

RESPONSE: In satisfaction of Section 31.072(1), This Application does not request a plan amendment, variance, conditional use permit, partition, historic preservation certificate of appropriateness, property line adjustment, or preliminary subdivision approval. The applicant anticipates further coordination with all affected agencies throughout the design and approval process.

This Application acknowledges the provisions of *Section 31.072(2)* through *Section 31.072(6)*.

Section 31.074 Architectural Review Application Review Process

[Omitted for Brevity]

RESPONSE: In satisfaction of Section 31.074, the applicant acknowledges this section of the code is applicable to the application and anticipates further coordination during the review process.

Section 31.114 Conformance with Community Plan and Development Code

No building permit shall be issued by the Building Official for the City of Tualatin for the erection, construction, conversion or alteration of any building or structure or use of land unless the Community Development Director or designee has first determined that such land use, building or structure, as proposed, would comply with the Tualatin Community Plan and Development Code. All applications for building permits shall be accompanied by plans and specifications, drawn to scale, showing the exact sizes and locations on the lot of the building and other structures existing and proposed; the existing and intended use of each building, structure, structures, or part thereof; and such other information as is needed to determine conformance with the Tualatin Community Plan and Development Code. If, during the course of constructing any building or structure, the Building Official determines that such construction activity is in violation of any provision of the Tualatin Community Plan or Development Code, the Building Official is hereby authorized to issue a stop-work order under the applicable provisions of the Uniform Building Code. This remedy is in addition to and not in lieu of any other right or remedy available to the City to enforce the provisions of this ordinance. [Ord. 590-83 §1, 04/11/83; Ord. 699-86 §20, 06/23/86]

RESPONSE: In satisfaction of Section 31.114, this narrative and supporting Exhibits document the proposed development's compliance with all applicable standards of the *Tualatin Community Plan* and *Community Development Code*. Following approval of this Architectural Review Application, the proposed development will be further reviewed during the building permit review and approval process.

Chapter 34: Special Regulations

Section 34.210 Application for Architectural Review, Sub-division or Partition Review, or Tree Removal Permit.

(1) [Omitted for brevity.]

(a) The application for tree removal shall include:

(i) A Tree Preservation Site Plan, drawn to a legible scale, showing the following information: a north arrow; existing and proposed property lines; existing and proposed topographical contour lines; existing and proposed structures, impervious surfaces, wells, septic systems, and stormwater retention/detention facilities; existing and proposed utility and access locations/easements; illustration of vision clearance areas; and illustration of all trees on-site that are eight inches or more in diameter (including size, species, and tag i.d. number). All trees proposed for removal and all trees proposed for preservation shall be indicated on the site plan as such by identifying symbols, except as follows:

(A-D) Not Applicable, omitted for brevity.

RESPONSE: In satisfaction of Section 34.120 (a) i, the applicant has hired a certified arborist to prepare a tree preservation plan in accordance with the provisions of this section. Arborist coordination is anticipated to continue throughout the design and construction permit process. See Arborist Report, Exhibit L.

(ii) A tree assessment prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the approval criteria set forth in TDC 34.230; and arborist's signature and contact information. The tree assessment report shall have been prepared and dated no more than one calendar year proceeding the date the development application is deemed complete by the City. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located within the CWS-required easement need not be included in the tree assessment report.

RESPONSE: In satisfaction of Section 34.120 (a) i, the applicant has hired a certified arborist to prepare a tree preservation plan. The plan includes detailed evaluation of the health and condition of each tree and also identifies the species. Arborist coordination is anticipated throughout the design and construction permit. See Arborist Report, Exhibit L.

(iii) All trees on-site shall be physically identified and numbered in the field with an arborist-approved tagging system. The tag i.d. numbers shall correspond with the tag i.d. numbers illustrated on the site plan. Where TDC 34.210(1)(a)(i)(A) through (D) are applicable, trees located in the CWS-required easement need not be tagged.

RESPONSE: In satisfaction of Section 34.120 (a) i, the applicant has hired a certified arborist to prepare a tree preservation plan. The plan includes arborist approved tree tag numbers which correspond to those shown on the site plan. Arborist coordination is anticipated throughout the design and construction permit. See Arborist Report, Exhibit L.

(b-c) [Omitted for brevity.]

Chapter 43 High Density Residential Planning District (RH)

Section 43.015 Permitted Density.

Housing density shall not exceed 25 dwelling units per net acre, except as set forth below:

(1) Where provided by TDC 43.180.

RESPONSE: In satisfaction of Section 43.050(1), the subject property is 10.99-gross-acres and 10.98 net-acres. The plan proposes 264 residential units for at total of 24 DU, under the total allowable 25 DU for the RH district.

Section 43.020 Permitted Uses.

No building, structures or land shall be used and no building or structures shall be erected, enlarged or altered except for the following uses:

- (1) Townhouses and multi-family dwellings, including duplexes and triplexes.*
- (2) Condominium dwellings constructed in accordance with TDC 40.030(2).*
- (3) Greenways and Natural Areas, including but not limited to bike and pedestrian paths and interpretive stations.*
- (4) Residential homes.*
- (5) Residential facilities.*
- (6) Family day care provider, provided that all exterior walls and outdoor play areas shall be a minimum distance of 400 feet from the exterior walls and pump islands of any automobile service station, irrespective of any structures in between.*
- (7) Sewer and water pump stations and pressure reading stations.*
- (8) Wireless communication facility attached.*
- (9) Wireless communication facility located within 300 feet of the centerline of I-5.*
- (10) Transportation facilities and improvements. [Ord. 824-91, § 4, 2/11/91; Ord. 849-91, § 14, 11/25/91; Ord. 965-96, § 24, 12/9/96; Ord. 979-97, § 15, 7/14/97; Ord. 1025-99, §18, 7/26/99; Ord. 1103-02, 03/25/02]*

RESPONSE: In satisfaction of *Section 43.020(1)* multi-family dwellings are a permitted use in the RH zoning district.

Section 43.050 Lot Size for Permitted Uses.

(1) Except for lots for public utility facilities, natural gas pumping stations and wireless communication facilities which shall be established through the Subdivision, Partition or Lot Line Adjustment process and as otherwise provided, the lot size for a permitted use pursuant to TDC 43.020(1) is:

(a) [Omitted for brevity]

(i) [Omitted for brevity]

(ii) For multiple-family residential purposes on one acre and larger, the minimum lot area shall be 1,742 square feet per dwelling unit.

RESPONSE: In satisfaction of *Section 43.050(1) a ii*, the applicant proposes 264 units on 10.98 net acres or 478,288 SF for a total of 1,811 SF per unit.

(b) Except for townhouses whose minimum average lot width shall be 14 feet, the minimum average lot width shall be 75 feet except on a cul-de-sac, where the minimum lot width shall be 40 feet at the street.

RESPONSE: In satisfaction of *Section 43.050(1)(b)*, the existing lot width of the subject property is approximately 358-feet (greater than 75-feet).

(c) Except for townhouses which shall not occupy more than 90 percent of the lot area, buildings shall not occupy more than 45 percent of the lot area.

RESPONSE: In satisfaction of *Section 43.050(1)(c)*, and as depicted in Exhibit P, Building Areas, the proposed building footprints at basement and first floor levels represent 2.51 Acres or approximately 23% of lot coverage (less than 45%). As depicted

(d) [Omitted for brevity]

(2) [Omitted for brevity]

Section 43.070 Setback Requirements for Permitted Uses

Except as otherwise provided, the set-backs for permitted uses are:

(1) The front yard setback is a minimum of 20 feet for 1-story, 25 feet for 1 1/2-story, 30 feet for 2-story, and 35 feet for 2 1/2-story structures. The front yard setback for townhouses shall be 0-20 feet as determined in the Architectural Review process. The minimum setback to a garage door shall be 20 feet.

RESPONSE: In satisfaction of *Section 43.070(1)*, and as depicted by the enclosed Site Plan provided in Exhibit J, Sheet No. P400, the proposed development would dedicate an 11.5 foot of ROW and front yard setbacks which meet or exceed 35' for the 2.5 story structures.

(2) The side yard setback shall be a minimum of 5 feet for 1-story, 7 feet for 1 1/2-story, 10 feet for 2-story, and 12 feet for 2 1/2-story structures. Where living spaces face a side yard, the minimum setback shall be 10 feet. The side yard setback for townhouses shall be determined in the Architectural Review process.

RESPONSE: In satisfaction of *Section 43.070(2)*, and as depicted by the enclosed Site Plan provided in Exhibit J, Sheet No. P400, the West side of the property faces an adjacent side yard, therefore the minimum setback is ten feet. The proposed development will provide a 12-foot side-yard setback on the West side. There is a 32-foot setback proposed along the Eastern edge of the property, well in excess of the 12' minimum side-yard setback on this property line.

(4) The rear yard setback is the same as the side-yard setback.

RESPONSE: In satisfaction of *Section 43.070(4)*, as directed by *Section 43.070(2)*, and as depicted by Exhibit J, Site Plan, Sheet P400, the proposed development backs up to the Tualatin River. Building height transitions from the single-story club house to the multi-story residential units to maximize viewshed for the surrounding scenic corridor. All buildings exceed ten-foot set-back from the rear property line.

(5) Where buildings are grouped as one project on one tract of land, the minimum distance between two buildings at any given point shall not be less than the sum of the maximum required side yards, computed separately for each building at that point. The minimum distance between two buildings on separate lots for townhouses shall be determined in the Architectural Review process.

RESPONSE: In satisfaction of *Section 43.070(5)*, as depicted by the enclosed Site Plan provided as Sht. No. P400 of Exhibit J, the minimum distance between two buildings within the complex is 71 feet, between Buildings D and E well in excess of the combined total of 24'. See Sht. No. P400 of Exhibit J.

(6) Off-street parking and vehicular circulation areas shall be set back a minimum of 10 feet from any public right-of-way or property line. The setback for such areas for townhouses shall be determined in the Architectural Review process.

RESPONSE: In satisfaction of Section 43.070(6), as depicted by the enclosed Site Plan, Sheet P400 of Exhibit J, paved areas used for vehicular and pedestrian circulation and parking are not occupying the minimum required setback of 10 feet from the property line. See Sht. No. P400 of Exhibit J.

(8) Except for setbacks abutting property lines in the RL District, the decision authority may allow a reduction of up to 35% of the required front, side or rear yard setbacks, as determined in the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas, and provided the following criteria are met:

(a) A portion of the parcel must be:

(i) in the Natural Resource Protection Overlay District (NRPO), or

(ii) in an Other Natural Area identified in Figure 3-4 of the Parks and Recreation Master Plan, or

(iii) in a Clean Water Services Vegetated Corridor; and

(b) The portion of the parcel which meets the applicable criteria set forth in (a)(i), (ii), or (iii) must be placed in a Tract and must meet one of the following ownership criteria:

(i) be dedicated to the City at the City's option, or

(ii) be dedicated in a manner approved by the City to a nonprofit conservation organization, or

(iii) be retained in private owner-ship by the developer. [Ord. 862-92, §11, 3/23/92; Ord. 904-93, §7, 9/13/93; Ord. 965-96, § 28, 12/9/96; Ord. 1025-99, §22, 7/26/99; Ord. 1098-02, 02/11/02; Ord. 1224-06 §9, 11/13/06]

RESPONSE: In satisfaction of Section 43.070(8) a-biii, while a portion of the site has natural resources located upon it, no setback reductions are proposed in this application.

Section 43.080 Projections Into Required Yards.

Cornices, eaves, canopies, decks, sun-shades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and other similar architectural features may extend or project into a required front and rear yard setback area not more than three feet and into a required side yard not more than two feet, or into the required open space as established by coverage standards in this chapter. The distances for such projections for townhouses shall be determined in the Architectural Review process. [Ord. 731-87, § 2, 9/14/87; Ord. 1025-99, §23, 7/26/99]

RESPONSE: In satisfaction of Section 43.080, the only projections into required yards proposed are balconies located on the west side of Building B. Those are projected up to 1.9 feet into the required setback, complying with the maximum of 2 feet. See Exhibit J, Architectural Design Review Plan-set.

Section 43.100 Structure Height.

(1) Except as otherwise provided, the maximum structure height is 35 feet.

RESPONSE: In satisfaction of Section 43.100 (1), proposed building heights are represented on the building elevations drawings, sheets DR-09, DR-10, DR-11, and DR-12 and are below the 35 feet maximum structure height allowed. See Exhibit J, Architectural Design Review Plan-set.

Section 43.120 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to TDC 73.400 and TDC Chapter 75. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by TDC Chapters 71, 72, Figure 3-4 of the Parks and Recreation Master Plan and the Surface Water Management Ordinance TMC Chapter 3-5, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Ord. 872-92, §6, 6/29/92; Ord. 956-96, §31, 1/8/96; Ord. 1025-99, §25, 7/26/99]

RESPONSE: In satisfaction of Section 43.120, the subject property has frontage on the existing SW Nyberg St. and SW Nyberg Ln. public rights-of-way. As depicted by the Preliminary Engineering Plan Set provided as Exhibit J, this Application proposes a private driveway entrance including 32-feet of pavement, to provide safe and efficient access to all proposed buildings on the subject property.

Section 43.140 Floodplain District.

Refer to TDC Chapter 70 below.

RESPONSE: In satisfaction of Section 43.140, applicable provisions of *Chapter 70* are addressed via this narrative (see *Chapter 70* below).

Section 43.160 Community Design Standard.

Refer to TDC Chapter 73 below.

RESPONSE: In satisfaction of Section 43.160, applicable provisions of *Chapter 73* are addressed via this narrative (see *Chapter 73* below).

Section 43.170 Landscape Standards.

Refer to TDC Chapter 73. {Omitted for Brevity}

RESPONSE: In satisfaction of Section 43.170, applicable provisions of *Chapter 73* are addressed via this narrative (see *Chapter 73* below).

Chapter 70: Flood Plain District (FP)

RESPONSE: As depicted on the submitted plan set, there are two areas of the subject site with existing topography below the 100-yr floodplain elevations: (i) along the bank of the Tualatin River in the north area of the property and (ii) a small area in the southeast corner of the property. This application proposes to fill the southeast corner and balance that with equivalent floodplain capacity along the bank in the north area. The total volume involved in the balance is less than 50 cubic yards and will be accomplished as part of the removal of the dog park area within the vegetated corridor along the river bank area of the property. After reviewing Chapter 70, the following sections are found applicable for this application:

Section 70.200 Alterations to Floodplain, Drainage, or Watercourses.

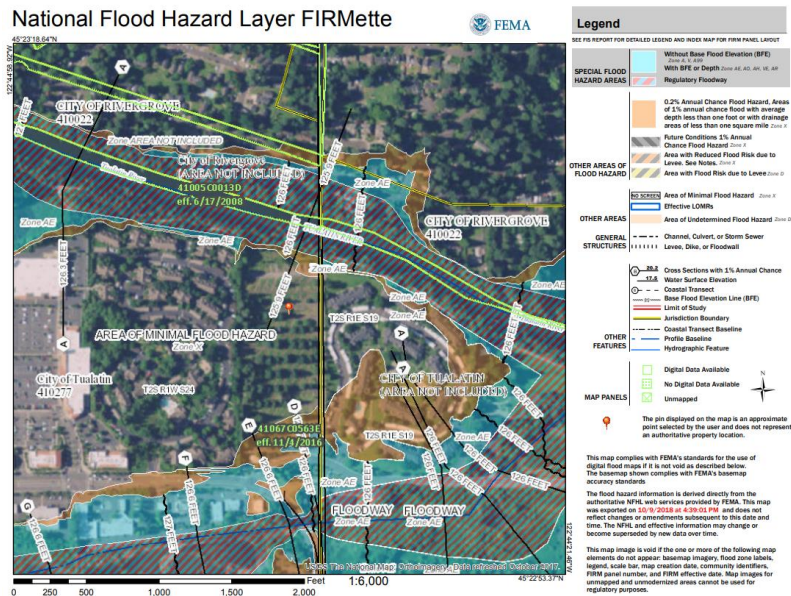
(1) Applicants proposing to increase the Base Flood Elevation by more than one foot or alter a watercourse must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA before any encroachment,

including fill, new constructions, substantial improvement, or other development, in the regulatory floodway is permitted.

RESPONSE: This application does propose any increase to the Base Flood Elevation nor any fill or improvements with the floodway.

Within six months of project completion, an applicant for a Letter of Map Revision (LOMR) must submit a completed application to FEMA and submit evidence to the City that a Letter of Map Revision (LOMR) has been requested that reflects the as-built changes to the Flood Insurance Study (FIS) and/or Flood Insurance Rate Map (FIRM). The applicant must prepare and submit technical data to support the Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) application and pay any processing or application fees to FEMA. [Ord. 1397-16, 10/24/16]

RESPONSE: As provided for in this section, within six months of completion of the balanced cut and fill upon the site, a LOMR application will be submitted by the property owner to FEMA. The Applicant expects a condition of approval to be included that a copy of FEMA approval be provided prior to final occupancy approval by the City.



Chapter 72: Natural Resource Protection Overlay District (NRPO)

Section 72.020 Location of Green-ways and Natural Areas.

(1) The designated significant natural resources are the Greenways and Natural Areas on Map 72-1, which shows the general location of the NRPO District. The general locations of Other [n] Natural Areas are shown on the Recreation Resources Map (Figure 3-4) of the Parks and Recreation Master Plan.

RESPONSE: As depicted on the Map 72-1, the subject site contains a designated Greenway location. The applicant has met with City staff on several occasions to review design and construction of the Greenway pathway and associated improvements upon the subject site. This application proposes construction of a Greenway path.

Section 72.030 Greenways.

(2) Riverbank Greenway (NRPO-GR).

(a) Except as provided in Subsection (b), the NRPO District along the south bank of the Tualatin River, beginning at the City's western Urban Growth Boundary (UGB) and extending to the City's eastern UGB, and along the north bank of the Tualatin River from the northwest corner of Tax Lot 1007 to the southeast corner of Tax Lot 1006, Washington County Tax Map 2S1 24B, shall have a width as measured from a line 40 feet inland from the top of the bank extending to the middle of the river. The top of the bank shall be where the landform called "the bank" changes from a generally up-slope feature to a generally flat feature. The NRPO District shall automatically apply to property annexed to the City, except as provided for in Appendix G to the Parks and Recreation Master Plan.

RESPONSE: The subject site is located within the area of the City defined by this section by being located along the south bank of the Tualatin River. This application proposes to construct the Greenway pathway linking existing Riverbank Greenway on adjacent properties to both the east and west.

Section 72.056 Vegetated Corridors of Sensitive Areas.

Lands subject to these regulations are also subject to the regulations in the Unified Sewage Agency's Design and Construction Standards. [Ord. 947-95, §5, 7/24/95; Ord. 979-97, §37, 7/14/97; Ord. 1070-01 §10, 4/9/01; Ord. 1070-01, 4/09/01]

RESPONSE: As depicted on the submitted site plan set, there is a Clean Water Services (CWS) vegetated corridor located on the subject associated with the Tualatin River. Martin Schott & Associates has completed a natural resources report assessing the existing vegetated corridor condition and a CWS is pending approval confirming compliance with applicable design and construction standards.

Section 72.060 Development Restrictions in Greenways and Natural Areas.

(1) Except as provided in Subsection (2), no building, structure, grading, excavation, placement of fill, vegetation removal, impervious surface, use, activity or other development shall occur within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas.

(2) The following uses, activities and types of development are permitted within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas provided they are designed to minimize intrusion into riparian areas:

(a) Public bicycle or pedestrian ways, subject to the provisions of TDC 72.070.

(c) Except in Wetland Natural Areas, private driveways and pedestrian ways when necessary to afford access between portions of private property that may be bisected by a Greenway or Open Space Natural Area.

(f) Landscaping, when part of a landscape plan approved through the Architectural Review process. City initiated landscape projects are exempt from the Architectural Review process. Landscaping in Greenways and Natural Areas shall comply with the approved Plant List in the Parks and Recreation Master Plan. When appropriate, technical advice shall be obtained from the Oregon Department of Fish and Wildlife, U.S. Soil Conservation Service, or similar agency, to ensure the proposed landscaping will enhance the preservation of any existing fish or wildlife habitats in the vicinity.

RESPONSE: This application proposes construction upon the subject site of a pedestrian and bicycle pathway, including associated amenities and signage, to provide a final linkage City's masterplanned

Greenway corridor along the south bank of the Tualatin River. A landscaping plan is submitted with this application which provides native planting satisfying both City and CWS requirements.

(3) The City may, through the subdivision, conditional use, architectural review, or other development approval process, attach appropriate conditions to approval of a development permit. Such conditions may include, but are not limited to:

- (a) Use of Greenways and Natural Areas for storm drainage purposes;*
- (b) Location of approved landscaping, pedestrian and bike access areas, and other non-building uses and activities in Greenways and Natural Areas;*
- (c) Setback of proposed buildings, parking lots, and loading areas away from the Greenway and Natural Area boundary.*

RESPONSE: As provided for in this section, this Architectural Review application proposes both Greenway improvements and one storm outfall. Appropriate conditions of approval, if any, are expected to be determined through the review and approval process for this application.

(4) Greenways and Natural Areas in which an access easement is owned by the City, but retained in private ownership, shall be maintained by the property owner in their natural state and may only be modified if a landscape and maintenance plan complies with the approved Plant List in the Parks and Recreation Master Plan, and has been approved through the Architectural Review process or by the Parks and Recreation Director when Architectural Review is not required.

RESPONSE: As provided for in this section, this Architectural Review application proposes the Tualatin Greenway pedestrian and bicycle improvements be placed within an easement upon the subject site. The submitted landscaping complies with native planting requirements of both City and CWS.

(5) The Parks and Recreation Director shall be included as a commentor when a development application proposes dedication of Greenway or Natural Area property to the City or when development is pro-posed on Greenway or Natural Areas property maintained by the Parks and Recreation Department. [Ord. 673-85, §2, 8/12/85; Ord. 933-94, §34, 11/28/94; Ord. 947-95, §5, 7/24/95; Ord. 979-97, §38, 7/14/97]

RESPONSE: Prior to submittal of this land use application, the Applicant has met with City staff on three different occasions to specifically review and discuss Greenway construction and improvements. In satisfaction of this subsection, the City Parks Director will be provided an opportunity to review and comment on this application as part of formal land use application review.

Section 72.070 General Guidelines for Pedestrian and Bike Paths in Greenways.

To construct bike and pedestrian paths in greenways, the developer of the path shall adhere to the following guidelines, wherever practicable:

- (1) Incorporate trails into the surrounding topography.*
- (2) Provide viewing opportunities for special vistas, wetlands, and unique natural features.*
- (3) Protect existing vegetation to the greatest extent possible. In wooded areas meander paths through the woods to avoid significant trees. An arborist should be consulted to determine methods for minimizing impact of construction of paths near trees greater than 5 inch caliper as measured 4 feet above-grade.*
- (4) Replant trees in the vicinity where they were removed. Use native species as outlined in the approved plant list incorporated in the Parks and Recreation Master Plan.*

- (5) *Minimize impact on wetland environments. Build paths above wetlands wherever possible. Use boardwalks, bridges or other elevated structures when passing through a wetland. Direct trails away from sensitive habitat areas such as nesting or breeding grounds.*
- (6) *Provide interpretive opportunities along the trail. Use interpretive signage and displays to describe plant and animal species, nesting areas, wildlife food sources, and geologic, cultural and historic features.*
- (7) *Provide amenities along the trail. Place benches, picnic tables, trash receptacles and interpretive signage where appropriate.*
- (8) *Where paths are placed in utility corridors, path design should be coordinated with the City's Engineering and Building Department and Operations Department to allow utility maintenance.*
- (9) *Mitigate surface water drainage near wetlands and streams. Where hard surface trails occur adjacent to wetlands or creeks, provide, when appropriate, an open water system through swales, trench percolation, or on-site detention ponds to prevent erosion and negative impacts.*
- (10) *Incorporate signage. Place properly scaled and sited regulatory and guide signs to instruct users on accessibility, local conditions, safety concerns and mileage information. [Ord. 635-84, §35, 6/11/84 and Ord. 933-94, §35, 11/28/94; Ord. 947-95, §5, 7/24/95]*

RESPONSE: This section contains the guidelines for this application to provide the Greenway construction and improvements on the subject site as practicable. In depicted on the preliminary engineering plan set, the proposed Greenway trail location is incorporated into the existing topography by being located on grade as much as practicable while physically connecting to existing elevated Greenway boardwalks both east and west of the site. Further the proposed pathway avoids significant trees located near the east property line. As depicted on the landscape plan, the Greenway area is proposed to be replant with native species. Final Greenway improvements, including any signage and amenities, will be reviewed and approved by the City during building permit process. A storm outfall is proposed at the northeast corner of the property along the riverbank which is designed to provide both access and mitigation for any construction impacts.

Section 72.100 Parks Systems Development Charge (SDC) Credit.

Ordinance 833-91 establishes a System Development Charge for Parks in residential planning districts. The ordinance contains provisions for credits against the Parks SDC, subject to certain limitations and procedures. Credit may be received up to the full amount of the Parks SDC fee. Dedication of NRPO District Areas, Other Natural Areas or vegetated corridors located within or adjacent to the NRPO District listed in the SDC capital improvement list are eligible for an SDC credit. Dedication and improvement of bicycle and pedestrian paths may also be eligible for an SDC credit. [Ord. 933-94, §39, 11/28/94; Ord. 947-95, §5, 7/24/95; Ord. 979-97, §43, 7/14/97]

RESPONSE: As provided for in this section, the subject site is a residential planning district and this application proposes to receive credit for the full amount of Greenway construction and improvements provided. The details of both Greenway construction and improvements, as well as applicable Parks SDC credit will reviewed and approved by City during building permit processing for Commons on the Tualatin.

Section 72.110 Easements for Pedestrian and Bicycle Access.

In any portion of the NRPO District, the City may, through the subdivision, partition, conditional use, architectural review, or other applicable development approval process, require that easements for pedestrian and bicycle access and maintenance uses be granted as a condition of approval when said easements are necessary to achieve the purposes of the Parks and Recreation Master Plan, Greenways Development Plan, or Bikeways Plan. [Ord. 933-94, §40, 11/28/94; Ord. 947-95, §5, 7/24/95; Ord. 979-97, §44, 7/14/97]

RESPONSE: As provided for in this section, this Architectural Review application proposes the Tualatin Greenway pedestrian and bicycle improvements be placed within an easement upon the subject site. The final configuration of the easement will be determined during the City’s building permit review and approval for Commons on the Tualatin.

Section 72.130 Floodplain District.

In cases where land within the NRPO District is also within the Floodplain District, Chapter 70 , any development permitted by TDC 72.060 shall be subject to the provisions of Chapter 70. [Ord. 933-94, §42, 11/28/94; Ord. 947-95, §5, 7/24/95; Ord. 979-97, §46, 7/14/97]

RESPONSE: There is a portion of the Greenway corridor upon the subject site that contains land below the 100-yr floodplain elevation. This application proposes no Greenway development contained within Subsection 72.060 below the 100-yr floodplain elevation.

Chapter 73 Community Design Standards

ARCHITECTURAL REVIEW APPROVAL

Section 73.040 Architectural Review Plan Approval Required.

[Omitted for brevity.]

Section 73.050 (1), (2), and (3) of this section are not applicable to this application and have been Omitted for Brevity.

(4) As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.

RESPONSE: In satisfaction of Section 73.040 (4), and pursuant to TDC 34.200 and 210, the applicant has contracted with a professional arborist to submit for review an application to remove trees at time of site development. See Exhibit L and below for further details.

(5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).

RESPONSE: In satisfaction of Section 73.040 (5), the applicant acknowledges the Section 73.050 (5) of the code is applicable to the application and anticipates further coordination during the review process. The remaining provision of this Section are not applicable to this application.

Section 73.055 Conditions Placed on Architectural Review Approvals.

[Omitted for brevity.]

RESPONSE: In satisfaction of Section 73.055, the applicant acknowledges this section of the code is applicable to the application and anticipates further coordination throughout the design and review process.

Section 73.056 Time Limit on Approval.

[Omitted for brevity.]

RESPONSE: In satisfaction of Section 73.056, the applicant acknowledges this section of the code is applicable to the application and anticipates further coordination throughout the design and review process.

LANDSCAPE AND BUILDING MAINTENANCE

Section 73.100 Landscaping Installation and Maintenance.

(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.

RESPONSE: In satisfaction of Section 73.100 (1), the project owner will contract with a professional landscape grounds maintenance company on a yearly basis to maintain all exterior landscape.

(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. [Ord. 862-92, § 51, 3/23/92; Ord. 904-93, § 45, 9/13/93]

RESPONSE: In satisfaction of Section 73.100 (1), the project owner will contract with a professional landscape grounds maintenance company on a yearly basis to maintain all exterior landscape.

Section 73.110 Site Planning – Multi-Family Uses

RESPONSE: In satisfaction of Section 73.110, Commons on the Tualatin design will comply with the objectives, standards, and purposes for a multi-family development aligning with the Code of TDC Section 73.020(2).

DESIGN STANDARDS

Section 73.120 Objectives.

All multi-family projects, including townhouses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. Site elements shall be placed and designed, to the maximum extent practicable, to:

(1) Retain and incorporate existing trees and other significant natural features and habitat such as drainage-ways and wetlands.

RESPONSE: In satisfaction of Section 73.120 (1), significant trees are retained wherever possible on-site; see arborist report Exhibit L. Preliminary site analysis identifies no wetlands on-site to be preserved, see Exhibit O. Clean Water Services is the anticipated service provider for the portion of the site along the Tualatin River; see Exhibit G.

(2) Minimize soil removal from the site and grade changes.

RESPONSE: In satisfaction of Section 73.120 (2), the proposed site plan has no development which would be impacted by steep slopes. See Exhibit M, Geotechnical evaluation and Preliminary Engineering Plan Set, Exhibit J Sheet P500.

(3) Minimize the effects of noise and dust pollution on areas surrounding and within the site.

RESPONSE: In satisfaction of Section 73.120 (3), the applicant acknowledges this section of the code is applicable to the project and anticipates coordination with DEQ, CWS and all affected entities throughout the design and approval process.

(4) Create areas for recreation which are suitable for passive and active uses.

RESPONSE: In satisfaction of Section 73.120 (4), the applicant proposes a private clubhouse (Building F) with pool for residents and the site backs up to the Tualatin River Greenway Trail. Recreation areas are designed as inclusive, barrier free opportunities for all people. With both passive and active uses, residents and the public are accommodated in a manner that does not restrict or inhibit adjacent properties. See Exhibit J, Site Plan, Sheet P400.

(5) Provide the opportunity for residents to watch over shared outdoor areas, entry areas and vehicular parking areas through placement and orientation of kitchen or living room windows, or both.

RESPONSE: In satisfaction of Section 73.120 (5), shared outdoor areas, entry areas and vehicular parking areas occur through placement and orientation of kitchen or living room windows are integrated in the Architectural design of the buildings where possible. See Exhibit J, Architecture Design and Review plan set.

(6) Provide protection from adverse climate conditions such as summer overheating and winter storms. Architectural and landscape elements such as porches, trellises, awnings, trees and shrubs including native species, are examples of items which may mitigate these impacts.

RESPONSE: In satisfaction of Section 73.120 (6), porches, trellises, awnings, trees and shrubs including native species, are integrated into the Architectural design of the buildings where possible. See Exhibit J, Landscape Plan, Sheets L1-10.

(7) Parking lot location and design should minimize distances between resident vehicular parking and entry areas while providing a suitable transition in materials and scale between vehicular areas and living areas.

RESPONSE: In satisfaction of Section 73.120 (7), the landscape design is developed in a way that articulates spaces and separates pedestrian paths and outdoor areas from vehicular circulation and parking. It creates a pleasant route for pedestrian and vehicles, breaking up the appearance of paved areas, providing safety, visual aesthetics, and shade to the paths. See Exhibit J, Landscape Plan, Sheets L1-10.

(8) Protect parked vehicles from moving vehicles.

RESPONSE: In satisfaction of Section 73.120 (8), the parking lot design meets all set-back requirement from the main road, see setback requirements Section 43.070. The parked vehicles are separated from the moving vehicles by the provision of a 32-foot drive aisle.

(9) Select and locate plant materials to appropriately articulate space, frame views and vistas, provide seasonal variety, create usable ground surfaces, discourage intrusion into private outdoor areas, and curtail erosion.

RESPONSE: In satisfaction of Section 73.120 (9), See Exhibit J, Landscape Plan, Sheets L1-10.

(10) Provide shade and break up the appearance of large expanses of paved areas.

RESPONSE: In satisfaction of Section 73.120 (10), the applicant proposes to meet all Landscape Island Parking target standards as outlined in Section 73.320. The landscape design is developed in a way that articulates spaces and separates pedestrian paths and outdoor areas from vehicular circulation and parking. See Exhibit J, Landscape Plan, Sheets L1-L10.

(11) Screen vehicular headlights from shining into residential units.

RESPONSE: In satisfaction of Section 73.120 (11), The applicant proposes dense landscaping in planter strips in front of residential units shielding the view of headlights from interior spaces. See Exhibit J, Landscape Plan, Sheets L1-L10.

(12) Screen elements such as mechanical and electrical facilities from view.

RESPONSE: In satisfaction of Section 73.120 (12), all mechanical and electrical facilities will be shielded from view using vegetation, and other finished building materials. See Exhibit J, Landscape Plan, Sheets L1-L10 and Architecture Design Review Plan set.

(13) Avoid barriers to disabled individuals.

RESPONSE: In satisfaction of Section 73.120 (13), the applicant proposes all walkways within the development to be compliant with ADA standards and proposes to meet all ADA parking stall targets. See Exhibit J, Landscape Plan, Sheets L1-L10 and Architecture Design Review Plan set.

(14) Create opportunities for, or areas of, visual and aesthetic interest for occupants and visitors to the site.

RESPONSE: In satisfaction of Section 73.120 (14), the design includes a connection of two segments of the existing Tualatin River Greenway, and incorporates a deck with river view, bringing a greater benefit for the neighborhood. By being connected to the complex, the Greenway offers recreation opportunity for the residents. See Exhibit J Sheet 400.

(15) Provide, protect and maintain visual and physical corridors to adjacent wetlands, waterways, Natural Areas and Greenways.

RESPONSE: In satisfaction of Section 73.120 (15), the site backs up to the Tualatin River Greenway. As part of the planned improvements for the site a viewing platform is proposed off the trail's main walkway. See Exhibit J Sheet 400. Building height decreases as it approaches the scenic corridor.

(16) Provide safe and convenient walk-ways for pedestrians to move from parking areas to building entrances.

RESPONSE: In satisfaction of Section 73.120 (16), the landscape design is developed in a way that articulates spaces and separates pedestrian paths and outdoor areas from vehicular circulation and parking. It creates a pleasant route for pedestrian and vehicles, breaking up the appearance of paved areas, providing safety, visual aesthetics, and shade to the paths. In addition, the design gives privacy for the residential units located on the ground level, while providing views for upper levels units.

(17) Provide and maintain a circulation system of safe and convenient walkways and bikeways that link buildings on the site with adjacent public streets and accessways.

RESPONSE: In satisfaction of Section 73.120 (17), the project includes a connection to the existing Tualatin River Greenway, and incorporates a deck with river view, bringing a greater benefit for the neighborhood. By being connected to the complex, the Greenway offers recreation opportunity for the residents. The design includes safe and convenient walk-ways for pedestrian and vehicles, breaking up the appearance of paved areas. By incorporating visual aesthetics and shade to the paths, the design gives privacy for the residential units located on the ground level, while providing views for upper levels increasing safety. See Exhibit J Sheets L1-L10.

(18) Provide direct and convenient accessways between the development and publicly-owned land intended for general public use; arterial and collector streets where a transit stop and a bike lane is provided or designated; and abutting residential, commercial and semi-public property. Accessways should be designed and located in a manner which does not restrict or inhibit opportunities for developers of adjacent properties to connect with an accessway and which provides continuity from property to property for pedestrians and bicyclists to use the accessway. [Ord. 862-92, §51, 3/23/92; Ord. 895-93, §4, 5/24/93; Ord. 898-93, § 3, 6/4/93; Ord. 979-97, §51, 7/14/97; Ord. 1025-99, §34, 7/26/99; Ord. 1097-02, 2/11/02; Ord. 1224-06 §20, 11/13/06]

RESPONSE: In satisfaction of Section 73.120 (18), the applicant proposes a minimum 6' sidewalk between the main entry and interior sidewalks and internal circulation sidewalks. An 8' connection is planned between the Tualatin Greenway Corridor. Proposed accessways do not restrict or inhibit opportunities for developers of adjacent properties to connect from property to property for pedestrians and bicyclists as the site is surrounded on all sides by walkways. See Exhibit J Sheets L1-L10.

Section 73.130 Standards.

The following standards are minimum requirements for multi-family and townhouse development:

(1) Private Outdoor Areas.

(a) Except within the Central Design District, or within the Mixed Use Commercial Overlay District in which case the Architectural Review process shall determine the appropriate outdoor area, a separate outdoor area of not less than 80 square feet shall be attached to each ground level dwelling unit. These areas shall be separated from common outdoor areas in a manner which enables the resident to control access from separate to common areas with elements, such as walls, fences or shrubs.

RESPONSE: In satisfaction of Section 73.130 Standards (1) a, residential units located on the grade level or within 2.5 feet above grade level have a minimum of 80 square feet each of private balcony space. All units above ground level have a private deck 62 square feet or more each. See Exhibit J Sheets L1-L10.

(b) Except for townhouses, a separate outdoor area of not less than 48 square feet in the form of balconies, terraces, or loggias shall be provided for each unit located above the ground level, except that within the Central Design District or the Mixed Use Commercial Overlay District such outdoor areas may be less than 48 square feet.

RESPONSE: In satisfaction of Section 73.130 Standards (1) b, all units above ground level have a private deck with 62 square feet or above. See Exhibit J, Architect Design and Review plan set.

(2) Entry Areas.

(a) Except as provided in TDC 73.130(2)(b), a private main entry area shall be provided in addition to required private outdoor areas and designed so that they are considered a private extension of each dwelling unit. Except for townhouses, each entrance area shall be a minimum of 24 square feet in area for each dwelling unit and may be combined to serve more than a single unit, subject to the following mini-mum area requirements:

- (i) Two dwelling units for one-story buildings or two-story townhouses (48 square feet).*
- (ii) Four dwelling units for two-story buildings (96 square feet).*
- (iii) Six dwelling units for three-story buildings (144 square feet).*
- (iv) Unlimited for four-story and greater and for buildings with dwelling unit entries from interior corridors.*

RESPONSE: In satisfaction of Section 73.130 Standards (2) a i-iv, each building's entrances; both main and secondary; are separated from vehicular circulation by landscaping and the units are accessed by interior corridors. See Exhibit J, Architect Design and Review plan set.

(b) [Not applicable, omitted for brevity.]

(c) Entry areas shall be separated from on-site parking areas and public streets with landscaping, change of grade, low fences, walls or other means that enable the resident to supervise and control access and to retain privacy.

RESPONSE: In satisfaction of Section 73.130 Standards (2) b and c., parking areas are separated by change in grade and landscaped areas by step up in elevation and low landscape barriers. See site plan Exhibit J, Site Plan, Sheet P400 and Landscape Plan Sheets L1-10.

(3) Shared Outdoor Areas and Children's Play Areas.

(a) Except for townhouses, projects with 12 or more dwelling units shall provide year round shared outdoor areas for both active and passive recreation (gazebos and other covered spaces are encouraged to satisfy part of this requirement) totaling not less than 450 square feet per dwelling unit. Except adult only projects, a minimum of 150 square feet of the 450 square feet shall be provided as a children's play area.

RESPONSE: In satisfaction of Section 73.130 Standards (3) a., the project includes approximately 141,063 square feet of shared outdoor area representing more than 500 square feet per unit. Children play area is represented in 48,960 square feet, which portray more than 180 square feet per unit. See Exhibit J, Civil Site Plan.

(b) The shared outdoor and children's play areas shall be located and designed in a manner which:

(i) Provides approximately the same accessibility to the maximum number of dwelling units possible;

(ii) Allows residents to watch over these areas from windows in at least two adjacent dwelling units. These windows must provide viewing from the kitchen, living room, dining room or other activity room (bedrooms or bathrooms are not included);

(iii) Provides a separation from all entryway and parking areas with a landscaped transition area measuring a minimum of 10 feet wide;

(iv) Controls access to shared outdoor areas from off-site as well as from on-site parking and entrance areas with features such as fencing, walls and landscaping;

(v) Provides both sunny and shady spots; and

(vi) Provides a usable floor surface (material such as lawn, decks, wood chips, sand and hard surface materials qualify).

RESPONSE: In satisfaction of Section 73.130 Standards (3). B i-vi, those areas provide different kind of activities, incorporate shading spots and, when in proximity of vehicular circulation or parking, are protected with a landscape strip of at least 10 feet or a fence/ wall. Outdoor areas, including recreation areas, walkways, vehicular circulation and parking, are observable from decks and activity rooms within the units. See Exhibit J, Architect Design and Review plan set.

(4) Safety and Security.

(a) Except for townhouses, private outdoor areas shall be separated from shared outdoor areas and children's play areas with elements such as walls, buildings, landscaping, and changes in grade in a manner which enables residents to utilize these areas as an extension of their units.

RESPONSE: In satisfaction of Section 73.130 Standards (4). a, outdoor areas, including recreation areas, walkways, vehicular circulation and parking, are observable from decks and activity rooms within the units. An outdoor lighting system is designed to provide enhanced security and visibility and to indirectly illuminate vehicular areas to not disturb residential units with light trespassing. See Exhibit J, Lighting Plan, Sheet LP.

(b) Windows shall be located to encourage watching over entry areas, shared outdoor areas, walkways and parking areas.

RESPONSE: In satisfaction of Section 73.130 Standards (4). B, all proposed windows and balconies are oriented, wherever possible, towards outdoor, entry and walkway areas. See Exhibit J, Architectural Design Review Plan Set.

(c) An outdoor lighting system shall be provided which facilitates police observation and resident observation through strategic location, orientation and brightness without shining into residential units, public rights-of-way, or fish and wildlife habitat areas.

RESPONSE: In satisfaction of Section 73.130 Standards (4). c, an outdoor lighting system is designed to provide more security and visibility and is directed to vehicular areas in order to not disturb residential units. See Exhibit J, Lighting Plan, Sheet LP.

(d) An identification system shall be established which clearly orients visitors and emergency services as to the location of residential units. Where possible, this system should be evident from the primary vehicle entryway.

RESPONSE: In satisfaction of Section 73.130 Standards (4). d, entryway signage shall be provided and building numbers shall be clearly posted, See Exhibit J, Architect Design and Review plan set.

(5) Service, Delivery and Screening.

(a) Provisions for postal delivery shall be conveniently located and efficiently designed for residents and mail delivery personnel.

RESPONSE: In satisfaction of Section 73.130 Standards (5), postal delivery areas are located on buildings A, B, and C, and an accessible and safe route connects them to buildings D and E. See Exhibit J, Architect Design and Review plan set.

(b) Safe pedestrian access from unit entries to postal delivery areas, shared activity areas, and parking areas shall be provided. Elements such as, but not limited to, concrete paths, raised walkways through vehicular areas or bark chip trails will meet this requirement.

RESPONSE: In satisfaction of Section 73.130 Standards (5) b, The proposed accessway for the development is a 32 feet wide two-way asphalt street and the walkways are 6 feet wide with a mix of raised crossings and curb ramps for accessibility. See Exhibit J, Site Plan, Sheet P400.

(c) 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.

RESPONSE: In satisfaction of Section 73.130 Standards (5) c, all above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping. See Exhibit J Landscape Plan, Landscape Plan, Sheets L1-10 and Architect Design and Review plan set.

(6) Accessways.

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

RESPONSE: In satisfaction of Section 73.130 Standards (6) a, the applicant proposes to construct and maintain accessways in accordance with all applicable Tualatin Development Code Provisions. See Exhibit J, Site Plan, Sheet P400.

(b) Accessways shall be provided between the development's walkway and bikeway circulation system and all of the following locations that apply:

(i) adjoining publicly-owned land intended for public use, including schools, parks, or bike lanes. Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland;

- (ii) adjoining arterial or collector streets upon which transit stops or bike lanes are provided or designated;*
- (iii) adjoining undeveloped residential or commercial property; and*
- (iv) adjoining developed sites where an accessway is planned or provided.*

RESPONSE: In satisfaction of Section 73.130 Standards (6) b, the applicant proposes to construct and maintain accessways in accordance with all applicable Tualatin Development Code Provisions. See Exhibit J Site Plan Sheet P400.

(c) 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 a vacant 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.

RESPONSE: In satisfaction of Section 73.130 Standards (6) c, the site is surrounded on all sides by developed parcels with walkway connections on all sides of the site. See Exhibit J Site Plan Sheet P400.

- (d) Accessways for multi-family development shall:*
- (i) be a minimum of 8 feet in width;*
 - (ii) be 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 pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;*
 - (iii) not have fences or gates which prevent pedestrian and bike access at the entrance to or exit from any accessway; and*
 - (iv) have curb ramps wherever the accessway crosses a curb.*

RESPONSE: In satisfaction of Section 73.130 Standards (6) d, the applicant proposes a ten-foot accessway tapering to a six-foot concrete sidewalk from the collector street access and an eight-foot path connects the greenway to the sidewalks internal circulation system. All proposed accessways shall be constructed in accordance with Public Works Construction and ADA codes. There are no proposed gates or fences on the accessway and ADA ramps are planned across each curb crossing. See Exhibit J Site Plan Sheet P400.

(e) 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.

RESPONSE: In satisfaction of Section 73.130 Standards (6) e, proposed outdoor recreation access routes connect the sites accessway to the greenway corridor and to the entryway. See Exhibit J Site Plan Sheet P400.

(7) Walkways.

- (a) Except for townhouses, walkways for multi-family development shall be a minimum of 6 feet in width and be constructed of asphalt, concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.*

RESPONSE: In satisfaction of Section 73.130 Standards (7) a, a six-foot concrete sidewalk connects the development. All proposed accessways shall be constructed in accordance with Public Works Construction and ADA codes. See Exhibit J Site Plan Sheet P400.

(b) Curb ramps shall be provided wherever a walkway crosses a curb.

RESPONSE: In satisfaction of Section 73.130 Standards (7) b, all proposed walkways shall be constructed in accordance with ADA standards. See Exhibit J, Site Plan, Sheet P400.

(8) The Federal Americans With Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC Chapter 73, does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC. [Ord. 725-87, §4, 6/22/87; Ord. 862-92, §51, 3/23/92; Ord. 882-92, §13, 12/14/92; Ord. 895-93, §6, 5/24/93; Ord. 898-93, §4, 6/14/93; Ord. 904-93, §46, 9/13/93; Ord. 947-95, §6, 7/24/95; Ord. 1008-98, §1-5, 7/13/98; Ord. 1025-99, §35, 7/26/99; Ord. 1224-06 §21, 11/13/06; Ord. 1252-08 §1, 2/11/08]

RESPONSE: In satisfaction of Section 73.130 Standards (8), ADA ramps are planned across curb crossings where safe and create a contiguous path throughout the site. See Exhibit J Site Plan Sheet P400.

Section 73.170 Structure Design – Single-family and Multi-family Uses.

(2) Purpose – Multi-family Uses.

The purpose of multi-family, including townhouse, building design objectives and standards is to implement the purposes and objectives of TDC 73.020(2). The objectives and standards are intended to promote functional, safe, innovative and attractive buildings which are compatible with the surrounding environment. This concerns the building form including the articulation of walls, roof design, materials, colors, placement of elements such as windows, doors, mechanical equipment and identification features. [Ord. 862-92, §51, 3/23/92. Ord. 1025-99, §36, 7/26/99; Ord. 1260-08 §7, 5/12/08]

RESPONSE: In satisfaction of Section 73.170 (2), the Commons on the Tualatin offer a functional and innovative design, while being compatible with the surrounding community. Find more information on Section 73.180.

Section 73.180 Objectives – Single-family and Multi-family Uses.

(1) [Not applicable, omitted for brevity.]

(2) Objectives – Multi-family Uses.

All multi-family projects, including town-houses, should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments, such as apartments. Buildings shall be designed, to the maximum extent practicable, to:

- (a) Provide a composition of building elements which responds to function, land form, identity and image, accessibility, orientation and climatic factors.*
 - (b) Enhance energy efficiency through the use of landscape and architectural elements, such as arcades, sun-screens, lattice, trellises, roof overhangs and window orientation.*
 - (c) Create subclusters and stagger unit alignments.*
 - (d) Utilize functional building elements such as carports and garages, balconies, entry areas and sun screens where possible to accomplish unit identity, pride of place and visual diversity.*
 - (e) Give consideration to organization, design and placement of windows as viewed on each elevation. The system may be a variation on a theme or consistent symmetry and must operate in concert with the provision of adequate interior privacy, safety, daylight and ventilation.*
 - (f) Select building materials which contribute to the project's identity, form and function, as well as to the existing site and surrounding natural landscape and development.*
 - (g) Select colors in consideration of lighting conditions under which the structure is viewed, the ability of the material to absorb, reflect or transmit light, and the color's functional role (whether to blend into the environment, express a particular character, discriminate materials, define form and volume or simply as an identification feature such as with color coding).*
 - (h) Minimize disruption of natural site features such as topography, trees and water features.*
- [Ord. 727-87, §7, 7/13/87; Ord. 862-92, §51, 3/23/92; Ord. 1025-99, §37, 7/26/99; Ord. 1097-02, 02/11/02; Ord. 1260-08 §8, 5/12/08]*

RESPONSE: In satisfaction of Section 73.180 (2) a-h, the complex is located between two existing multi-family residential developments. They are compatible to the proposed buildings that are using similar materials, colors, and landscape integration. Commons on the Tualatin will greatly contribute to its surrounding community by connecting two existing sections of the Tualatin River Greenway.

Buildings are designed to create dynamic facades, with non-linear walls and balconies, different materials and colors, and incorporating landscape areas. Each building utilizes fiber cement board siding with a wood tone, white color, and either a blue or red accent color to give identity and unity to the complex. Special detailed corners and entrances utilizes for a more refined look. Two types of railing materials create a visual diversity. The windows vary in size to offer greater views and balance the façade. Materials are expressed on sheet DR-00 and rendered on the elevations on sheets DR-09, DR-10, DR-11, and DR-12.

Section 73.190 Standards – Single-family and Multi-family Uses.

(2) Standards - Multi-family Uses.

The following standards are minimum requirements for multi-family and townhouse development.

(a) Storage.

(i) Except as provided in Subsection (a)(ii), enclosed storage areas are required and shall be attached to the exterior of each dwelling unit to accommodate garden equipment, patio furniture, barbecues, bicycles, etc. Garages are not intended to satisfy storage requirements. Each storage area shall be a minimum of 6 feet in height and have a minimum floor area of:

- (A) 24 square feet for studio and one bedroom units;*
- (B) 36 square feet for two bed-room units; and*
- (C) 48 square feet for greater than two bedroom units.*

RESPONSE: In satisfaction of Section 73.190 (2) a i. A-C, based on the unit mix, Commons on the Tualatin requires 8,741 square feet of storage area. The project exceeds the requirement proposing 9,302 square feet of storage spread throughout all buildings. Each building includes an easily accessible bike storage located on the garage or first floor, with a total of 264 long-term bicycle parking spaces and 16 outdoor

storage racks to accommodate short-term parking needs. An additional 14 storage rooms with secured, private partitions are provided throughout Buildings A, B, and C. Most of the 3-bedroom units have a private storage space within the unit. Calculations are indicated on the cover page DR-00 and rooms are indicated on floor plans.

(b) [Not applicable, omitted for brevity.]

Section 73.225 Mixed Solid Waste and Source Separated Recyclables Storage Areas for New or Expanded Multi-Unit Residential, Including Townhouses, Commercial, Industrial, Public and Semi-Public Development.

RESPONSE: In satisfaction of Section 73.225, mixed solid waste and source separated recyclables storage areas are designed with the objective of bringing comfort to the residents while not disturbing the overall exterior appearance of the complex.

Section 73.226 Objectives.

All new or expanded multi-family, including townhouses, commercial, industrial, public and semi-public projects should strive to meet the following objectives to the maximum extent practicable. Architects and developers should consider these elements in designing new projects. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In the case of conflicts between objectives, the proposal shall provide a desirable balance between the objectives. Townhouses may necessitate a different balancing than multi-family developments such as apartments. Mixed solid waste and source separated recyclable storage areas shall be designed to the maximum extent practicable, to:

(1) Screen elements such as garbage and recycling containers from view.

RESPONSE: In satisfaction of Section 73.226 (1), the compartment will be enclosed and screened from above to mitigate visual impacts.

(2) Ensure storage areas are centrally located and easy to use.

RESPONSE: In satisfaction of Section 73.226 (2), trash and recyclable containers are indicated on a strategic location on the southwest portion of the site providing easy access to residents and haulers. Additionally, buildings A-C have indoor storage and all buildings will have optional concierge trash pick-up service available to residents.

(3) Meet dimensional and access requirements for haulers.

RESPONSE: In satisfaction of Section 73.226 (3), the applicant has provided the Waste Hauler with a proposed plan set and will coordinate to ensure the proposed plan provides accessible, adequate storage space for the project. See Exhibit I.

(4) Designed to mitigate the visual impacts of storage areas.

RESPONSE: In satisfaction of Section 73.226 (4), the compartment will be enclosed and screened from above to mitigate visual impacts.

(5) Provide adequate storage for mixed solid waste and source separated recyclables.

RESPONSE: In satisfaction of Section 73.226 (5), the proposed plan provides adequate storage for mixed solid waste and source separated recyclables. See Section 73.277 below for further description and details.

(6) Improve the efficiency of collection of mixed solid waste and source separated recyclables. [Ord. 898-93, §7, 6/14/93. Ord. 1025-99, §40, 7/26/99; Ord. 1097-02, 2/11/02]

RESPONSE: In satisfaction of Section 73.226 (6), concierge trash collection is also available for the convenience of residents, offering a simple and sanitary service of frequent door-to-door trash and recyclable pick up.

Section 73.227 Standards.

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

RESPONSE: In satisfaction of Section 73.227, the project is following the Minimum Standard Method, meeting the minimum storage areas more fully described below.

(1) [Section 73.227 numbers (1) and (3-5) are not applicable to this application and have been omitted for brevity.]

(2) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

(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.

RESPONSE: In satisfaction of Section 73.227 2 (a) i, this application proposes Multi-family residential housing and associated accessory uses. The proposed storage areas are based upon Multi-family use.

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

RESPONSE: In satisfaction of Section 73.227 2 (a) ii, storage area for all buildings is co-located in the outdoor storage enclosure on the Southwest corner of the site between buildings A and B.

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

RESPONSE: In satisfaction of Section 73.227 2 (a) iii, the storage area is located within an outdoor enclosure area of 2,194 SF. No vertical storage is proposed in-excess of seven feet. See Exhibit J, Architect Design and Review plan set.

(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

RESPONSE: In satisfaction of Section 73.227 2 (a) iv, there are 264 units, the first ten units require 50 SF of space, the remaining 254 units require 5 SF per unit of additional space for a total of 1,320 SF of required storage space. All storage is anticipated to be housed within the 2,194 SF outdoor enclosure.

(3-5) [Not applicable, omitted for brevity.]

(6) Location, Design and Access Standards for Storage Areas. The following location, design and access standards are applicable for storage areas:

(a) Location Standards

(i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.

(ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.

RESPONSE: In satisfaction of Section 73.227 6 (a) i, the storage area for the recyclables is co-located with the storage area for mixed solid waste. The storage area enclosure shall comply with all Building and Fire Code requirements. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.

RESPONSE: In satisfaction of Section 73.227 6 (a) iii, storage areas are centrally located and combined; each unit shall have the opportunity to participate in trash collection services and have access and use of the outdoor storage area. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(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.

RESPONSE: In satisfaction of Section 73.227 6 (a) iv, storage is located outside of the front yard setback and is not adjacent to a public street. See Exhibit I and Exhibit J, Architect Design and Review plan set.

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

RESPONSE: In satisfaction of Section 73.227 6 (a) v, storage areas are centrally located and combined; the enclosure is surrounded by upper level balconies which provide visibility for enhanced security. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).

RESPONSE: In satisfaction of Section 73.227 6 (a) vi, the enclosure area is screened and located adjacent to the site's surface parking. Ample parking is provided for residents in underground garages. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(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.

RESPONSE: In satisfaction of Section 73.227 6 (a) vii, storage area is accessible for collections vehicles, the enclosure is in an off-street parking area which does not obstruct vehicle traffic.

(b) Design Standards

(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.

RESPONSE: In satisfaction of Section 73.227 6 (b) i, all storage is located in a way which accommodates containers consistent with current methods of local collection. Enclosure dimensions and location has been coordinated with the Waste Hauler. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.

RESPONSE: In satisfaction of Section 73.227 6 (b) ii, the storage containers meet Fire code and will be located within an enclosure. See Exhibit I and Exhibit J, Architect Design and Review plan set.

(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.

RESPONSE: In satisfaction of Section 73.227 6 (b) iii, Storage space is screened with enclosure walls. The gate openings have been coordinated with the waste hauler. See Exhibit I and Exhibit J, Architect Design and Review plan set.

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

RESPONSE: In satisfaction of Section 73.227 6 (b) iv, Storage area flooring will be hard surfaced.

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

RESPONSE: In satisfaction of Section 73.227 6 (b) iv, all storage shall be labeled to indicate material accepted.

(c) Access Standards

(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.

RESPONSE: In satisfaction of Section 73.227 6 (c) i, the storage shall be accessible to users and haulers at convenient times.

(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.

RESPONSE: In satisfaction of Section 73.227 6 (c) ii, Storage space openings and dimensions meet minimum standards and are being coordinated with the waste hauler. See Exhibit I.

(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. [Ord. 898-93, §8, 6/4/93]

RESPONSE: In satisfaction of Section 73.227 6 (c) iii, Storage space is screened with enclosure walls. The enclosure area is in an area that ensures minimal backing and adequate turn radius. See Exhibit I and Exhibit J, Architect Design and Review plan set.

LANDSCAPING

Section 73.230 Landscaping Standards.

[Omitted for brevity.]

(1) By encouraging the retention and protection of existing trees and requiring the planting of trees in new developments;

RESPONSE: In satisfaction of Section 73.230 (1), existing site trees will be retained to the extent possible.

(2) By using trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.

RESPONSE: In satisfaction of Section 73.230 (2), extensive tree and shrubs will be planted on site to mitigate environmental impacts.

(3) By using trees and other landscaping materials to define spaces and the uses of specific areas; and

RESPONSE: In satisfaction of Section 73.230 (3), trees and shrubs are used to delineate and define areas on site such as children's play areas and building entries.

(4) Through the use of trees and other landscaping materials as a unifying element within the urban environment. [Ord. 705-86, §6, Sept. 8, 1986]

RESPONSE: In satisfaction of Section 73.230 (1), trees and shrubs are used extensively throughout the project to unify and provide continuity amongst the various site buildings, adjacent properties and Tualatin River.

Section 73.231 Landscape Guide-lines for the Central Design District.

[Omitted for brevity.]

RESPONSE: The applicant acknowledges this section of the code is applicable to the project and anticipates further coordination during the design review process.

Section 73.240 Landscaping General Provisions.

(1-8) [Not applicable, omitted for brevity.]

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

RESPONSE: In satisfaction of Section 73.240 (9), the Landscape yard adjacent to Nyberg Lane will be planted with lawn and trees, existing street trees will remain. See Exhibit J, Landscape Plan, Sheets L1-10.

(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.

RESPONSE: In satisfaction of Section 73.240 (10), The east and west side yards are proposed to be planted with trees, shrubs and groundcover. The north side yard is a Vegetated Corridor planted to CWS standards. There are no future expansion areas on site.

(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 un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

RESPONSE: In satisfaction of Section 73.240 (11), The ground plane of all landscape areas will be covered with either lawn or shrubs and groundcover. All landscape areas can be expected to achieve full coverage within 3 years. All landscape planting soils will be amended In satisfaction of the recommendations of the Soils Laboratory tests.

(12) [Not applicable and omitted for brevity.]

(13) [Not applicable and omitted for brevity.]

Section 73.250 Tree Preservation.

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

RESPONSE: In satisfaction of Section 73.250 (1), Trees to remain are identified on the Tree Preservation plan. See Exhibit L for further details.

(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 TDC 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.

RESPONSE: In satisfaction of Section 73.250 (2) a-f, a consulting arborist has recommended an erect six-foot metal tree protection fence installed around all trees to be preserved. In areas where possible foot traffic may occur near tree drip lines and outside of critical root zones, the arborist will oversee excavation near trees with drip lines outside of protective fencing areas; additionally, six-inches of protective wood chips will be placed over sensitive areas in order to minimize disturbance to existing vegetation. See Exhibit L.

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

RESPONSE: In satisfaction of Section 73.250 (3), all new landscaping under existing trees to remain will be compatible with the existing trees

(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. Native trees are encouraged

RESPONSE: In satisfaction of Section 73.250 (4), new trees that replace existing trees will be similar and complimentary with existing nearby landscape.

(5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

RESPONSE: In satisfaction of Section 73.250 (5), all pruning of existing deciduous trees to remain will be in accordance with the National Arborist Association pruning standards for Shade Trees.

(6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development. [Ord. 904-93, §55, 9/13/93; Ord. 1224-06, §26, 11/13/06]

RESPONSE: In satisfaction of Section 73.250 (6), 100% of all landscape areas under existing trees to remain will apply to the percentage of required landscape development.

Section 73.260 Tree and Plant Specifications.

(1) The following specifications are minimum standards for trees and plants:

(a) Deciduous Trees:

Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

RESPONSE: In satisfaction of Section 73.260 (1) a, deciduous shade and ornamental trees are specified at a minimum of 2-inch caliper. All trees will be B&B or in containers, no bare root trees will be used.

(b) Coniferous Trees.

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.

RESPONSE: In satisfaction of Section 73.260 (1) b, conifer trees are specified at a minimum size of 8-10 feet and will be balled and burlapped. No bare root trees will be used.

(c) Evergreen and Deciduous 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.

RESPONSE: In satisfaction of Section 73.260 (1) c, evergreen and deciduous shrubs are specified at a minimum of 3 Gallon with the majority of shrubs specified as 5-gallon.

(d) Groundcovers.

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.

RESPONSE: In satisfaction of Section 73.260 (1) d, groundcover will be fully rooted and well branched, sizes will range from 4" pot at 12 inches on center to 1 gallon at 30 inches on center. No English Ivy is proposed for this project.

(e) Lawns.

Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

RESPONSE: In satisfaction of Section 73.260 (1) e, lawns will be specified using locally produced Willamette Valley weed free grass seed.

(2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).

RESPONSE: In satisfaction of Section 73.260 (2), landscaping will be installed in accordance with the American Nurserymen Association Standards.

(3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:

(a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.

(b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.

RESPONSE: In satisfaction of Section 73.260 (3) a-b, proposed landscape plant material is locally grown hardy plant material suitable for the local environment. Soil type, spacing, exposure to sun, wind slope, buildings, overhangs and adjacent vegetation are all factors considered in the plant selection.

(4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

RESPONSE: In satisfaction of Section 73.260 (4), all plant material shall be healthy disease-free stock, plant material will be inspected prior to installation and plant material not conforming will be rejected.

(5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

(a) It will not interfere with designated pedestrian or vehicular access; and

(b) It will not constitute a traffic hazard because of reduced visibility. [Ord. 904-93, §57, 9/13/93]

RESPONSE: In satisfaction of Section 73.260 (5) a-b, all landscape plant material will be maintained by a professional landscape maintenance company contracted by the project owner. Site vehicular vision triangles will be maintained.

Section 73.270 Grading.

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

RESPONSE: In satisfaction of Section 73.270 (1), final landscape grading will restore cut and fill areas to provide a suitable base for landscaping.

(2) All planting areas shall be graded to provide positive drainage.

RESPONSE: In satisfaction of Section 73.270 (2), all landscape areas will have positive drainage and will avoid ponding.

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

RESPONSE: In satisfaction of Section 73.270 (3), all soil, water, plant material and mulch will be designed to avoid washing across roadway or walkways.

(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.

RESPONSE: In satisfaction of Section 73.270 (4), surface drainage of impervious surfaces will be directed away from walkways, buildings and outdoor private and shared use areas. There are no surface water quality facilities on site.

Section 73.280 Irrigation System Required.

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system. [Ord. 1025-99, §42, 7/26/99]

RESPONSE: In satisfaction of Section 73.280, the project will be irrigation by a fully automatic underground irrigation system.

Section 73.290 Re-vegetation in Un-landscaped Areas.

The purpose of this section is to ensure erosion protection, and in appropriate areas to encourage soil amendment, for those areas not included within the landscape percentage requirements so native plants will be established, and trees will not be lost.

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

RESPONSE: In satisfaction of Section 73.290 (1), all areas on site will be landscaped.

(2) Plant materials shall be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.

RESPONSE: In satisfaction of Section 73.290 (2), all landscape areas will be irrigated by an automatic underground irrigation system controlled by an automatic controller and monitored by a professional landscape maintenance company.

(3) The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

RESPONSE: In satisfaction of Section 73.290 (3), native and other hardy locally adaptive plant material is specified.

(4) Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity. [Ord. 1224-06 §27, 11/13/06]

RESPONSE: In satisfaction of Section 73.290 (4), all landscape soils will be tested by a soils laboratory and soils will be amended in satisfaction of their recommendations.

Section 73.300 Landscape Standards - Multi-family Uses.

All areas within a development, including townhouses, not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas shall be landscaped. Townhouse developments may include hard surfaces in outdoor areas such as patios and storage areas as determined in the Architectural Review process. [Ord. 1025-99, §43, 7/2/99]

RESPONSE: In satisfaction of Section 73.300, all areas on site will be landscaped.

OFF-STREET PARKING LOT LANDSCAPING

Section 73.320 Off-Street Parking Lot Landscaping Standards.

(1) General Provisions. In addition to the goals stated in TDC 73.110 and 73.140, the goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff and enhance the visual environment. The design of the off-street parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

RESPONSE: In satisfaction of Section 73.320 (1), trees are used extensively throughout the project parking lot to provide a near continuous tree canopy over parking areas reducing glare, heat buildup and providing visual relief. Smaller trees are used at pedestrian walks across drive aisles to emphasize crossings and circulation.

*(2) Application. Off-street parking lot landscaping standards shall apply to any surface vehicle parking or circulation area.
[Ord. 904-93, §59, 9/13/93; Ord. 1224-06 §28, 11/13/06]*

RESPONSE: In satisfaction of Section 73.320 (2), all off-street parking lot landscaping standards are applied to the site design for the surface vehicle parking and circulation areas. See Exhibit J, Landscape Plan, Sheets L1-10.

Section 73.330 Parking Lot Landscaping - Multi-family Uses.

(1) Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.

RESPONSE: In satisfaction of Section 73.330 (1), all areas not used for vehicular parking, maneuvering, buildings or pedestrian walkways are landscaped.

(2) 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.

RESPONSE: In satisfaction of Section 73.330 (2), clear zones and the ends of drive aisles and driveway entries will be maintained between 30 inches and 8 feet.

(3) Except for townhouse lots, a minimum 10-foot landscape setback shall be provided between the property lines and parking areas. This area shall be planted with deciduous trees an average of not more than 30 feet on center and shrubs at least 30 inches in height which provide screening of vehicular headlights. Trees shall meet the requirements of TDC 73.360(7). Native trees and shrubs are encouraged.

RESPONSE: In satisfaction of Section 73.330 (3), a minimum 10-foot setback is provided between property lines and parking. Conifer trees at 12 feet on center are used in lieu of deciduous trees at 30 feet on center to provide for better screening. Evergreen and deciduous shrubs that will achieve heights in excess of 30 inches are used with the trees to screen headlights. Smaller Varieties of native conifers such as the Virescens Cedar are used due to PGE power line height restrictions.

(4) Except for townhouse lots, provide a landscaped transition area of at least 10 feet in width between parking and vehicle circulation areas and buildings and shared outdoor areas. Deciduous shade trees located at not less than 30 feet on center shall be located in this transition area. The trees shall meet the requirements of TDC 73.360(7). Groundcover plants mixed with low shrubs must completely cover the remainder of this area within three years. Native trees and shrubs are encouraged. [Ord. 882-92, §17, 12/14/92. Ord. 1025-99, §44, 7/26/99; Ord. 1224-06 §29, 11/13/06]

RESPONSE: In satisfaction of Section 73.330 (4), Parking stalls, vehicular and pedestrian circulation spaces are offset at least 10 feet from property lines, proposed buildings, and shared outdoor areas by landscaped areas.

Section 73.350 Off-Street Parking Lot Landscape Island Requirements - Multi-Family Uses.

(1) Except for townhouse lots that are not required to have landscape island areas, a minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area (see TDC 73.380(3)). They shall be planted with groundcover or shrubs. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.

RESPONSE: In satisfaction of Section 73.350 (1), 272 number of above ground parking stalls are proposed. Code requires 25 s.f. of landscape per stall for a minimum of 6,800 s.f. 7,999 sf. of landscape is proposed. All islands are protected by curbs. Islands are dispersed throughout the parking lot Islands are planted with Deciduous shade trees and shrubs such as Frontier Elm trees and David Viburnum shrubs. 46 landscape islands are proposed and planted with deciduous shade trees to satisfy the parking lot shade tree requirements.

(2) Landscape island areas with trees shall be a minimum of 5 feet in width (from inside of curb to curb).

RESPONSE: In satisfaction of Section 73.350 (2), landscape islands are a minimum 5 foot inside width

(3) A minimum of one deciduous shade tree shall be provided for every four parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be within 5 feet of the face of a perimeter parking lot curb and shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7).

RESPONSE: In satisfaction of Section 73.350 (3), There are 272 above grade parking spaces requiring 1 tree per 4 stalls or 68 parking lot shade trees. 101 deciduous parking lot shade trees are provided. Parking lot shade trees are within 5 feet of the face of the perimeter parking lot curb.

(4) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged. [Ord. 882-92, §19, 12/14/92; Ord. 904-93, §62, 9/13/93; Ord. 1025-99, §45, 7/26/99; Ord. 1224-06 §31, 11/13/06]

RESPONSE: In satisfaction of Section 73.350 (4), trees and shrubs will achieve 90 percent coverage within three years.

Section 73.370 Off-Street Parking and Loading.

(1) General Provisions.

(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.

RESPONSE: The site is located outside of the Central Design District area. With a total of 20 studio units, 90 one-bedroom units, 111 two-bedroom units, and 43 three-bedroom units, the minimum number of required vehicular parking spaces is 375. The number of required bicycle spaces is a minimum of one space per unit. The proposed complex design offers a total of 490 vehicular parking stalls. Each proposed building includes

an accessible indoor bicycle parking room. Combined, all five rooms will have 119 long-term bicycle parking stalls, the remaining 145 bicycle parking will be accommodated by placing individual hooks within units. In addition, 16 outdoor bicycle racks have been provided to accommodate short-term bicycle parking needs. All minimum parking design guidelines are met as described throughout this narrative and demonstrated in Exhibit J, Site Plan, Sheet P400.

(b) [Not applicable and omitted for brevity.]

(c) Except where otherwise specified, the floor area measured shall be the gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading.

RESPONSE: In satisfaction of Section 73.370 (1) c, floor area square footage is broken out by building use including Multi-family residential and Community Clubhouse. See Exhibit P.

(d) Where employees are specified, the term shall apply to all persons, including proprietors, working on the premises during the peak shift.

RESPONSE: In satisfaction of Section 73.370 (1) d, adequate parking has been provided, see section 73.370 for further details. See section 73.370 for further details.

(e) Calculations to determine the number of required parking spaces and loading berths shall be rounded to the nearest whole number.

RESPONSE: In satisfaction of Section 73.370 (1) e, parking space calculations have been rounded to the nearest whole number.

(f) [Not applicable, omitted for brevity.]

(g) [Not applicable, omitted for brevity.]

(h) [Not applicable, omitted for brevity.]

(i) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site. The parcel upon which parking facilities are located shall be in the same ownership as the structure.

RESPONSE: In satisfaction of Section 73.370 (1) i, all parking is located on the subject site.

(j) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business.

RESPONSE: In satisfaction of Section 73.370 (1) j, storage and vehicle spaces have been separated and adequately provided.

(k) [Not applicable and omitted for brevity.]

(l) [Not applicable and omitted for brevity.]

(m) [Not applicable and omitted for brevity.]

(n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored, and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.

RESPONSE: In satisfaction of Section 73.370 (1) n, both long and short-term bicycle parking will be provided. See section 73.370 for further details.

(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.

RESPONSE: In satisfaction of Section 73.370 (1) o-q, short and long-term bicycle parking shall conform to the standards contained within this section.

(r) Required bicycle parking shall be in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.

RESPONSE: In satisfaction of Section 73.370 (1) r, all long-term bicycle parking areas are provided indoors and shall have adequate lighting with no impact to street or habitat areas. Short-term bicycle parking is located near the entrance of buildings and shall comply with all standard lighting practices as outlined in Section 73.380 (6) and in conformance with all public works design and construction standards.

(s) Long-term bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

RESPONSE: In satisfaction of Section 73.370 (1) s, long-term bicycle parking is provided in secure and accessible locations. See Exhibit J, Architect Design and Review plan set.

(t) [Not applicable and omitted for brevity.]

(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.*

RESPONSE: In satisfaction of Section 73.370 (1) u, signage shall be provided in all appropriate locations.

(v) *Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.*

RESPONSE: In satisfaction of Section 73.370 (1) v, bicycle spaces shall be provided at a nominal charge.

(w) [Not applicable and omitted for brevity.]

(x) [Not applicable and omitted for brevity.]

(2) *Off-Street Parking Provisions.*

(a) *The following are the minimum and maximum requirements for off-street motor vehicle parking in the City, except for minimum parking requirements for the uses in TDC 73.370(2)(a) (Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv) within the Core Area Parking District (CAPD). Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3. The following are exempt from calculation of maximum parking requirements: parking structures; fleet parking; parking for vehicles for sale, lease or rent; car/vanpool parking; dedicated valet parking; and user-paid parking.*

USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
(iii) Multi-family dwellings in complexes with private internal driveways	1.0 space/studio,	None	Developments with four or more units; none required if a garage is provided as an integral element of a unit; otherwise 1.00 space per unit	100
	1.25 space/1 bedr.,			
	1.50 space/2 bedr.,			
	1.75 space/3= bedr.			
	in addition to garage			

RESPONSE: In satisfaction of Section 73.370 (2) a, with a total of 20 studio units, 90 one-bedroom units, 111 two-bedroom units, and 43 three-bedroom units, the minimum required number of parking spaces is 375 spaces. The complex offers a total of 490 parking stalls. Each proposed building includes an accessible indoor bicycle parking room, with a total of 98 stalls.

Section 73.380 Off-Street Parking Lots.

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.

RESPONSE: In satisfaction of Section 73.380 (1), All other parking spaces are regular 9 feet wide and 18.5 feet deep. Applicable code requires a minimum of 7 accessible spaces, while the project includes 13 accessible parking stalls, 6 of which are covered. See Exhibit J Site Plan Sheet P400.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.

RESPONSE: In satisfaction of Section 73.380 (2), the site plan includes 34 sub-compact parking spaces, which are 8.5 feet wide and 15 feet deep, representing 12% of the total of off-street parking stalls. All other surface level parking spaces are regular 9 feet wide and 18.5 feet deep. See Exhibit J Site Plan Sheet P400.

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.

RESPONSE: In satisfaction of Section 73.380 (3), All vehicle circulation and parking areas are proposed to be developed in asphalt, separated by landscape areas by curbs and wheel bumpers. The maximum of continuous parking spaces without landscape separation is 8 stalls. See Exhibit J, Site Plan, Sheet P400.

(4) Parking lot drive aisles shall be constructed of asphalt or concrete, including pervious concrete. Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.

RESPONSE: In satisfaction of Section 73.380 (4), all on site drive aisles are two-way traffic with a minimum of 24 feet. All vehicle circulation and parking are going to be developed in asphalt, separated by landscape areas by curbs and wheel bumpers.

(5) [Not applicable and omitted for brevity.]

(6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.

RESPONSE: In satisfaction of Section 73.380 (6), the applicant's lighting shall comply with this section. See Exhibit J, Lighting Plan.

(7) [Not applicable and omitted for brevity.]

(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.

RESPONSE: In satisfaction of Section 73.380 (8), all on site drive aisles are two-way traffic with a minimum of 24 feet. All vehicle circulation and parking are going to be developed in asphalt, separated by landscape areas by curbs and wheel bumpers.

(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.

RESPONSE: In satisfaction of Section 73.380 (9), all on site drive aisles are two-way traffic with a minimum of 24 feet. All vehicle circulation and parking are going to be developed in asphalt, separated by landscape areas by curbs and wheel bumpers.

(10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.

RESPONSE: In satisfaction of Section 73.380 (10), All other parking spaces are regular 9 feet wide and 18.5 feet deep. Local code requires a minimum of 7 accessible spaces, while the project includes 13 accessible parking stalls, 6 of which are covered.

(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. [Ord. 882-92, §22, 12/14/92; Ord. 904-93, §68, 69 and 70, 9/13/93; Ord. 920-94, §22, 4/11/94; Ord. 956-96, §38, 1/8/96; Ord. 1224-06 §34, 11/13/06; Ord. 1354-13 §14, 02/25/13]

RESPONSE: In satisfaction of Section 73.380 (11), all on site drive aisles are two-way traffic with a minimum of 24 feet.

Section 73.400 Access.

(1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

RESPONSE: In satisfaction of Section 73.400 (1), See Exhibit J for how the proposed project meets access management and spacing standards as provided by this section TDC and TDC Chapter 75. The applicant acknowledges the applicability of this section and anticipates further coordination during the review process.

(2) [Not applicable and omitted for brevity.]

(3) [Not applicable and omitted for brevity.]

(4) [Not applicable and omitted for brevity.]

(5) [Not applicable and omitted for brevity.]

(6) Except as provided in TDC 53.100, all ingress and egress shall connect directly with public streets. [Ord. 882-92, § 24,12/14/92]

RESPONSE: In satisfaction of Section 73.400 (6), all ingress and egress to the site directly connects with Nyberg Lane, which is a public street.

(7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

RESPONSE: In satisfaction of Section 73.400 (7), all ingress and egress drive aisles within the site are 50 feet or less from the landing of the dwelling units. See Exhibit J Sheet P400.

(8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

RESPONSE: In satisfaction of Section 73.400 (8), existing sidewalks are installed along the public right of way; additionally, a sidewalk connecting to the street frontage is proposed, see Exhibit J Sheet P400.

(9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

RESPONSE: In satisfaction of Section 73.400 (9), the applicant acknowledges the provisions of this section and anticipates further coordination during the architectural review process as required.

(10) Minimum access requirements for residential uses:

(a) [Not applicable and omitted for brevity.]

(b) Ingress and egress for multi-family residential uses shall not be less than the following:

Dwelling Units	Minimum Number Required	Minimum Width	Walkways, Etc.
50-499	1	32 feet	6-foot walkway, 1 side only; curbs required
	or		
	2	24 feet	

RESPONSE: In satisfaction of Section 73.400 (10) b, the applicant proposes a 32-foot wide paved drive aisle with 6-foot walkway on one side and curbs on both sides. See Exhibit J Sheet P400.

(13) [Not applicable and omitted for brevity.]

(14) Maximum Driveway Widths and Other Requirements.

(a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.

RESPONSE: In satisfaction of Section 73.400 (14) a, the applicant proposes a 32-foot wide paved drive entrance with 6-foot walkway on one side and curbs on both sides. See Exhibit J Sheet P400.

(b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).

RESPONSE: In satisfaction of Section 73.400 (14) b, the applicant proposes a 32-foot wide paved drive entrance with 6-foot walkway on one side and curbs on both sides. See Exhibit J Sheet P400.

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

RESPONSE: In satisfaction of Section 73.400 (14) c, the applicant proposes a 32-foot wide paved drive entrance with 6-foot walkway on one side and curbs on both sides. See Exhibit J Sheet P400.

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. Distances listed shall be measured from the stop bar at the intersection.

(a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

RESPONSE: In satisfaction of Section 73.400 (15) a, the proposed drive entrance is approximately 250 feet from the stop bars at the existing Nyberg Lane intersection to the beginning of the driveway. See Exhibit J Sheet 400.

(b-d) [Not applicable and omitted for brevity.]

(16) Vision Clearance Area.

(a) [Not applicable and omitted for brevity.]

(b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see Figure 73-2 for illustration).

RESPONSE: In satisfaction of Section 73.400 (16) b, the proposed site access is at the same location as the existing access drive entrance. All proposed landscape will be designed and installed with sufficient set-back distance from the intersection. See Exhibit J, Site Plan, Sheet P400.

(c) Vertical Height Restriction - Except for connection items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see Figure 73-2 for illustration).

RESPONSE: In satisfaction of Section 73.400 (16) c, the proposed site access is taken from existing improvements. All existing landscape was designed and installed with sufficient set-back distance from the intersection. See Exhibit J, Site Plan, Sheet P400.

(17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers. [Ord. 895-93 §3, 5/24/93; Ord. 945-95, 5/8/95; Ord. 1025-99, §7, 7/26/99; Ord. 1026-99 §97, 8/9/99; Ord. 1103-02, 3/25/02; Ord. 1096-02, 1/28/02; Ord. 1354-13 §16, 02/25/13]

RESPONSE: In satisfaction of Section 73.400 (17), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. See Exhibit J, Site Plan, Sheet P400.

Chapter 74 Public Improvement Requirements.

IMPROVEMENTS

Section 74.120 Public Improvements.

(1) Except as specially provided, all public improvements shall be installed at the expense of the applicant. All public improvements installed by the applicant shall be constructed and guaranteed as

to workmanship and material as required by the Public Works Construction Code prior to acceptance by the City. No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

RESPONSE: In satisfaction of Section 74.120 (1), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. See Exhibit J, Site Plan, Sheet P400.

(2) In accordance with the Tualatin Basin Program for fish and wildlife habitat the City intends to minimize or eliminate the negative affects of public streets by modifying right-of-way widths and street improvements when appropriate. The City Engineer is authorized to modify right-of-way widths and street improvements to address the negative affects on fish and wildlife habitat. [Ord. 895-93, 5/24/1993; Ord. 1224-06 §35, 11/13/06]

RESPONSE: In satisfaction of Section 74.120 (2), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. See Exhibit J, Site Plan, Sheet P400.

Section 74.130 Private Improvements.

All private improvements shall be in-stalled at the expense of the applicant. The property owner shall retain maintenance responsibilities over all private improvements. [Ord. 895-93, 5/24/1993]

RESPONSE: In satisfaction of Section 74.130, the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The property owner shall maintain all access easements.

Section 74.140 Construction Timing.

(1) All the public improvements required under this chapter shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.

RESPONSE: In satisfaction of Section 74.140 (1), the applicant anticipates further coordination throughout the design and approval process.

(2) All private improvements required under this chapter shall be approved by the City prior to the issuance of a Certificate of Occupancy; or for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations. [Ord. 895-93, 5/24/1993]

RESPONSE: In satisfaction of Section 74.140 (2), the applicant anticipates further coordination throughout the design and approval process.

RIGHT-OF-WAY

Section 74.210 Minimum Street Right-of-Way Widths.

The width of streets in feet shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way shall not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

(1) [Not applicable, omitted for brevity.]

(2) For development applications other than subdivisions and partitions, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width, the

additional right-of-way necessary to comply with TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G of the Tualatin Community Plan shall be dedicated to the City for use by the public prior to issuance of any building permit for the proposed development. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

RESPONSE: In satisfaction of Section 74.210 (1), the proposed site access is located at the same point as the existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

(3) For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant shall be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form shall be obtained from the City Engineer and upon completion returned to the City Engineer for acceptance by the City. On subdivision and partition plats the right-of-way dedication shall be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication shall be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

RESPONSE: In satisfaction of Section 74.210 (3), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

(4) If the City Engineer deems that it is impractical to acquire the additional right-of-way as required in subsections (1)-(3) of this section from both sides of the center-line in equal amounts, the City Engineer may require that the right-of-way be dedicated in a manner that would result in unequal dedication from each side of the road. This requirement will also apply to slope and utility easements as discussed in TDC 74.320 and 74.330. The City Engineer's recommendation shall be presented to the City Council in the preliminary plat approval for subdivisions and partitions, and in the recommended decision on all other development applications, prior to finalization of the right-of-way dedication requirements.

RESPONSE: In satisfaction of Section 74.210 (4), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

(5) Whenever a proposed development is bisected by an existing or future road or street that is of inadequate right-of-way width according to TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G, additional right-of-way shall be dedicated from both sides or from one side only as determined by the City Engineer to bring the road right-of-way in compliance with this section.

RESPONSE: In satisfaction of Section 74.210 (5), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

(6) When a proposed development is adjacent to or bisected by a street proposed in TDC Chapter 11, Transportation Plan (Figure 11-3) and no street right-of-way exists at the time the development is proposed, the entire right-of-way as shown in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G shall be dedicated by the applicant. The dedication of right-of-way required in this subsection shall be along the route of the road as determined by the City.[Ord. 895-93, 5/24/1993; Ord. 933-94 §50, 11/28/94; Ord. 979-97 §52, 7/14/97; Ord. 1026-99 §98, 8/9/99; Ord. 1354-13 §17, 02/25/13]

RESPONSE: In satisfaction of Section 74.210 (6), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

EASEMENTS AND TRACTS

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

(1) Areas dedicated to the City for Greenway or Natural Area purposes or easements or dedications for bike and pedestrian facilities during the development application process shall be surveyed, staked and marked with a City approved boundary marker prior to acceptance by the City.

RESPONSE: In satisfaction of Section 74.310 (1), the proposed development contains an accessway. The applicant anticipates further coordination throughout the design and approval process.

(2) [Not applicable, omitted for brevity.]

(3) For all other development applications, Greenway, Natural Area, bike, and pedestrian path dedications and easements shall be submitted to the City Engineer; building permits shall not be issued for the development prior to acceptance of the dedication or easement by the City. [Ord. 895-93, 5/24/1993; Ord. 933-94 §50, 11/28/94; Ord. 979-97 §52, 7/14/97; Ord. 1026-99 §98, 8/9/99].

RESPONSE: In satisfaction of Section 74.310 (3), the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination throughout the design and approval process.

Section 74.330 Utility Easements.

(1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

RESPONSE: In satisfaction of Section 74.330 (1),

(2) [Not applicable, omitted for brevity].

(3) [Not applicable, omitted for brevity].

(4) For development applications other than subdivisions and partitions, and for both on-site and off-site easement areas, a utility easement shall be granted to the City; building permits shall not be issued for the development prior to acceptance of the easement by the City. The City may elect to exercise eminent domain and condemn necessary off-site public utility easements at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

RESPONSE: In satisfaction of Section 74.330 (4), the applicant anticipates further coordination throughout the design and approval process.

(5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code. All subdivisions and partitions shall have a 6-foot public utility easement adjacent to the street and a 5-foot public utility easement adjacent to all side and rear lot lines. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 52, 11/28/94]

RESPONSE: In satisfaction of Section 74.330 (5), the applicant anticipates further coordination throughout the design and approval process.

Section 74.340 Watercourse Easements.

(1-3) [Not applicable, omitted for brevity].

(4) The storm water easement shall be sized to accommodate the existing water course and all future improvements in the drainage basin. There may be additional requirements as set forth in TDC Chapter 72, Greenway and Riverbank Protection District, and the Surface Water Management Ordinance. Water quality facilities may require additional easements as described in the Surface Water Management Ordinance. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 53, 11/28/94]

RESPONSE: Given the Greenway is present on the site the applicant anticipates further coordination throughout the design and approval process.

Section 74.350 Tracts.

A dedicated tract or easement will be required when access to public improvements for operation and maintenance is required, as determined by the City Engineer. Access for maintenance vehicles shall be constructed of an all-weather driving surface capable of carrying a 50,000-pound vehicle. The width of the tract or easement shall be 15-feet in order to accommodate City maintenance vehicles. In subdivisions and partitions, the tract shall be dedicated to the City on the final plat. In any other development, an access easement shall be granted to the City and recorded prior to issuance of a building permit. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 54, 11/28/94]

RESPONSE: In satisfaction of Section 74.350, the applicant anticipates further coordination throughout the design and approval process.

TRANSPORTATION

Section 74.420 Street Improvements.

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

(1) For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 shall be improved to standards as set out in the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.420 (1), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(2) The required improvements may include the rebuilding or the reconstruction of any existing facilities located within the right-of-way adjacent to the proposed development to bring the facilities into compliance with the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.420 (2), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(3) The required improvements may include the construction or rebuilding of off-site improvements which are identified to mitigate the impact of the development.

RESPONSE: In satisfaction of Section 74.420 (3), the applicant has hired Lancaster Engineering to produce a traffic impact study. The report identifies off-site mitigation for the intersection of SW 65th and SW Borland; the applicant anticipates further coordination on off-site improvements throughout the approval process. See Exhibit N, page 21, for mitigation analysis recommendations.

(4) Where development abuts an existing street, the improvement required shall apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement beyond the centerline deemed necessary by the City Engineer to ensure a smooth transition between a new improvement and the existing roadway (half-street improvement). Additional right-of-way and street improvements and off-site right-of-way and street improvements may be required by the City to mitigate the impact of the development. The new pavement shall connect to the existing pavement at the ends of the section being improved by tapering in accordance with the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.420 (4), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(5) [Not applicable, omitted for brevity.]

(6) All required street improvements shall include curbs, sidewalks with appropriate buffering, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

RESPONSE: In satisfaction of Section 74.420 (6), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(7) [Not applicable, omitted for brevity.]

(8) For development applications other than subdivisions and partitions, all street improvements required by this section shall be completed and accepted by the City prior to the issuance of a Certificate of Occupancy.

RESPONSE: In satisfaction of Section 74.420 (8), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated prior to issuance of a Certificate of Occupancy.

(9) [Not applicable, omitted for brevity.]

(10) Streets within, or partially within, a proposed development site shall be graded for the entire right-of-way width and constructed and surfaced in accordance with the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.420 (10), all proposed frontage improvements shall comply Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(11) Existing streets which abut the pro-posed development site shall be graded, constructed, reconstructed, surfaced or repaired as necessary in accordance with the Public Works Construction Code and TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards).

RESPONSE: In satisfaction of Section 74.420 (11), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

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

RESPONSE: In satisfaction of Section 74.420 (12), all proposed frontage improvements shall comply with the City's Public Works Construction Code. Further coordination on frontage improvements throughout the design and approval process is anticipated.

(13) [Not applicable, omitted for brevity.]

(14-16) [Not applicable, omitted for brevity.]

(17) Intersections should be improved to operate at a level of service of at least D and E for signalized and unsignalized intersections, respectively.

RESPONSE: In satisfaction of Section 74.420 (17), the applicant has hired Lancaster Engineering to produce a traffic impact study. All intersections meet or exceed City Level of Service (LOS) expectations considering 2019 background conditions. See Exhibit N, Traffic Report, Page 18 for Capacity Analysis.

(18) [Not applicable, omitted for brevity.]

Section 74.425 Street Design Standards.

(1-3) [Omitted for brevity.]

(4) All streets shall be designed and constructed according to the preferred standard. The City Engineer may reduce the requirements of the preferred standard based on specific site conditions, but in no event will the requirement be less than the minimum standard. The City Engineer shall take into consideration the following factors when deciding whether the site conditions warrant a reduction of the preferred standard:

- (a) *[Not applicable, omitted for brevity.]*
- (b) *Collectors:*
 - (i) *Whether adequate right-of-way exists*
 - (ii) *Impacts to properties adjacent to right-of-way*
 - (iii) *Amount of heavy vehicles (buses and trucks)*
 - (iv) *Proximity to property zoned manufacturing or industrial.*
- (c) *[Not applicable, omitted for brevity.]*

RESPONSE: In satisfaction of Section 74.425 (4) a-c, the proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. An additional 11.5 feet of right of way is being dedicated to meet minimum standards. The applicant anticipates further coordination on frontage improvements throughout the design and approval process.

Section 74.440 Streets, Traffic Study Required.

(1) The City Engineer may require a traffic study to be provided by the applicant and furnished to the City as part of the development approval process as provided by this Code, when the City Engineer determines that such a study is necessary in connection with a proposed development project in order to: [Remaining portion of this chapter has been omitted for brevity]

RESPONSE: In satisfaction of Section 74.440 (1), the applicant has hired Lancaster Engineering to produce a traffic impact study; see Exhibit N. The applicant anticipates further coordination throughout the approval and permit process.

Section 74.450 Bikeways and Pedestrian Paths.

(1) Where proposed development abuts or contains an existing or proposed bikeway, pedestrian path, or multi-use path, as set forth in TDC Chapter 11, Transportation Figure 11-4, the City may require that a bikeway, pedestrian path, or multi-use path be constructed, and an easement or dedication provided to the City.

RESPONSE: In satisfaction of Section 74.450 (1), the applicant proposes to dedicate and easement for the Tualatin Greenway bike path.

(2) Where required, bikeways and pedestrian paths shall be provided as follows:
(a) Bike and pedestrian paths shall be constructed and surfaced in accordance with the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.450 (2), all proposed improvements shall meet Public Works Construction Code. Further coordination is anticipated during the design and review process.

(b) The applicant shall install the striping and signing of the bike lanes and shared roadway facilities, where designated. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 57, 11/28/94; Ord. 1354-13 §21, 02/25/13]

RESPONSE: In satisfaction of Section 74.450 (2) b, the applicant shall comply with all required stripping and signage of bicycle lanes.

Section 74.470 Street Lights.

(1) Street light poles and luminaries shall be installed in accordance with the Public Works Construction Code.

RESPONSE: In satisfaction of Section 74.470 (1), all lighting shall be installed per the public works construction code. See Exhibit J, Lighting Plan.

(2) The applicant shall submit a street lighting plan for all interior and exterior streets on the proposed development site prior to issuance of a Public Works Permit. [Ord. 895-93, 5/24/1993]

RESPONSE: In satisfaction of Section 74.470 (2), all interior lighting shall be installed per the public works construction code, no exterior lighting on public streets is proposed. See Exhibit J, Lighting Plan.

Section 74.480 Street Signs.

(1) [Not applicable, omitted for brevity.]

(2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.

RESPONSE: The proposed site access is taken from existing driveway improvements which connect directly to Nyberg Ln. The applicant anticipates further coordination on frontage improvements throughout the design and approval process.

(3) [Not applicable, omitted for brevity.]

UTILITIES

Section 74.610 Water Service.

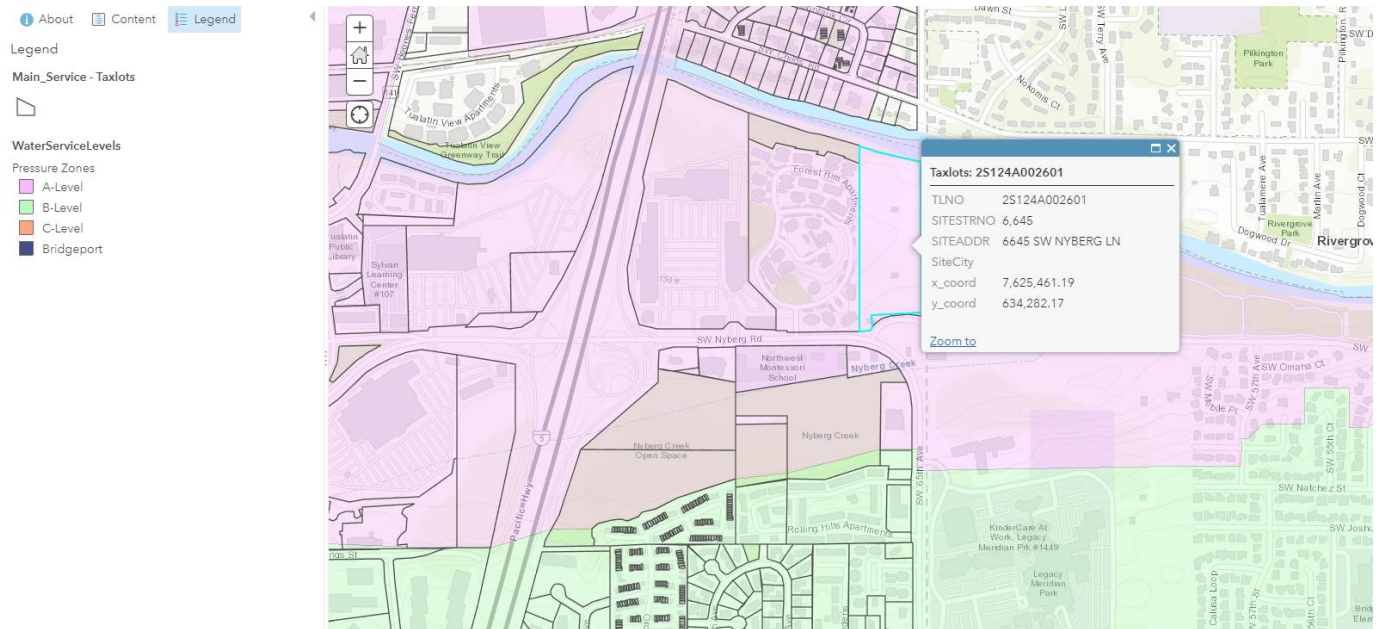
(1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.

RESPONSE: In satisfaction of Section 74.610 (1), a proposed connection to an existing main serving the property is anticipated to provide adequate water for the development. Further coordination with the City Engineer for review and approval is anticipated. See Exhibit J, Preliminary Utility Plan.

(2) [Not applicable, omitted for brevity.]

(3) As set forth is TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located. If the development site is located on a boundary line between two service levels the applicant shall be required to connect to the service level with the higher reservoir elevation. The applicant may also be required to install or provide pressure reducing valves to supply appropriate water pressure to the properties in the proposed development site. [Ord. 895-93, 5/24/1993; Ord. 933-94, § 59, 11/28/94]

RESPONSE: In satisfaction of Section 74.610 (3), the project is located within pressure zone A and does not straddle a boundary zone. Future connection to the water line is anticipated and will be further coordinated through the design and approval process. See map below and Exhibit J, Preliminary Utility Plan.



Section 74.620 Sanitary Sewer Service.

(1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

RESPONSE: In satisfaction of Section 74.620 (1), a centralized sewer line runs through the middle of the property and provides a connection opportunity for each building. See Exhibit K, Stormwater Report and Exhibit J, Preliminary Utility Plan.

(2) [Not applicable, omitted for brevity.]

Section 74.630 Storm Drainage System.

(1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

RESPONSE: In satisfaction of Section 74.630 (1), the applicant proposes the site’s drainage be divided between the northern and southern half of the property. The northern half shall drain to the Tualatin and the Southern half shall drain to an existing line in the adjacent right of way. Both drainage systems utilize underground Stormfilter Vaults as an approved proprietary filtration system per clean Water Services “2007 Design and Construction Standards for Sanitary and Surface Water Management.” See Exhibit K, Stormwater Report and Exhibit J, Preliminary Utility Plan.

(2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations.

RESPONSE: In satisfaction of Section 74.630 (2), see Exhibit K, Stormwater Report and Exhibit J, Preliminary Utility Plan.

(3) [Not applicable, omitted for brevity.]

Section 74.640 Grading.

(1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.

RESPONSE: In satisfaction of Section 74.640 (1), see Exhibit J, Sheet P500.

(2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess material from the development site. [Ord. 895-93, 5/24/1993]

RESPONSE: In satisfaction of Section 74.640 (2), see Exhibit J, Sheet P500.

Section 74.650 Water Quality, Storm Water Detention and Erosion Control.

The applicant shall comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required:

(1) [Not applicable, omitted for brevity.]

(2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.

RESPONSE: In satisfaction of Section 74.650 (2), see Exhibit K, Stormwater Report.

(3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. [Ord. 895-93, 5/24/1993; Ord. 952-95, § 3, 10/23/95; Ord. 1070-01, 4/9/01; Ord. 1327-11 §1; 6/27/11]

RESPONSE: In satisfaction of Section 74.650 (3), further coordination is anticipated during design review and approvals.

Section 74.660 Underground.

(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines,

and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

RESPONSE: In satisfaction of Section 74.660 (1), all planned utility lines shall conform with the provisions of this section. Further coordination with private utility service providers throughout the design and construction approval process.

(4) Any existing overhead utilities may not be upgraded to serve any proposed development. If existing overhead utilities are not adequate to serve the proposed development, the applicant shall, at their own expense, provide an underground system. The applicant shall be responsible for obtaining any off-site deeds and/or easements necessary to provide utility service to this site; the deeds and/or easements shall be submitted to the City Engineer for acceptance by the City prior to issuance of the Public Works Permit. [Ord. 895-93, 5/24/1993]

RESPONSE: In satisfaction of Section 74.660 (4), all planned utility lines shall conform with the provisions of this section. Further coordination with private utility service providers throughout the design and construction approval process.

Section 74.700 Removal, Destruction or Injury of Trees.

It is unlawful for a person, without a written permit from the Operations Director, to remove, destroy, break or injure a tree, plant or shrub, that is planted or growing in or upon a public right-of-way within the City, or cause, authorize, or procure a person to do so, authorize or procure a person to injure, misuse or remove a device set for the protection of any tree, in or upon a public right-of-way. [Ord. 963-96, § 9, 6/24/96. Ord. 1079-01, § 1, 7/23/01; Ord. 1079-01, 7/23/01]

RESPONSE: In satisfaction of Section 74.700, See Exhibit L, Arborist Report.

Section 74.720 Protection of Trees During Construction.

(1) During the erection, repair, alteration or removal of a building or structure, it is unlawful for the person in charge of such erection, repair, alteration or removal to leave a tree in or upon a public right-of-way in the vicinity of the building or structure without a good and sufficient guard or protectors to prevent injury to the tree arising out of or by reason of such erection, repair, alteration or removal.

RESPONSE: In satisfaction of Section 74.720 (1), existing street trees will be protected during construction In satisfaction of the recommendations of the consulting arborist.

(2) Excavations and driveways shall not be placed within six feet of a tree in or upon a public right-of-way without written permission from the City Engineer. During excavation or construction, the person shall guard the tree within six feet and all building material or other debris shall be kept at least four feet from any tree. [Ord. 963-96, § 9, 6/24/96]

RESPONSE: In satisfaction of Section 74.720 (2), existing street trees are not within 6 feet of the proposed driveway. All construction activities shall occur outside the protective fencing of the existing street trees In satisfaction of the recommendation of the consulting arborist.

Section 74.725 Maintenance Responsibilities.

Trees, shrubs or plants standing in or upon a public right-of-way, on public or private grounds that have branches projecting into the public street or sidewalk shall be kept trimmed by the owner of the property adjacent to or in front of where such trees, shrubs or plants are growing so that:

(1) The lowest branches are not less than 12 feet above the surface of the street, and are not be less than 14 feet above the surface of streets designated as state highways.

RESPONSE: In satisfaction of Section 74.725 (1), existing street trees will be pruned to comply.

(2) The lowest branches are not less than eight feet above the surface of a sidewalk or footpath.

RESPONSE: In satisfaction of Section 74.725 (2), existing street trees will be pruned to comply.

(3) No plant, tree, bush or shrub shall be more than 24 inches in height in the triangular area at the street or highway corner of a corner lot, or the alley-street intersection of a lot, such an area defined by a line across the corner between the points on the street right-of-way line measured 10 feet back from the corner, and extending the line to the street curbs or, if there are no curbs, then to that portion of the street or alley used for vehicular traffic.

RESPONSE: In satisfaction of Section 74.725 (3), there are no trees or shrubs in the vision clearance triangle.

(4) Newly planted trees may remain untrimmed if they do not interfere with street traffic or persons using the sidewalk or obstruct the light of a street electric lamp.

RESPONSE: In satisfaction of Section 74.725 (4), newly planted trees will comply.

(5) Maintenance responsibilities of the property owner include repair and upkeep of the sidewalk in accordance with the City Sidewalk Maintenance Ordinance. [Ord. 963-96, § 9, 6/24/96]

RESPONSE: In satisfaction of Section 74.725 (5), property owner will comply.

Section 74.740 Prohibited Trees.

It is unlawful for a person to plant a tree within the right-of-way of the City of Tualatin that is not in conformance with Schedule A. Any tree planted subsequent to adoption of this Chapter not in compliance with Schedule A shall be removed at the expense of the property owner. [Ord. 963-96, § 9, 6/24/96]

RESPONSE: In satisfaction of Section 74.740, property owner will conform to Schedule A tree list.

Section 74.745 Cutting and Planting Specifications.

The following regulations are established for the planting, trimming and care of trees in or upon the public right-of-way of the City.

(1) When trees are cut down, the stump shall be removed to a depth of six inches below the surface of the ground or finish grade of the street, whichever is of greater depth.

RESPONSE: In satisfaction of Section 74.745 (1), property owner will comply.

(2) Trees shall be planted in accordance with Schedule A, except when a greater density is allowed under a special permit from the Operations Director. [Ord. 963-96, § 9, 6/24/96. Ord. 1079-01, § 5, 7/23/01]

RESPONSE: In satisfaction of Section 74.745 (2), property owner will comply.

Section 74.765 Street Tree Species and Planting Locations.

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. If the Operations Director determines that none of the species in Schedule A is appropriate or finds appropriate a species not listed, the Director may substitute an unlisted species. [Ord. 963-96, § 9, 6/24/96; Ord. 1279-09 §7, 3/23/09]

RESPONSE: In satisfaction of Section 74.765, street trees are existing, additional trees may be added to fill missing trees.

Chapter 75 Access Management.

Section 75.060 Existing Driveways and Street Intersections.

(1) [Not applicable, omitted for brevity.]

(2) The City Engineer may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means. [Ord. 635-84, §48, 6/11/84; Ord. 982-97, §7, 8/4/97]

RESPONSE: In satisfaction of Section 75.060 (2), the applicant acknowledges the applicability of this section to the application and anticipates further coordination during design review process.

Section 75.140 Collector Streets.

(a) [Not applicable, omitted for brevity.]

(b) Minor Collectors. Residential, commercial and industrial driveways where the frontage is greater or equal to 70 feet are permitted. Minimum spacing at 100 feet. Uses with less than 50 feet of frontage shall use a common (joint) access where available.

RESPONSE: In satisfaction of Section 75.140 (b), the subject site's frontage is greater than 70 feet and proposes one common access point.

(c) [Not applicable, omitted for brevity.]

CONCLUSION

As proposed, this Architectural Review Application for the 264-unit Tualatin Waterfront Apartments demonstrates through a combination of the findings in this narrative and supporting substantial evidence that all applicable City of Tualatin *Municipal Code* standards and criteria are satisfied. The Applicant thereby respectfully requests the City of Tualatin approval of this land use application.

**Commons on the Tualatin Apartments – Nyberg Road
City of Tualatin File #AR18-0007
Supplemental Narrative Responses**

1. *Provide adequate findings that describe how the following standards of the Tualatin Municipal Code (TMC) and Tualatin Development Code (TDC) are met:*

A. *TMC 3 Utilities (specifically professional engineer acceptability of proposed cut and fill)*

Response:

In satisfaction of Section 3-5-250 (1-5) a, no net fill is proposed on the site. A total of 72.4 CU yards over 3,145 SF of cut will be taken from the northeast corner of the site to fill-in 66.8 CU yards over 6,921 SF of Floodplain on the Southeast portion of the site. No excavation below the Ordinary High Water Line will occur. The area being cut on the Northern portion of the site is planned as open space with exception of the planned City improvements for the Tualatin River Greenway Path.

B. *TMC 4 Fire hydrants*

4-2-010 Hydrants and Water Supply for Fire Protection. | 4-2-020 Access to Hydrants Located on Private Property

Response:

As per Section 4-2-010 (1-2), the applicant anticipates coordinating the final location of all fire facilities and water demands with the building department throughout the permit and approval process. Preliminary water demand assumptions have been calculated using the 2018 International Building Code Section B105, Table B105.2 and the proposed square footage all buildings, which as currently proposed are sprinkled and Type V-A construction for all residential, office, and clubhouse spaces. The basement level is anticipated to be Type III-A; all square footage is assumed to be sprinkled with a 75% water demand reduction anticipated.

In addition to calculating the demand, the client hired Wyatt Fire Protection Inc. to conduct a flow test on June 26, 2018 per NFPA 291 standards on a hydrant across the street from the site at SW Nyberg Lane & SW 65th Ave (FH-0932). The test yielded a capacity result of 3,723 GPM at 20 PSI which is adequate to serve all hydrants as shown schematically on the Preliminary Utility Plan.

Preliminary calculations which demonstrate conditions at hydrants furthest from the main, prove all hydrants as sized will have adequate capacity throughout the site. Preliminary locations comply with all Tualatin Valley Fire and Rescue, State of Oregon Fire Code and Companion Handbook standards. The applicable criteria of this section have been satisfied. Please see tables at the end of this letter.

C. *TDC 43.100 Expand maximum building height finding to include discussion of Height, Structure definition found in TDC 31.060.*

Response:

In satisfaction of Section 43.100 (1) and TDC 31.060, proposed building heights are represented on the building elevations which have been revised to reflect the height of the structure below grade; see sheets DR-09, DR-10, DR-11, and DR-12 of Exhibit J. All buildings are below the 35-foot maximum structure height allowed. Since the ground surface is not more than ten feet above the lowest grade, the 35-foot building height is measured from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall and dimensioned to the average height of the highest gable of the hipped roof meeting the code definition of height.

D. TDC 70 Sections:

1. 70.110 Development *Permit Required*.

Response:

In satisfaction of TDC 70.110, the applicant anticipates coordinating with affected agencies in obtaining a development permit prior to construction in the Special Floodplain Hazard areas of the site.

2. 70.170 *General Standards*

In all areas of special flood hazards, the following standards are required:
(text omitted for brevity)

Response:

In satisfaction of TDC 70.170 (1-5), the applicant proposes fill in the area of the designated floodplain on the southeast corner of the site and does not propose any structures within the floodplain on the north of the site. The only planned site improvements in the southeast corner of the property area are road surfaces and underground utilities, therefore the provisions of this section are not applicable to this application.

3. 70.180 *Specific Standards*

Response:

In satisfaction of Section 70.110 (1) a., the project engineer has determined the base flood elevation for this project is 122.5' (NGVD 29). Building A on the site plan is the only habitable structure which has any floor area in the proximity of the Floodplain. The lowest floor in Building A is the Basement Level, the planned finish floor elevation for this level is 1.5 feet above the base flood elevation of 124' (NGVD 29). Therefore, the provisions of this section are satisfied.

4. 70.190 *Floodways*

Response:

As per TDC 70.190, the subject property contains floodway along the northern portion of the property. The applicant proposes no development within the floodway on the subject property. Therefore, the provisions of this section are satisfied.

5. 70.200 *Alterations to floodplain, Drainage, or Watercourses*

Response:

As per TDC 70.200, the applicant anticipates future coordination with FEMA regarding the proposed fill in the floodplain on the southern portion of the property. The applicant shall obtain prior approval before any encroachment, and within six months of project completion an application for letter of map revision shall be submitted. The applicant will ensure all technical data and fees requested by the agency are submitted to FEMA.

E. TDC 74 Sections: *Public Improvement Requirements*

1. 74.210 *Minimum Street Right-of-Way Widths*.

Response:

In satisfaction of Section 74.210 (2), the proposed site is adjacent to Nyberg Lane, which is classified in the City of Tualatin's Transportation system plan as a Minor Collector. As per TDC Figures 74-2A-G, the preferred width for a Collector cross-section is 76' for a full street and 38' for half-street. Current right-of-way width for the section of Nyberg Ln. adjacent to the subject property varies in width and is approximately 32-25 feet. This application proposes 11.5' of right-of-way dedication along the subject property's southern boundary, for a total of 43.5'. The

applicant acknowledges the further coordination may be requested by the City Manager with regards to slope and utility easements, however, none are anticipated or proposed at the time of this application.

2. *74.420 - Street Improvements.*

Response:

As per Section 74.420 (1-17), the existing improvements are in good condition. The only street improvements proposed are for the private driveway ramp and bicycle lane striping. The proposed right-of-way dedication width accommodates all required facilities as required by City Minor Collector standards.

The applicant has hired Lancaster Engineering to produce a traffic impact study. The report identifies off-site mitigation for the intersection of SW 65th and SW Borland; the applicant anticipates further coordination of off-site improvements throughout the approval process. All intersections meet or exceed City Level of Service (LOS) expectations considering 2019 background conditions. See Exhibit N, Traffic Report, Page 18 for Capacity Analysis.

The site is located along Nyberg Lane, however, the subject site is east of SW 65th and therefore is not subject to the Access Management Plan approval criteria listed under Chapter 75.

Further coordination regarding any frontage improvements will occur through the City's final engineering review and approval process.

3. *74.425 - Street Design Standards.*

Response:

In satisfaction of Section 74.425 (4) a-c, the subject site has frontage on both Nyberg Lane which is classified as a Minor Collector and Nyberg Rd which is classified as an Arterial. The proposed site access is taken from existing driveway improvements which connects directly to Nyberg Ln. Upon preliminary review, the City Engineer has requested the applicant dedicate an additional 11.5 feet of right-of-way to meet ½ street requirements for Nyberg Lane; no need was identified for additional right-of-way dedication along Nyberg Rd. The provisions of this section have been satisfied.

4. *74.430 - Streets, Modifications of Requirements in Cases of Unusual Conditions*

Response:

In satisfaction of Section 74.430 (2), the applicant's proposal meets all minimum street improvement requirements for Nyberg Ln; further coordination with the City Engineer is anticipated through final engineering approval process.

5. *74.440 Streets, Traffic Study Required*

Response:

The traffic impact study for 6645 SW Nyberg Lane Apartments is attached as Exhibit N.

6. *74.470 Street lights*

Response:

In satisfaction of Section 74.470 (1), all existing lighting along Nyberg shall be reviewed for compliance at the time of permitting and proposed lighting shall be installed per the public works construction code.

7. 74.640 Grading

Response:

All impervious areas and roof drains will be captured by the private on-site storm conveyance system. It has been designed to transport, as much as possible, to the Tualatin River for immediate discharge before the River peaks.

8. 74.630 and .650 Storm Drainage System; Water Quality, Storm Water Detention and Erosion Control

Response:

In satisfaction of Section 74.650 (2-3), Water Quality shall be provided by a properly sized StormFilter treatment vault for each discharge basin. Detention is not required for runoff discharged to the River. The downstream analysis provides calculations for the adequacy of the existing storm sewer system in Nyberg Road to convey flow to the wetland locate south of Nyberg. The applicant has provided a preliminary O&M manual for the StormFilter vaults (see Exhibit K Appendix D). A 1200-C Erosion Control plan and permit will be acquired prior to construction.

F. TDC 75.120(8)(g) Existing accesses

Response:

In satisfaction of Section 75.120 5 (a-b), the subject site is between Tualatin-Sherwood Rd to 65th Ave but does not fall within the areas described in either (5) a or b, therefore, the provisions of this Section do not apply.

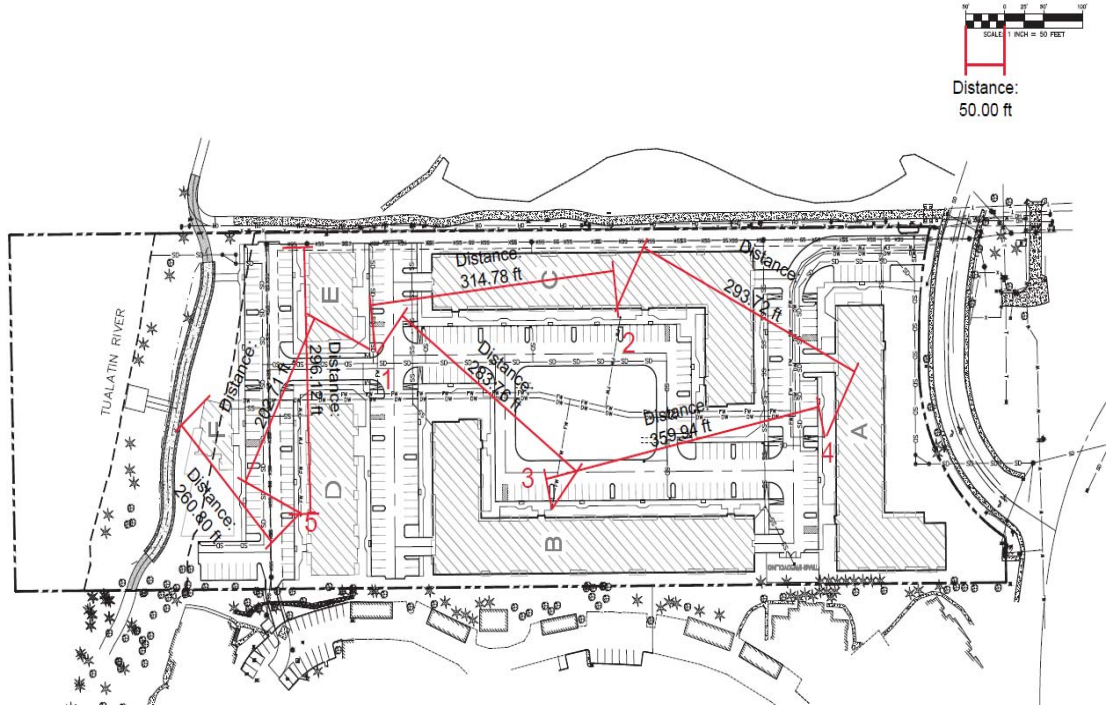
Bld.	Proposed Square Footage (Type V-A Construction)	Proposed Square Footage (Type III-A Construction)	Estimated GPM Per Building After 75% Reduction	Minimum # of Hydrant(s) per TMC Table 4-2A	Average Spacing Between Hydrants per TMC Table 4-2A	Max. Distance From Street or Road to a Hydrant
A	62549.30	23354.02	2,237.5 GPM	2	450	225
B	92039.07	33452.69	2,687.5 GPM	3	450	225
C	92039.07	33452.69	2,687.5 GPM	3	450	225
D	33493.56		1,000 GPM	1	500	250
E	16834.02		875 GPM	1	500	250
F	2,456		375 GPM	1	500	250

In satisfaction of Table 4-2A of the Tualatin Municipal Code; hydrant locations and spacing as proposed are a maximum of 360 feet apart and the number of hydrants proposed for the site, considered in aggregate, is adequate as shown in the diagram and table below.

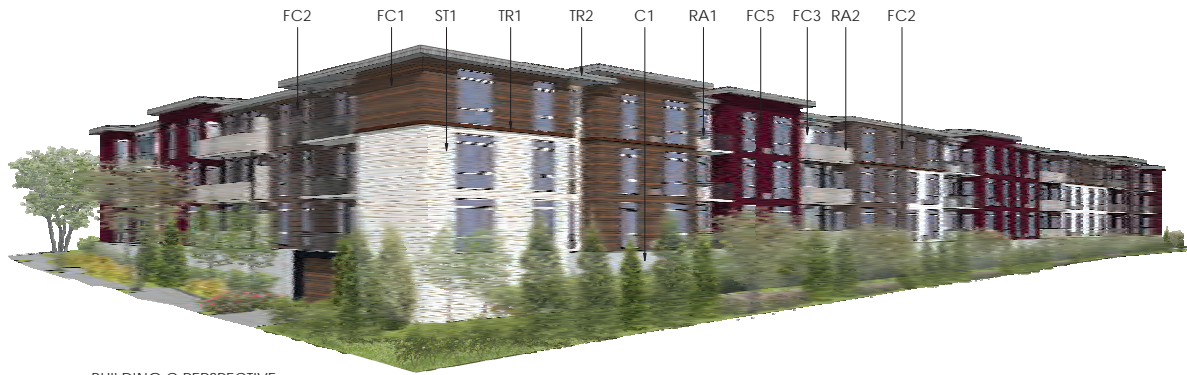
Hydrant Table

Building	Hydrant #(s) Available	Approximate Hydrant Spacing
A	2,4	2-4 = 315'
B	1,3,4	1-3 = 283' 3-4 = 359'
C	1,2,4	1-2 = 315' 2-4 = 294'
D	1,5	1-5 = 203'
E	1,5	1-5 = 203'
F	1,5	1-5 = 203'

Hydrant Diagram



COMMONS ON THE TUALATIN



BUILDING C PERSPECTIVE



BUILDING A PERSPECTIVE



FC1
STAINED FIBER CEMENT SIDING
WOODSTONE, RUSTIC SERIES
ROASTED WALNUT
5" EXPOSURE



FC3
FIBER CEMENT BOARD
SHERWIN WILLIAMS PAINT
SW 6070 HERON PLUME
7" EXPOSURE



FC5
FIBER CEMENT BOARD
SHERWIN WILLIAMS PAINT
SW 4300 BURGUNDY
5" EXPOSURE



TR1
TRIM
SHERWIN WILLIAMS PAINT
SW 2725 ROCKWELL



TR3
TRIM
EAVES, FASCIA AND GUTTERS
SHERWIN WILLIAMS PAINT
SW 6070 HERON PLUME



RA1
RAILING
ALUMINUM VERTICAL PICKET
BLACK



FC2
FIBER CEMENT BOARD
SHERWIN WILLIAMS PAINT
SW 7505 MANOR HOUSE
10" EXPOSURE TYP



FC4
FIBER CEMENT BOARD
SHERWIN WILLIAMS PAINT
SW 6244 NAVAL
5" EXPOSURE



ST1
CULTURED STONE
ALPINE LEDGESTONE
ECHO RIDGE



TR2
EAVES, FASCIA AND GUTTERS
SHERWIN WILLIAMS PAINT
SW 7075 WEB GRAY



C1
SMOOTH FINISH
EXPOSED CONCRETE



RA2
RAILING
SLATS
SHERWIN WILLIAMS
PAINT
SW 7016 MINDFUL GRAY

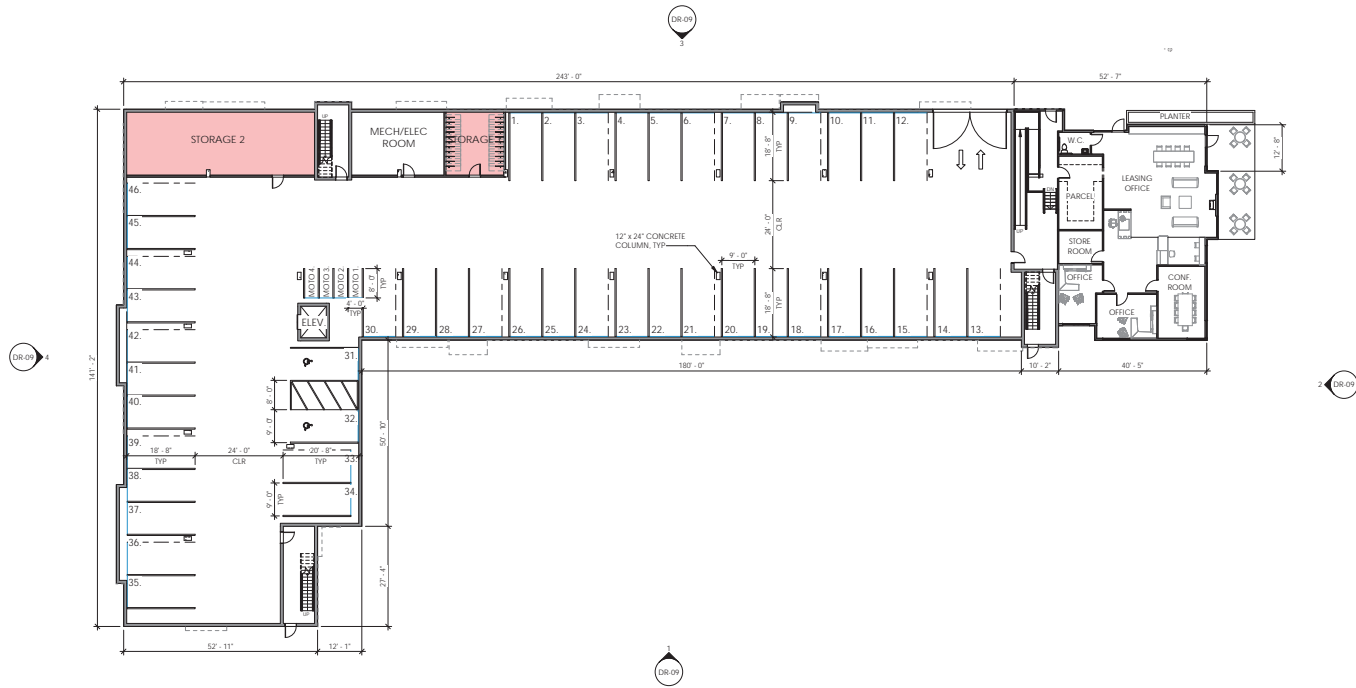
SHEET INDEX

DR.00	COVER SHEET
DR.01	BUILDING A - BASEMENT PLAN
DR.02	BUILDING A - 1ST FLOOR PLAN
DR.03	BUILDING A - 2ND & 3RD FLOOR PLAN
DR.04	BUILDING B/C - BASEMENT PLAN
DR.05	BUILDING B - 1ST FLOOR PLAN
DR.06	BUILDING C - 1ST FLOOR PLAN
DR.07	BUILDING B/C - 2ND & 3RD FLOOR PLAN
DR.08	BUILDINGS D, E, F & STORAGE FLOOR PLANS
DR.09	BUILDING A ELEVATIONS
DR.10	BUILDING B ELEVATIONS
DR.11	BUILDING C ELEVATIONS
DR.12	BUILDINGS D, E, F & STORAGE ELEVATIONS
DR.13	PERSPECTIVE 1
DR.14	PERSPECTIVE 2
DR.15	PERSPECTIVE 3
DR.16	PERSPECTIVE 4

STORAGE CALCULATION

AREA	AREA	AREA
BUILDING A	STORAGE 4	126 SF
1ST FLOOR	STORAGE 5	99 SF
STORAGE 1		
50 SF	PARKING	
STORAGE 2	STORAGE 1	420 SF
50 SF	STORAGE 2	322 SF
STORAGE 3	STORAGE 3	358 SF
203 SF		
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
2ND FLOOR	BUILDING C	
STORAGE 1	1ST FLOOR	
50 SF	STORAGE 1	50 SF
STORAGE 2	STORAGE 2	50 SF
50 SF	STORAGE 3	50 SF
STORAGE 3	STORAGE 4	367 SF
203 SF	STORAGE 5	
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
STORAGE 6	2ND FLOOR	
163 SF	STORAGE 1	50 SF
3RD FLOOR	STORAGE 2	50 SF
STORAGE 1	STORAGE 3	50 SF
50 SF	STORAGE 4	126 SF
STORAGE 2	STORAGE 5	99 SF
50 SF		
STORAGE 3		
203 SF		
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
STORAGE 6		
163 SF		
STORAGE 7		
878 SF		
PARKING		
STORAGE 1		
270 SF		
STORAGE 2		
878 SF		
BUILDING B		
STORAGE 1		
50 SF		
STORAGE 2		
50 SF		
STORAGE 3		
50 SF		
STORAGE 4		
367 SF		
BUILDING D		
1ST FLOOR		
STORAGE 1		
324 SF		
2ND FLOOR		
STORAGE 1		
50 SF		
STORAGE 2		
50 SF		
STORAGE 3		
50 SF		
STORAGE 4		
126 SF		
STORAGE 5		
99 SF		
BUILDING E		
1ST FLOOR		
STORAGE 1		
326 SF		
GRAND TOTAL		8663 SF

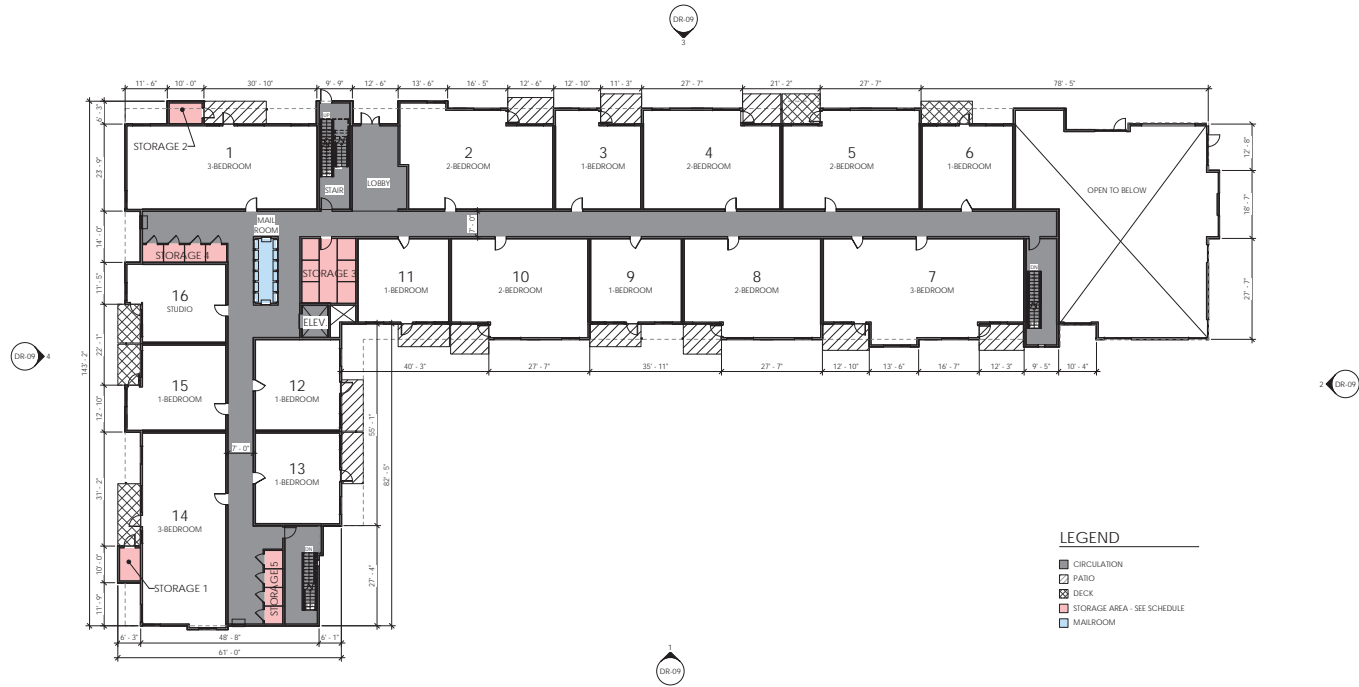
Exhibit A2



BUILDING A - BASEMENT PLAN

SCALE: 1/16" = 1'-0"

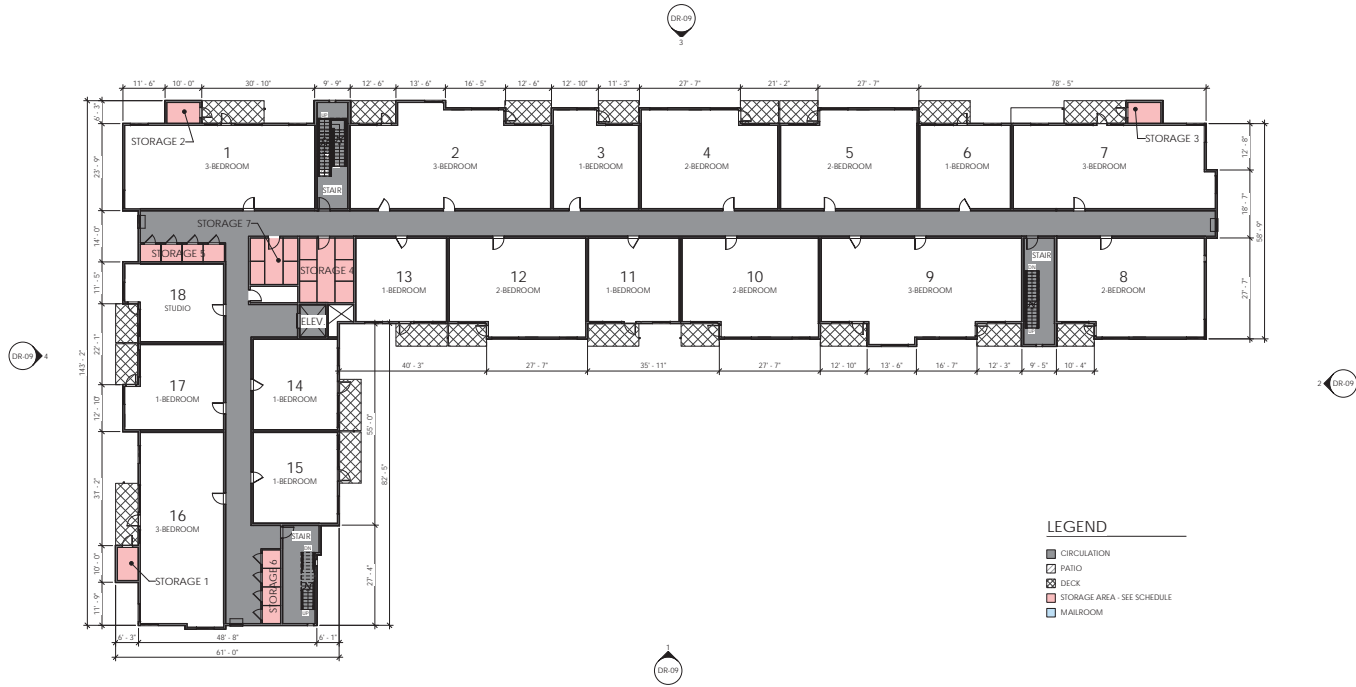
Exhibit A2



BUILDING A - 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

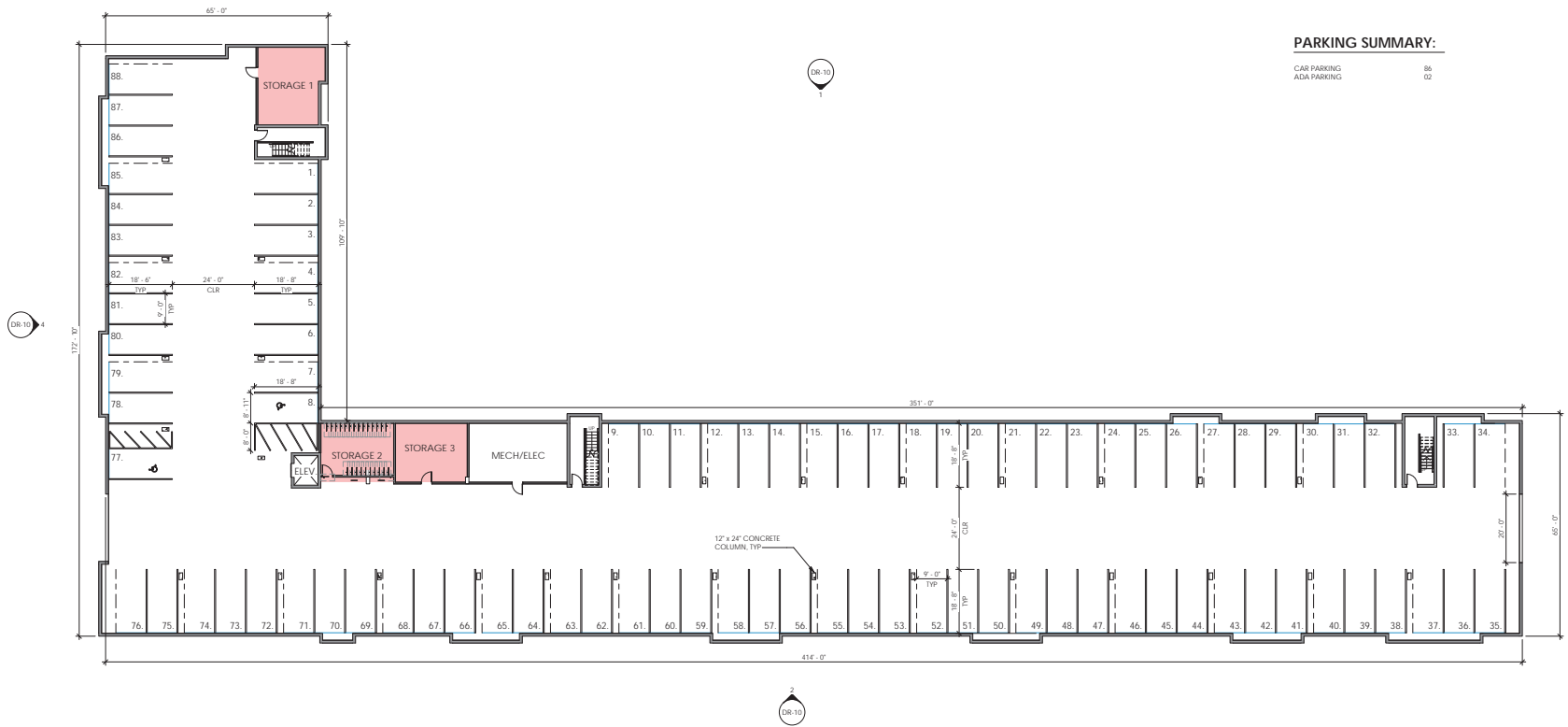
Exhibit A2



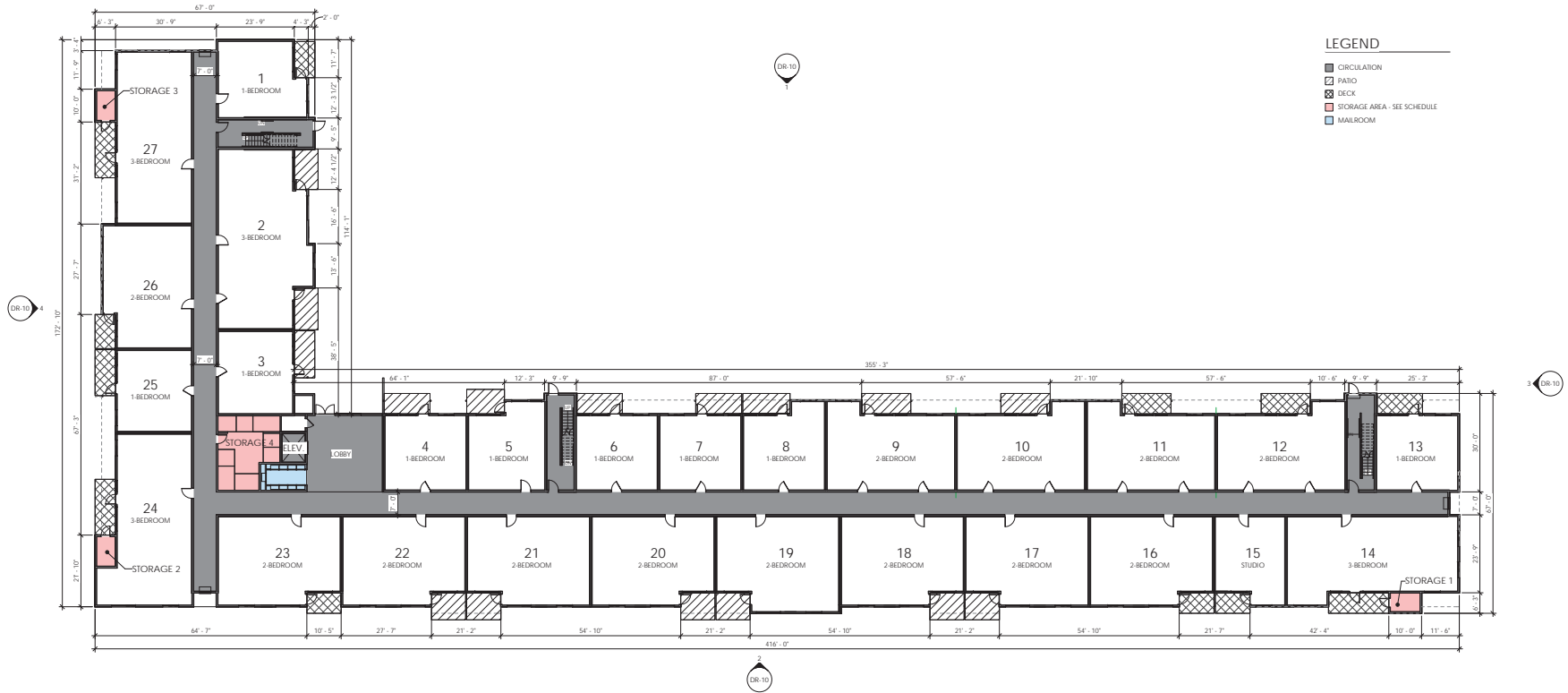
- LEGEND**
- CIRCULATION
 - ▨ PATIO
 - ▩ DECK
 - ▧ STORAGE AREA - SEE SCHEDULE
 - MAILROOM

BUILDING A - 2ND & 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



BUILDING B/ C - BASEMENT PLAN
SCALE: 1/16" = 1'-0"



BUILDING B - 1ST FLOOR

SCALE: 1/16" = 1'-0"

Exhibit A2

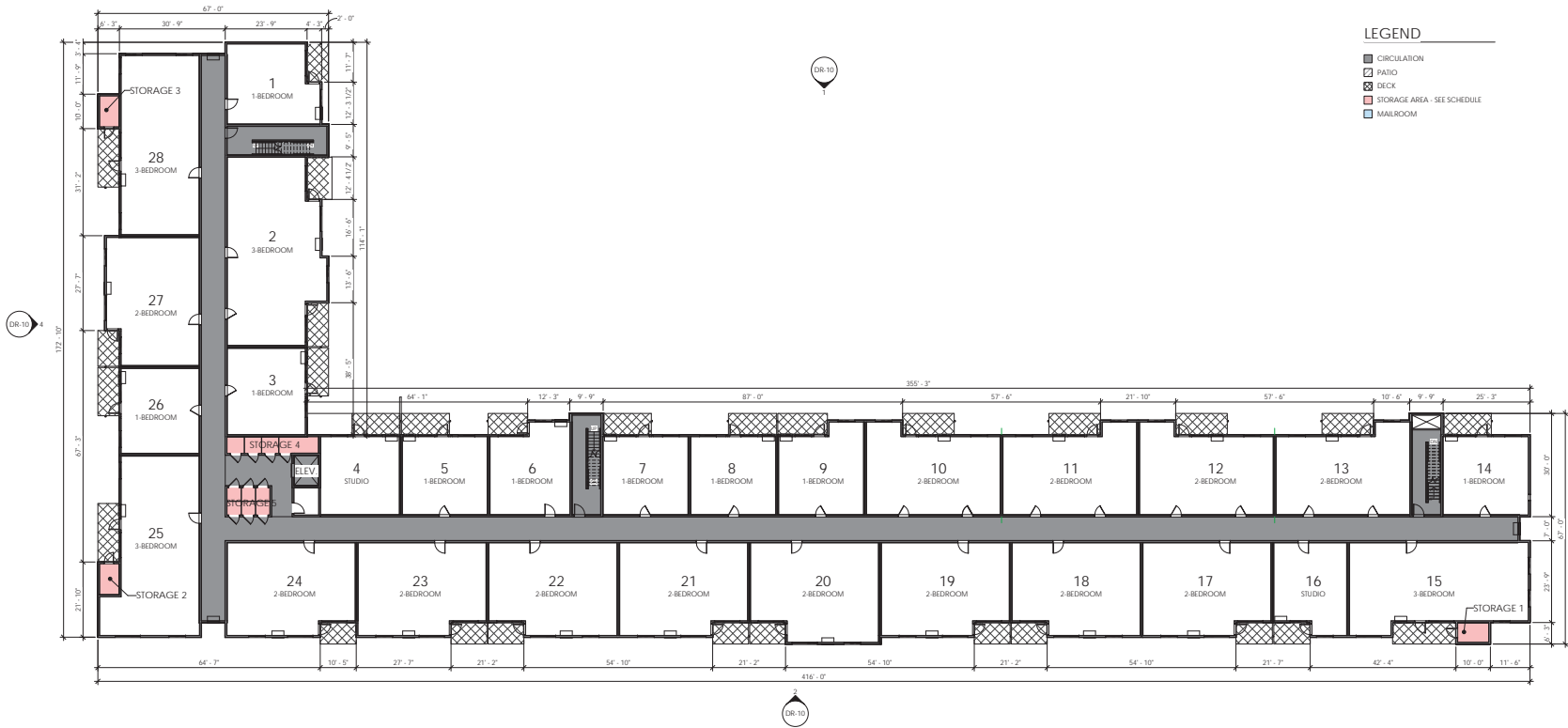


LEGEND

- CIRCULATION
- ▨ PATIO
- ▩ DECK
- STORAGE AREA - SEE SCHEDULE
- MAILROOM

BUILDING C - 1ST FLOOR

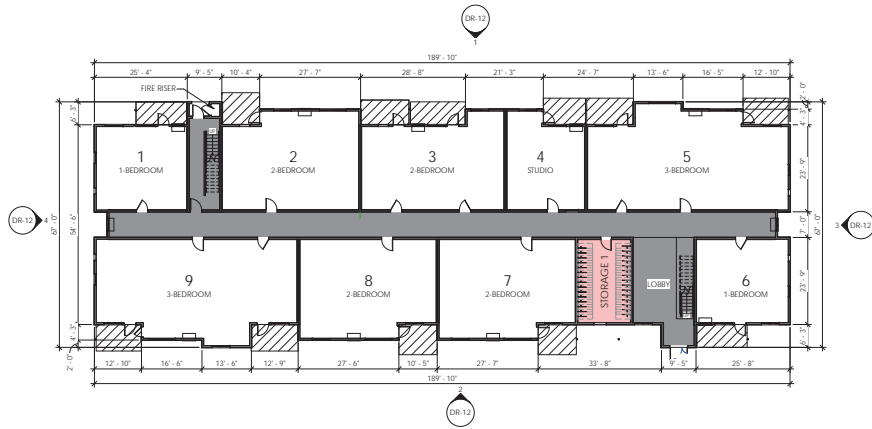
SCALE: 1/16" = 1'-0"



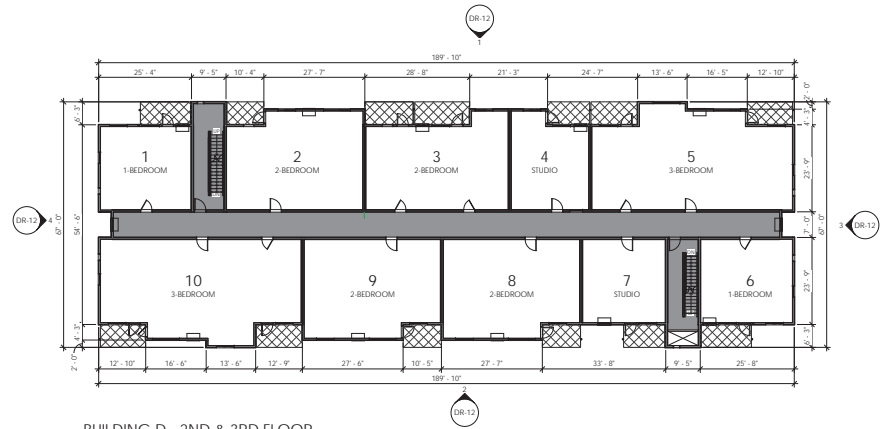
- LEGEND**
- CIRCULATION
 - ▨ PATIO
 - ▧ DECK
 - STORAGE AREA - SEE SCHEDULE
 - MAILROOM

BUILDING B/ C - 2ND & 3RD FLOOR

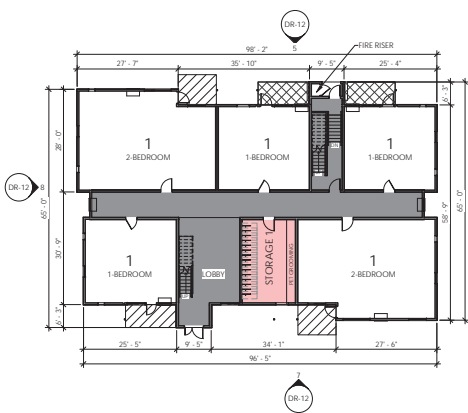
SCALE: 1/4" = 1'-0"



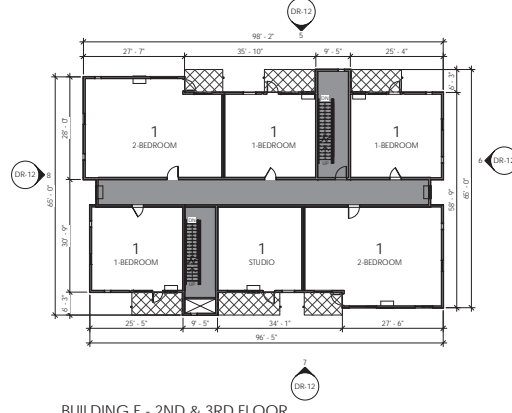
BUILDING D - 1ST FLOOR
SCALE: 1/16" = 1'-0"



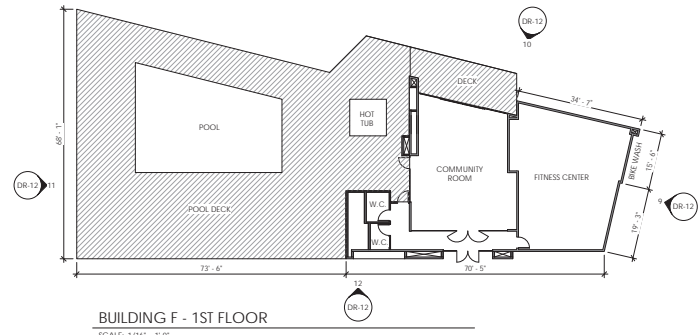
BUILDING D - 2ND & 3RD FLOOR
SCALE: 1/16" = 1'-0"



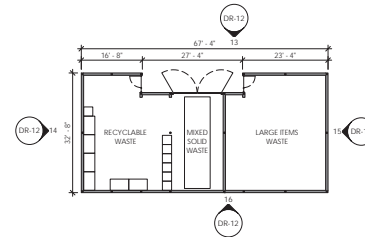
BUILDING E - 1ST FLOOR
SCALE: 1/16" = 1'-0"



BUILDING E - 2ND & 3RD FLOOR
SCALE: 1/16" = 1'-0"



BUILDING F - 1ST FLOOR
SCALE: 1/16" = 1'-0"



TRASH ENCLOSURE PLAN
SCALE: 1/16" = 1'-0"

- LEGEND**
- CIRCULATION
 - PATIO
 - DECK
 - STORAGE AREA - SEE SCHEDULE
 - MAILROOM

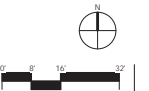
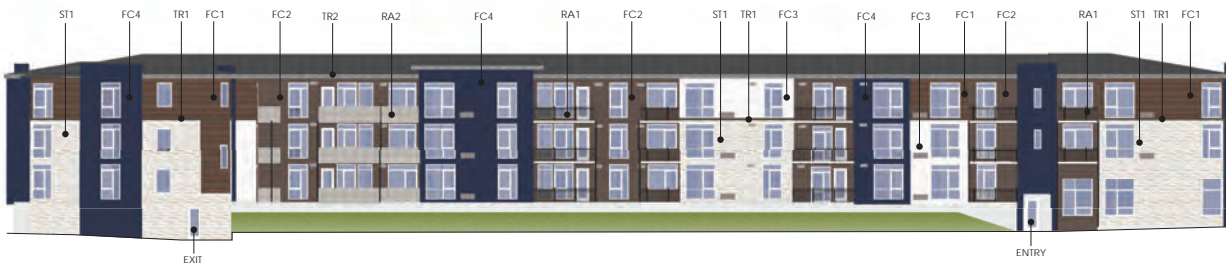
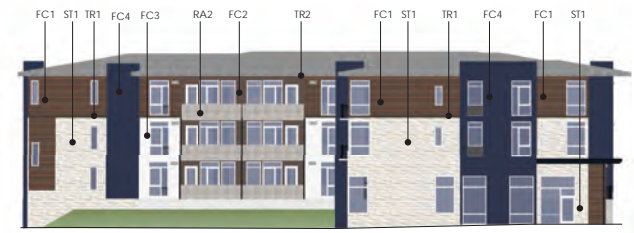


Exhibit A2



1 BUILDING A - SOUTH
SCALE: 1/16" = 1'-0"



2 BUILDING A - EAST
SCALE: 1/16" = 1'-0"



3 BUILDING A - NORTH
SCALE: 1/16" = 1'-0"



4 BUILDING A - WEST
SCALE: 1/16" = 1'-0"



5 SITE MONUMENT SIGN - WEST
SCALE: 1/16" = 1'-0"



6 SITE MONUMENT SIGN - EAST
SCALE: 1/16" = 1'-0"



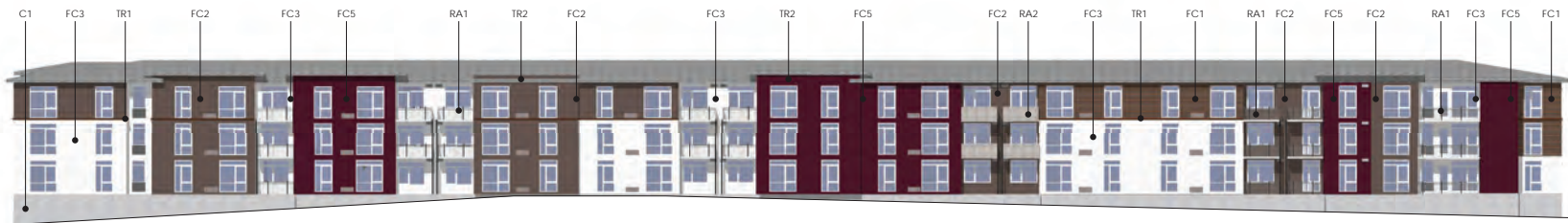
8 SITE MONUMENT SIGN - 3D VIEW
SCALE: 1/16" = 1'-0"



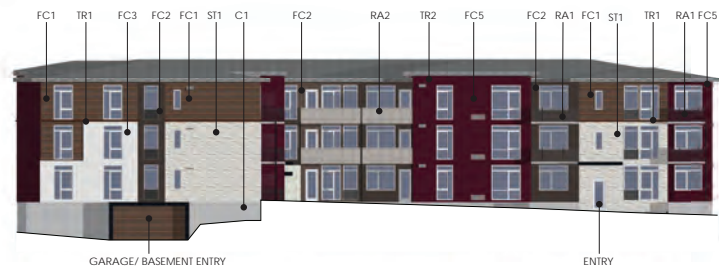
7 SITE MONUMENT SIGN - PLAN
SCALE: 1/16" = 1'-0"



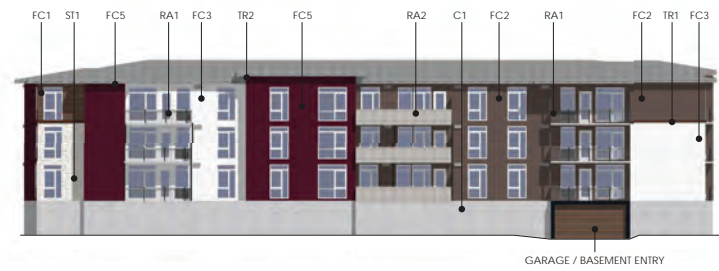
1 BUILDING B - EAST
DR-10 SCALE: 1/16" = 1'-0"



2 BUILDING B - WEST
DR-10 SCALE: 1/16" = 1'-0"



3 BUILDING B - SOUTH
DR-10 SCALE: 1/16" = 1'-0"



4 BUILDING B - NORTH
DR-10 SCALE: 1/16" = 1'-0"



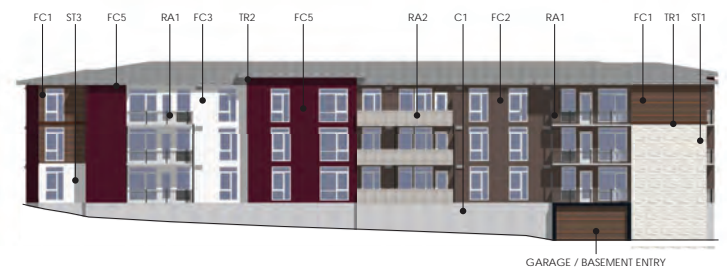
1 BUILDING C - WEST
DR-10 SCALE: 1/16" = 1'-0"



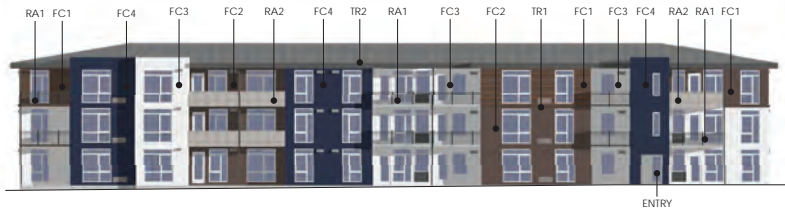
2 BUILDING C - EAST
DR-10 SCALE: 1/16" = 1'-0"



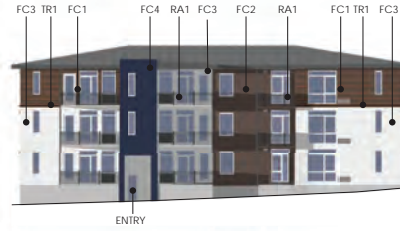
3 BUILDING C - NORTH
DR-10 SCALE: 1/16" = 1'-0"



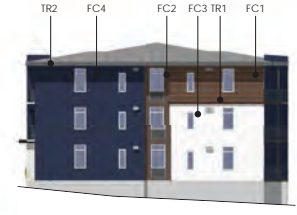
4 BUILDING C - SOUTH
DR-10 SCALE: 1/16" = 1'-0"



1 BUILDING D - NORTH
DR-11 SCALE: 1/16" = 1'-0"



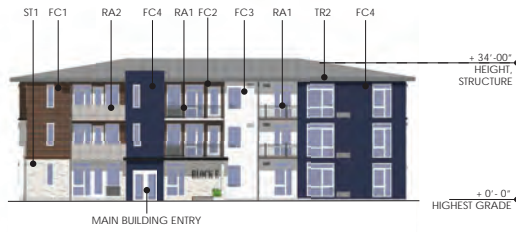
5 BUILDING E - NORTH
DR-11 SCALE: 1/16" = 1'-0"



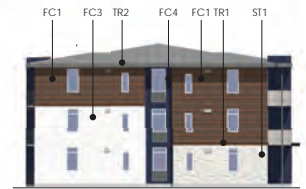
6 BUILDING E - EAST
DR-11 SCALE: 1/16" = 1'-0"



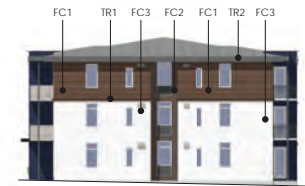
2 BUILDING D - SOUTH
DR-11 SCALE: 1/16" = 1'-0"



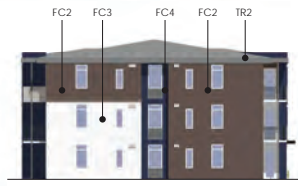
7 BUILDING E - SOUTH
DR-11 SCALE: 1/16" = 1'-0"



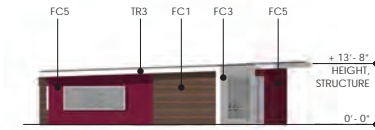
8 BUILDING E - WEST
DR-11 SCALE: 1/16" = 1'-0"



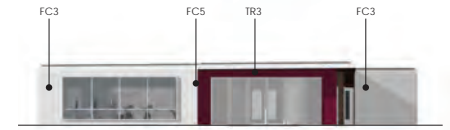
3 BUILDING D - EAST
DR-11 SCALE: 1/16" = 1'-0"



4 BUILDING D - WEST
DR-11 SCALE: 1/16" = 1'-0"



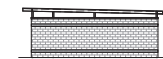
9 BUILDING F - EAST
DR-11 SCALE: 1/16" = 1'-0"



10 BUILDING F - NORTH
DR-11 SCALE: 1/16" = 1'-0"



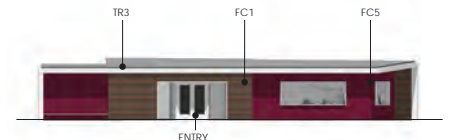
13 TRASH ENCLOSURE - EAST
DR-12 SCALE: 1/16" = 1'-0"



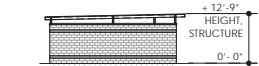
14 TRASH ENCLOSURE - NORTH
DR-12 SCALE: 1/16" = 1'-0"



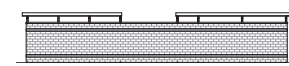
11 BUILDING F - WEST
DR-11 SCALE: 1/16" = 1'-0"



12 BUILDING F - SOUTH
DR-11 SCALE: 1/16" = 1'-0"



15 TRASH ENCLOSURE - SOUTH
DR-12 SCALE: 1/16" = 1'-0"



16 TRASH ENCLOSURE - WEST
DR-12 SCALE: 1/16" = 1'-0"

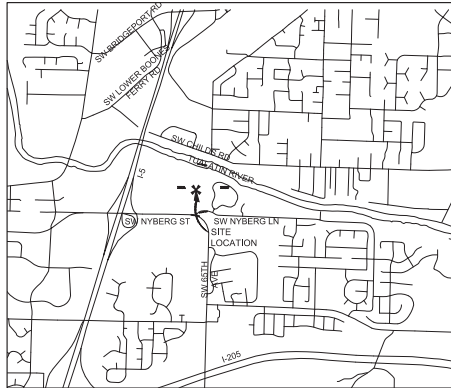




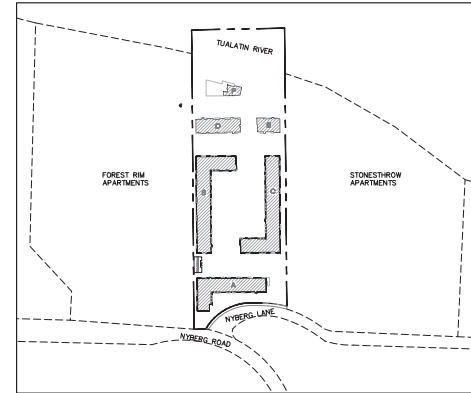




PRELIMINARY PLANS FOR COMMONS ON THE TUALATIN TUALATIN, OREGON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=250'



SHEET INDEX

NAME:	NO.
COVER SHEET	P100
EXISTING CONDITIONS AND DEMOLITION PLAN	P200
TREE PROTECTION AND REMOVAL PLAN	P300
PRELIMINARY SITE PLAN OVERALL	P400
PRELIMINARY SITE PLAN 1	P401
PRELIMINARY SITE PLAN 2	P402
PRELIMINARY SITE PLAN 3	P403
PRELIMINARY SITE PLAN 4	P404
PRELIMINARY GRADING PLAN OVERALL	P500
PRELIMINARY GRADING PLAN 1	P501
PRELIMINARY GRADING PLAN 2	P502
PRELIMINARY GRADING PLAN 3	P503
PRELIMINARY GRADING PLAN 4	P504
PRELIMINARY COMPOSITE UTILITY PLAN OVERALL	P600
PRELIMINARY COMPOSITE UTILITY PLAN 1	P601
PRELIMINARY COMPOSITE UTILITY PLAN 2	P602
PRELIMINARY COMPOSITE UTILITY PLAN 3	P603
PRELIMINARY COMPOSITE UTILITY PLAN 4	P604
SURROUNDING DEVELOPMENT PLAN	P700

PROPOSED LEGEND

- | | |
|------------------------|--------------------------------|
| WATER VALVE | UTILITY EASEMENT |
| WATER METER | STORM LINE |
| CATCH BASIN | SANITARY SEWER LINE |
| STORM SEWER MANHOLE | DOMESTIC WATER LINE |
| SANITARY SEWER MANHOLE | FIRE WATER LINE |
| RIPRAP | PROPOSED CONTOUR - 1' INTERVAL |
| SIGN | PROPOSED CONTOUR - 5' INTERVAL |
| FIRE HYDRANT | |

CONCRETE SIDEWALK

PROPERTY OWNER

NYBERG ROAD PROPERTY, LLC
1200 SW 66TH AVE., STE. 300
PORTLAND, OR 97225

PROPERTY DESCRIPTION

TAX MAP & TAX LOT:
TAX MAP 231244D/2601, TAX LOT 2600 AND 2601

SITE SIZE:
10.99 ACRES

ZONING DESIGNATION:
HIGH DENSITY RESIDENTIAL (RH)

PROPOSAL:
5 BUILDING APARTMENT COMPLEX

STREET ADDRESS

6645 SW NYBERG LN
TUALATIN, OR 97062

APPLICANT

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: KEN SANDBLAST, AICP

ENGINEER / SURVEYOR / PLANNER

WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY,
SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652
FAX: (503) 624-0157
CONTACT: GARY ANDERSON, PLS
KEN SANDBLAST, AICP

LANDSCAPE

CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTS
1000 SW TAYLOR ST #355
PORTLAND, OREGON 97205
CONTACT: CHRIS FRESHLEY

LIGHTING

KEYWAY CORP.
PHONE: (503) 888-2516
CONTACT: BRIAN FRANK

DATUM

- 1) BEARINGS ARE BASED ON SURVEY NUMBER 25,650 WASHINGTON COUNTY SURVEY RECORDS.
- 2) VERTICAL CONTROL BASED ON WASHINGTON COUNTY BENCH MARK #448 MARKED "STATE HIGHWAY DEPARTMENT BM NO. L-632 1971". A 2 3/4" BRASS DISK FOUND IN TOP OF GUARDRAIL, S.W. CORNER OF BRIDGE OVER I-5 ON SAGERT ROAD, 3.3 FEET ABOVE ROAD SURFACE. ELEVATION=231.978 FEET NAVD 29.
- 3) FIELD SURVEY WAS PERFORMED MARCH 2011 AND REVISITED FOR ADDITIONAL TOPO DATA IN JUNE 2016.

EXISTING LEGEND

- | | |
|--|---------------------------------|
| FOUND MONUMENT AS NOTED | WATER VAULT |
| FOUND 5/8" IRON ROD W/IPC STAMPED "G&L LAND SURVEYING, INC." PER WORTHRICH FARMS ESTATES | WELL |
| ELECTRIC BOX | BOLLARD |
| ELECTRIC METER | MAIL BOX |
| ELECTRIC RISER | SIGN |
| ELECTRIC TRANSFORMER | CLEANOUT |
| ELECTRIC VAULT | SANITARY SEWER MANHOLE |
| POWER POLE | CATCH BASIN |
| LIGHT POLE | STORM SEWER MANHOLE |
| GAS METER | IRRIGATION CONTROL VALVE |
| GAS FINK | HOSE BIB |
| GAS VALVE | DECIDUOUS TREE |
| TELEPHONE MANHOLE | EVERGREEN TREE |
| TELEPHONE RISER | UNDERGROUND WATER LINE |
| TELEPHONE VAULT | OVERHEAD LINE |
| CABLE TV RISER | UNDERGROUND TELECOMM |
| GUY ANCHOR | UNDERGROUND STORM DRAIN LINE |
| UTILITY BOX | UNDERGROUND SANITARY SEWER LINE |
| UTILITY MANHOLE | UNDERGROUND POWER |
| UTILITY POLE | UNDERGROUND GAS LINE |
| UTILITY RISER | FENCE |
| UTILITY VAULT | PROPERTY LINE |
| FIRE DEPT. CONNECTION | ADJACENT PROPERTY LINE |
| FIRE HYDRANT | EXISTING CONTOUR - 1' INTERVAL |
| WATER VALVE | EXISTING CONTOUR - 5' INTERVAL |
| WATER METER | |

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.)

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

UTILITY VERIFICATION: CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

WESTLAKE CONSULTANTS INC.
ENGINEERING SURVEYING PLANNING
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150 TIGARD, OREGON 97224
PHONE: (503) 684-0652 FAX: (503) 624-0157

COMMONS ON THE TUALATIN
TUALATIN, OR
COVER SHEET

PRELIMINARY

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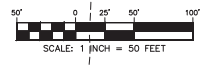
NO.	DATE	DESCRIPTION	BY	CHKD.

SHEET
P100
JOB NO.
2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NAME: A:\2752-001\24x36_E_DRAWING03_CADD\PRODUCTION\A3_2752-001_P100.DWG 2016/02/16 08:58AM - JAB

LAND USE SUBMITTAL 2018-10-17



WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PRACTICE CORPORATION
14510 N. HAYWARD AVE., SUITE 100
TUALATIN, OREGON 97063

COMMONS ON THE TUALATIN
TUALATIN, OR
EXISTING CONDITIONS

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NO.	DATE	DESCRIPTION	CHECKED	DRAWN	JAN
0	2018-10-17	LAND USE SUBMITTAL			

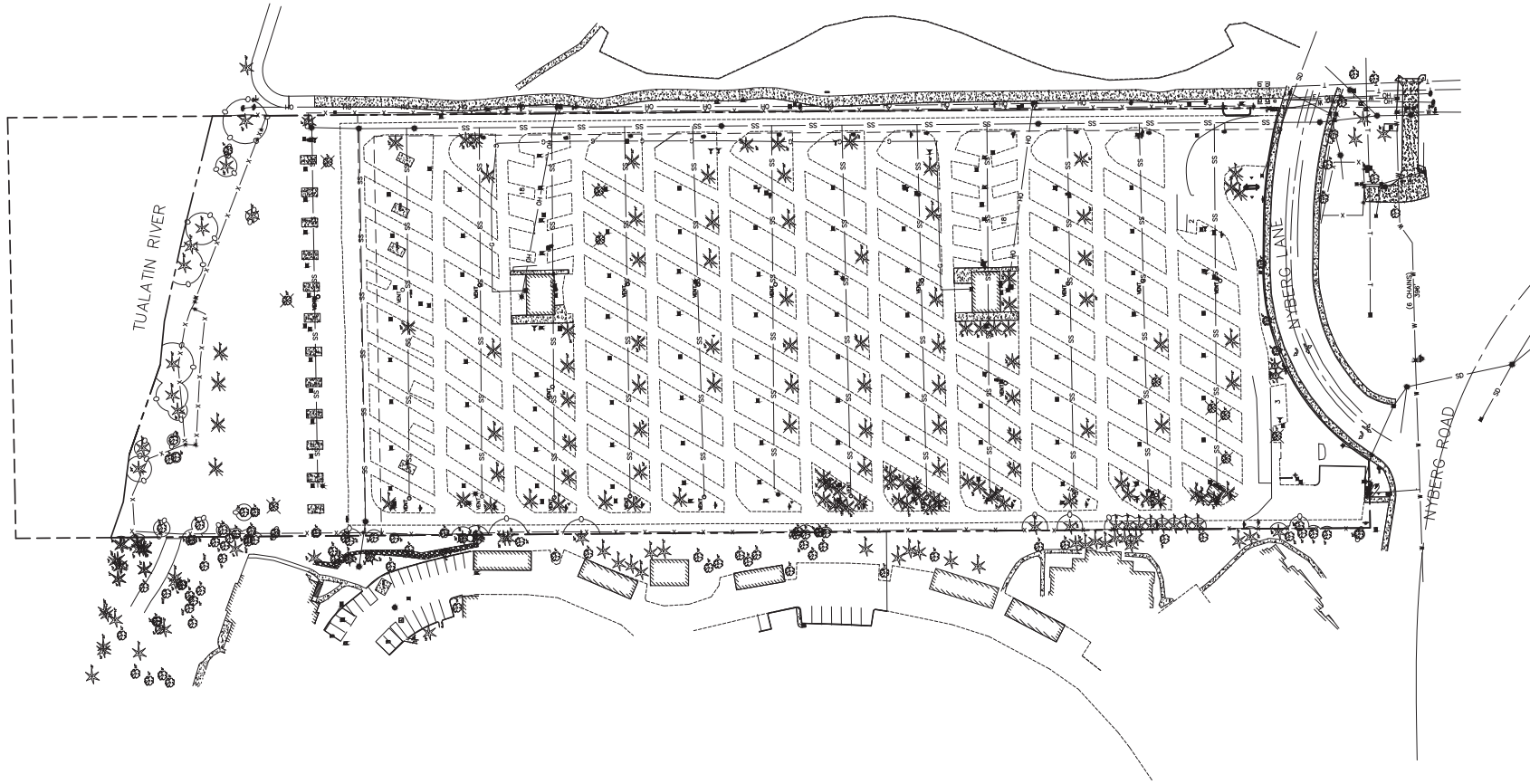
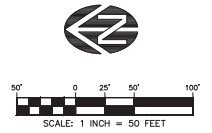
REVISIONS
SHEET
P200
JOB NO.
2752-001

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DRAWING NUMBER: 2752-001-01-01 ENGINEER: CAD/PRODUCTION: LUCAS/PRODUCTION: 2018/10/17 - 05:10PM - JAB

LAND USE SUBMITTAL - 2018-10-17

LEGEND
 TREE PROTECTION FENCING



DRAWING NUMBER: 112712-001.P300, ENGINEER'S CAD INSTRUMENTAL, 11/27/18-05:17, 05:17PM - JAB

WESTLAKE
 CONSULTANTS INC.
 ENGINEERING SURVEYING PLANNING
 PACIFIC CORPORATE CENTER
 14101 N. RAYBURN ROAD
 TUALATIN, OREGON 97063
 TEL: (503) 864-3900
 FAX: (503) 864-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 TREE PROTECTION AND REMOVAL PLAN

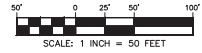
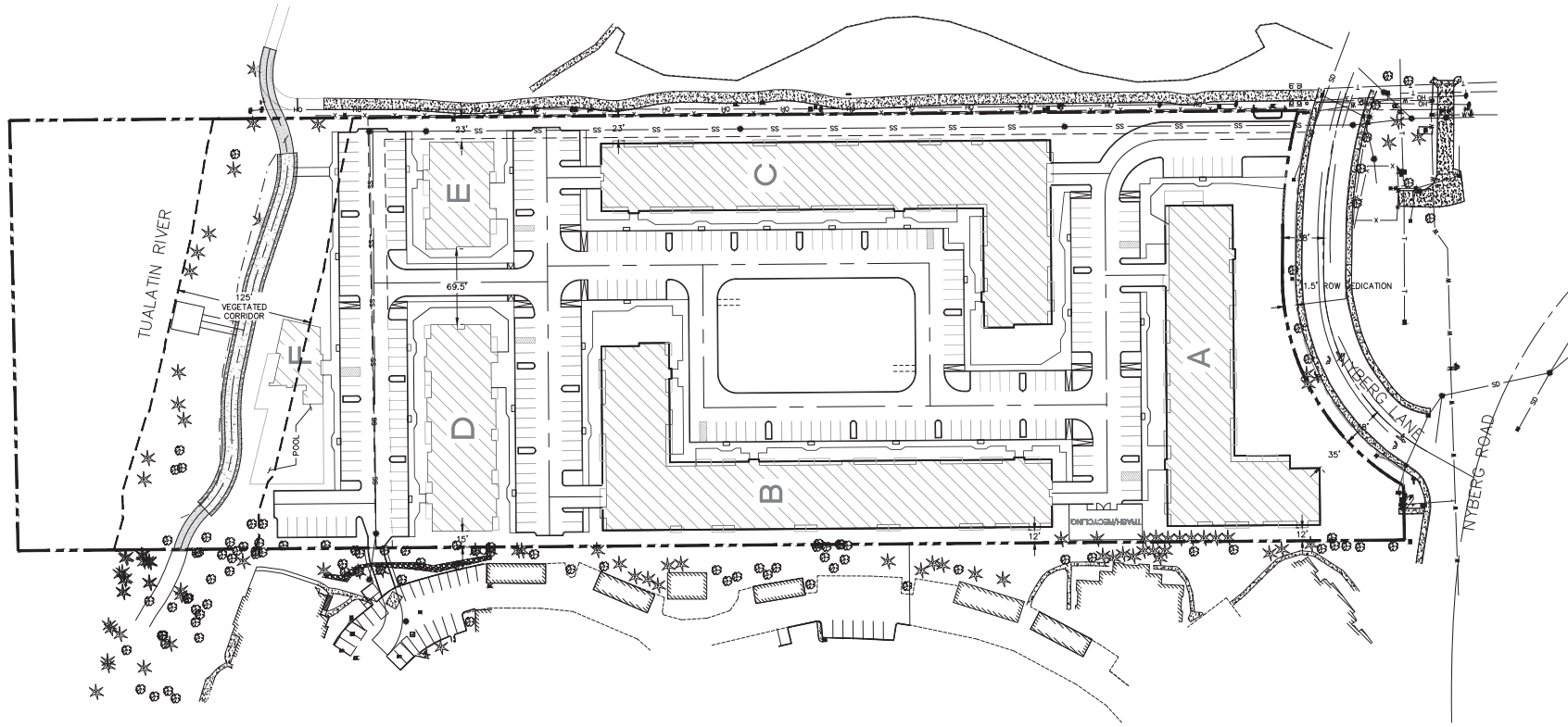
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REVISIONS	NO.	DATE	DESCRIPTION	CHECKED	DRAWN	JAB
	0	2018-10-17	LAND USE SUBMITTAL			

SHEET
P300
 JOB NO.
 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



PARKING COUNT

VEHICLE:
 TOTAL: 499 STALLS
 GARAGE: 226 STALLS
 EXTERIOR: 273 STALLS

BIKE:
 TOTAL: 280 SPACES
 INDOOR: 264 SPACES
 OUTDOOR: 16 SPACES

SETBACKS

ALL PROPOSED SETBACKS MEET THE MINIMUM REQUIREMENTS AS OUTLINED IN TDC 43.070

WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 10000 N. W. 25th Ave., Suite 100, Portland, OR 97210
 (503) 864-3900
 FAX (503) 864-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN OVERALL

PRELIMINARY

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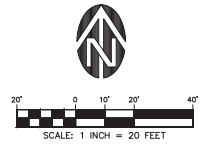
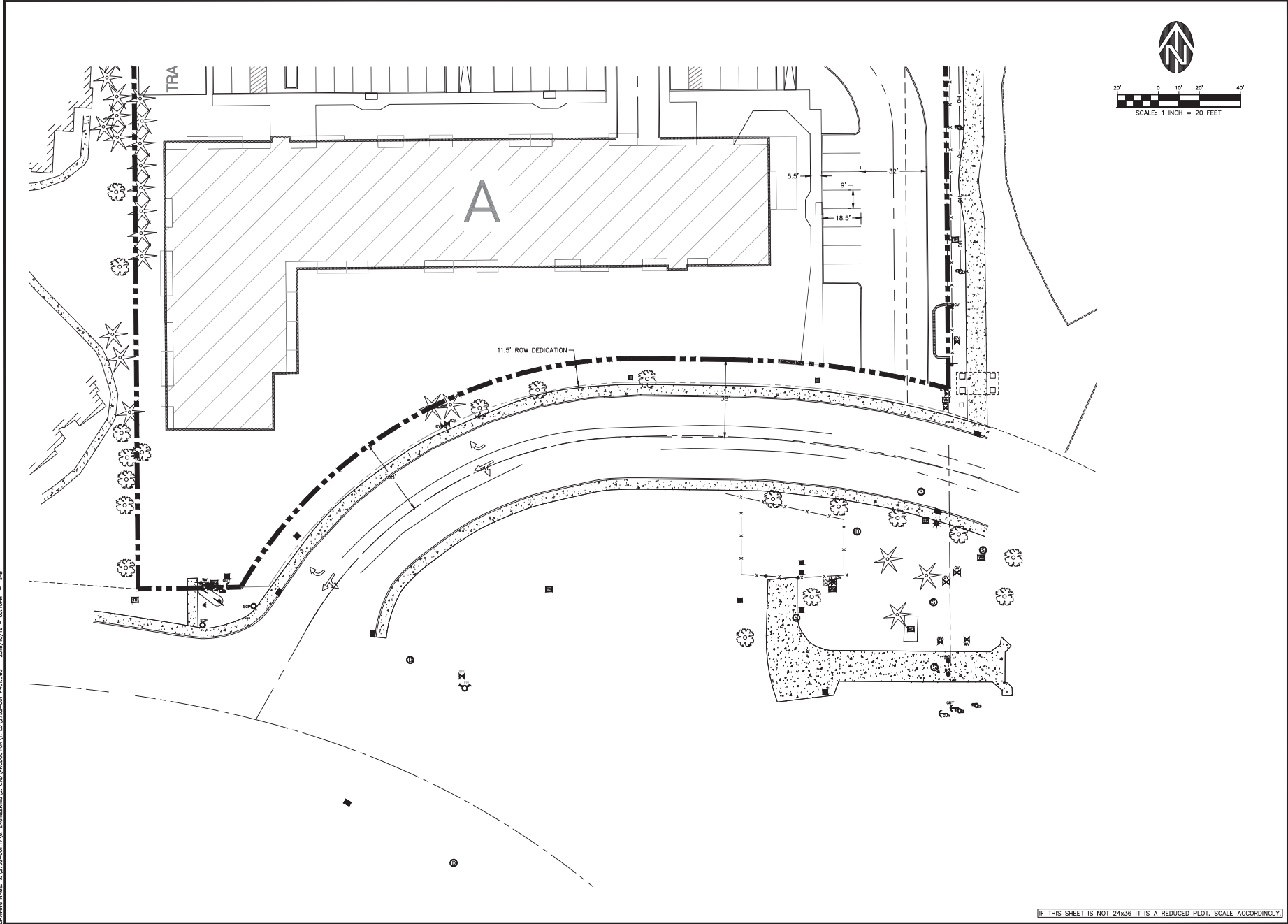
NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL		

SHEET
P400
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 112712-001.PL & ENGINEERING: CAD/PRODUCTION: LUY2752-001 #400.DWG 2018/10/17 - 05:10PM - JAB

LAND USE SUBMITTAL 2018-10-17



DRAWING NAME: J:\2752-001\2752_001\COMMONS_ON_TUALATIN\COMMONS_ON_TUALATIN_P401.dwg 2018/10/18 - 08:59AM - JAB

WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PACIFIC CORPORATE CENTER
 14101 N. RIVERVIEW AVE.
 TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 1

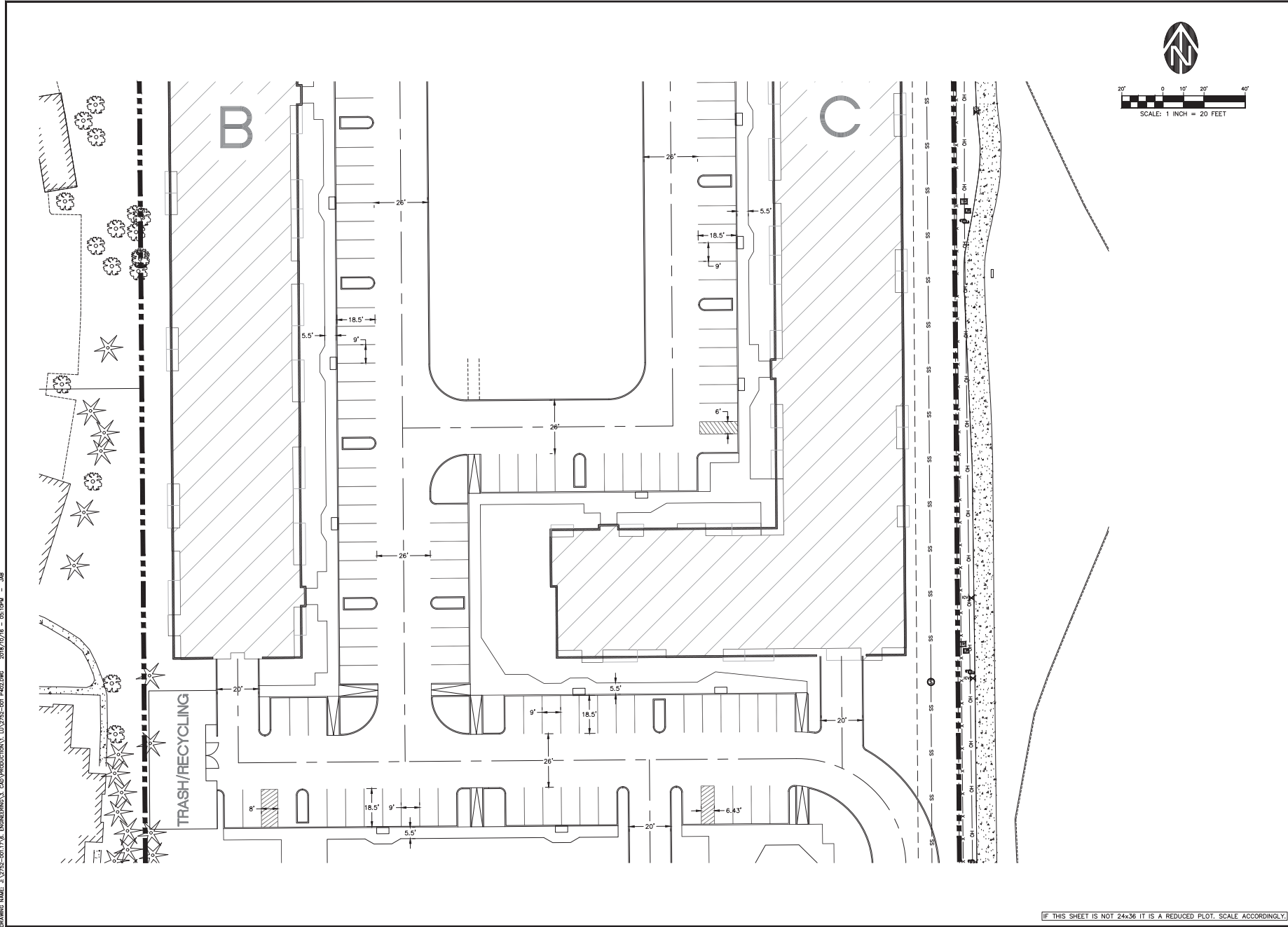
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET
P401
 JOB NO.
 2752-001

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DRAWING NUMBER: 112752-001.PLT, ENGINEER'S SEAL: ENGINEER'S SEAL: 2018/10/18 - 05:10PM - JAB

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 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PACIFIC CORPORATION CENTER
 14101 N. RAINBOW BLVD.
 TUALATIN, OREGON 97063

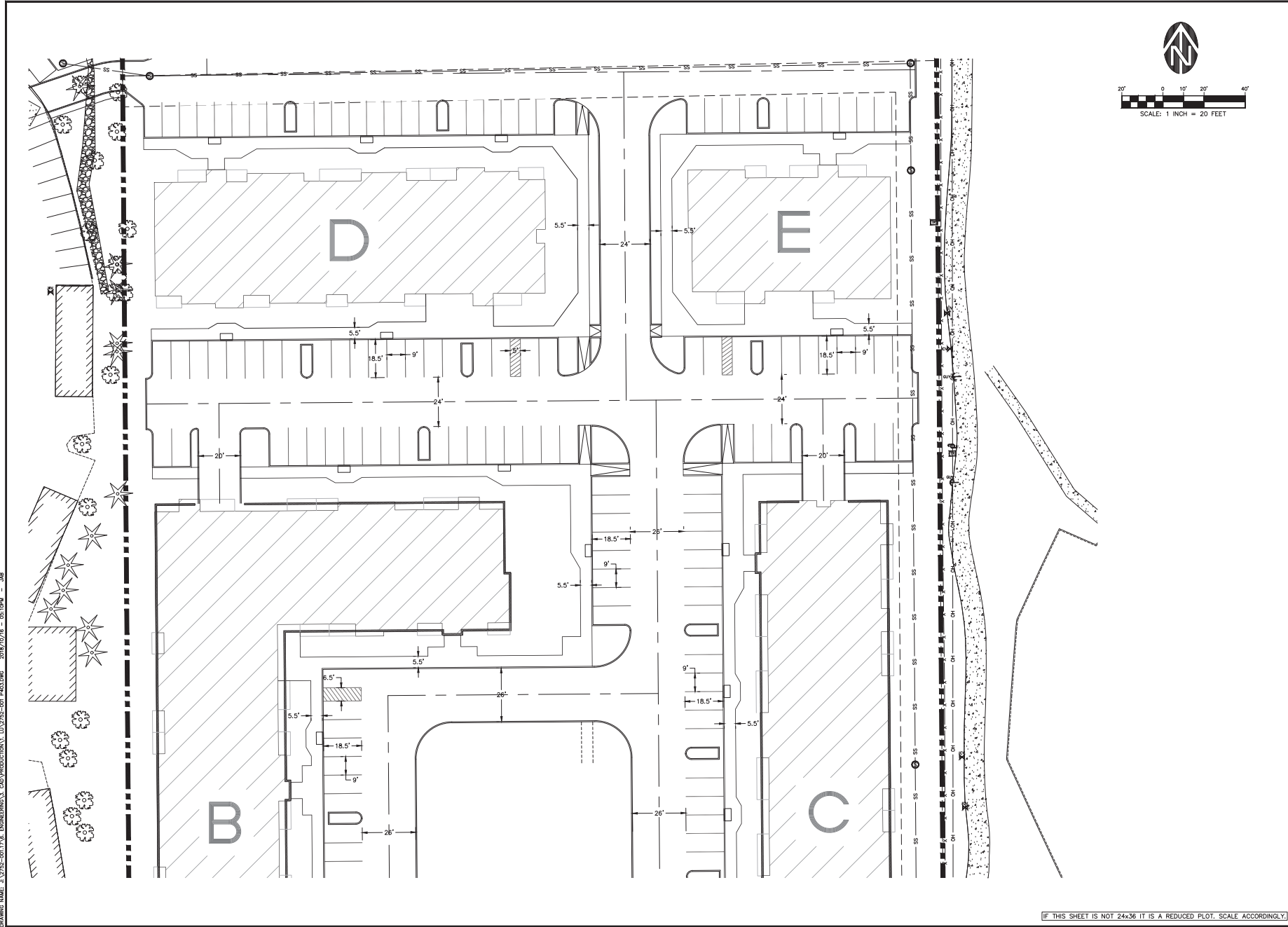
COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 2

PRELIMINARY

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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

P402
 JOB NO. 2752-001



DRAWING NAME: 13752-001.PLA - CONCEPTUAL CAD INDUSTRIAL, LUISIANA - 05/19/14 - JAB

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 PACIFIC CORPORATE CENTER
 1010 N. RUSSELL ST.
 TULALATN, WASHINGTON 98284

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 3

PRELIMINARY

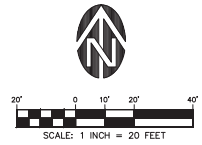
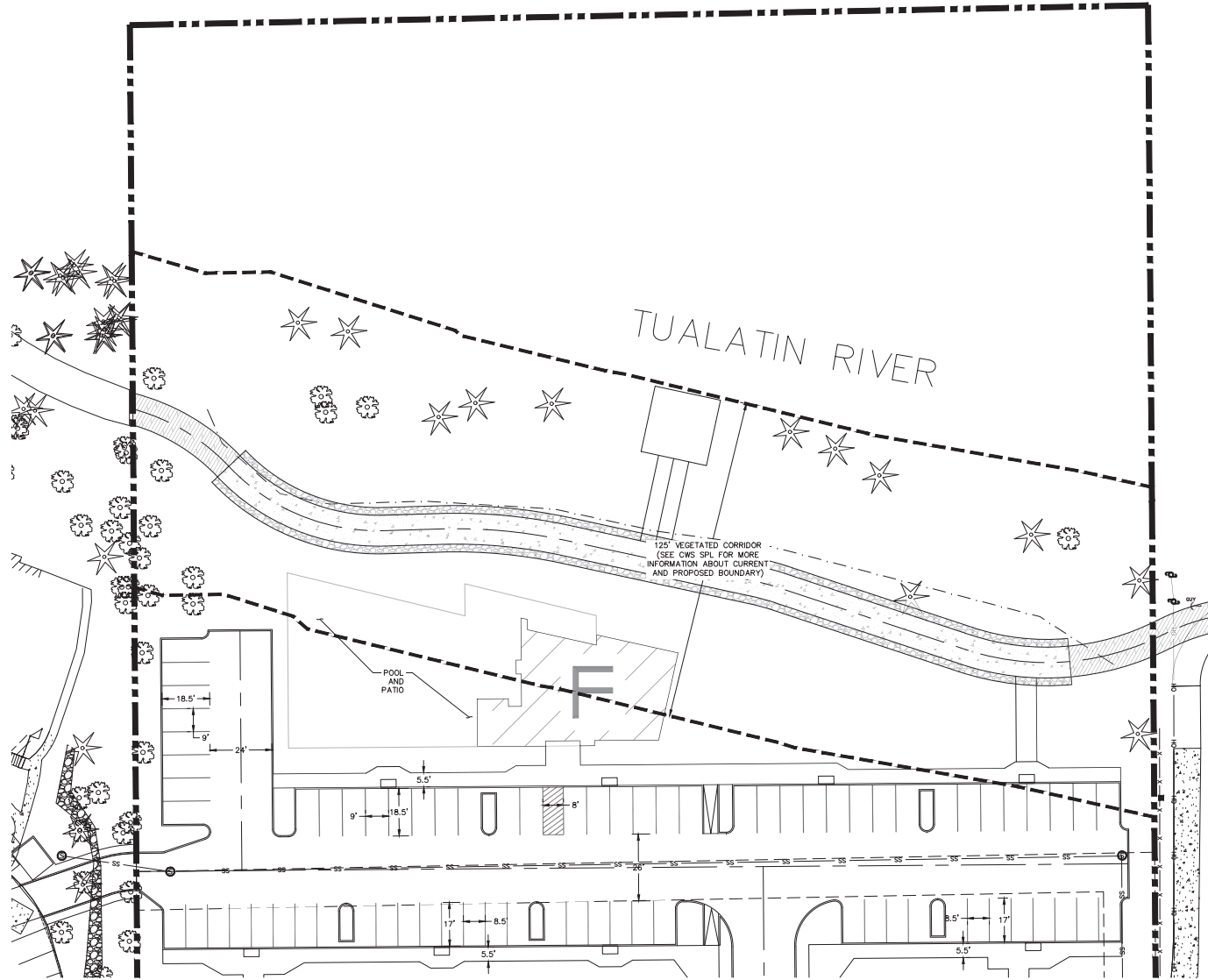
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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET P403
 JOB NO. 2752-001

LAND USE SUBMITTAL - 2018-10-17

DRAWING NAME: J:\2752-001\2752_001\DWG\2752-001_P404.dwg 2018/10/18 - 05:11PM - JAB



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 PACIFIC CORPORATION CENTER
 4001 N. RIVERWAY, SUITE 100
 TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 4

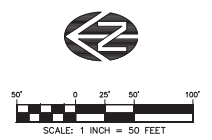
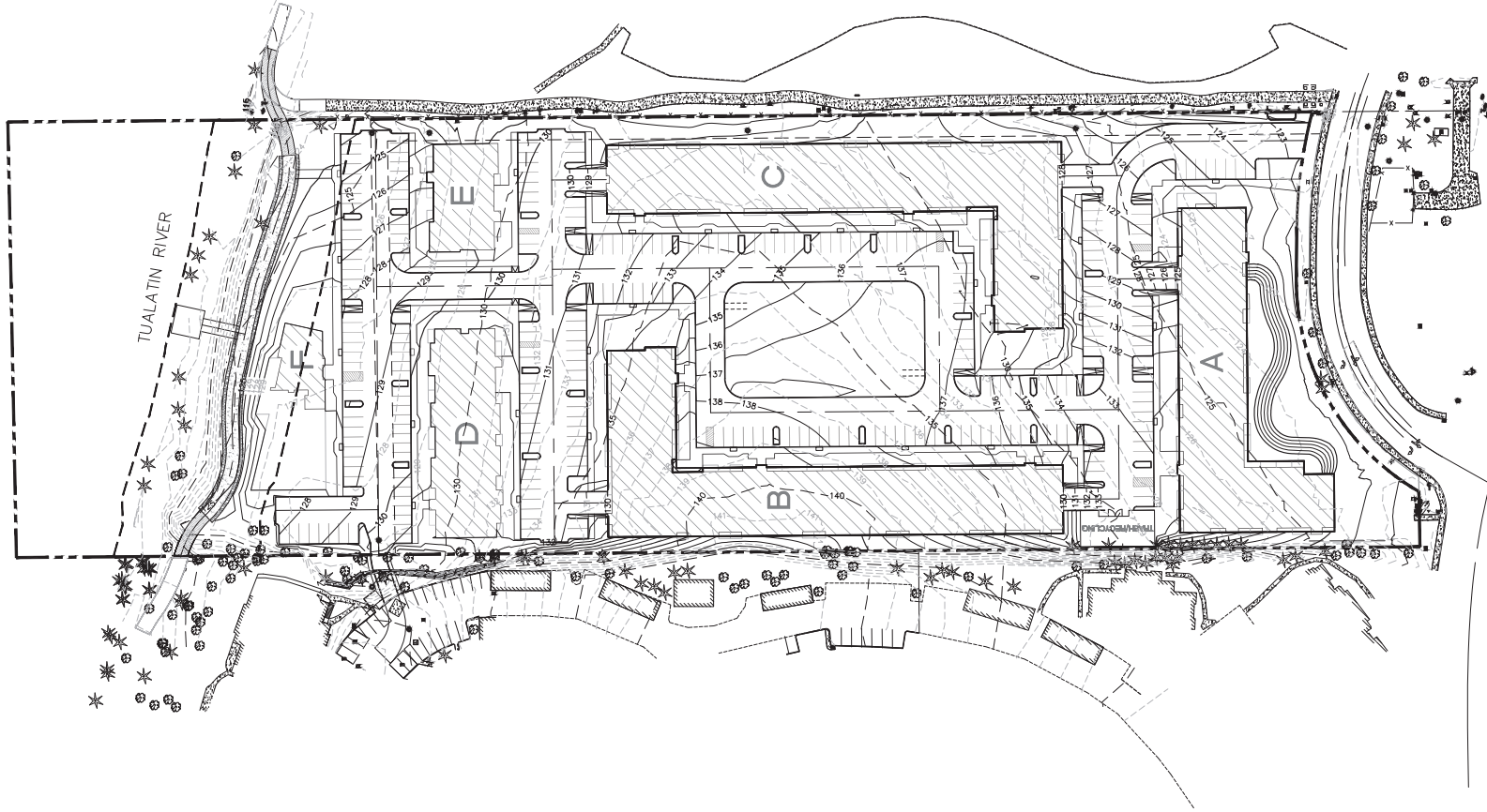
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET
P404
 JOB NO.
 2752-001

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CONSULTANTS INC.
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PACIFIC CORPORATION CENTER
10010 N. PARKWAY
TUALATIN, OREGON 97063
TEL: (503) 864-3900
FAX: (503) 864-3157

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY GRADING PLAN OVERALL

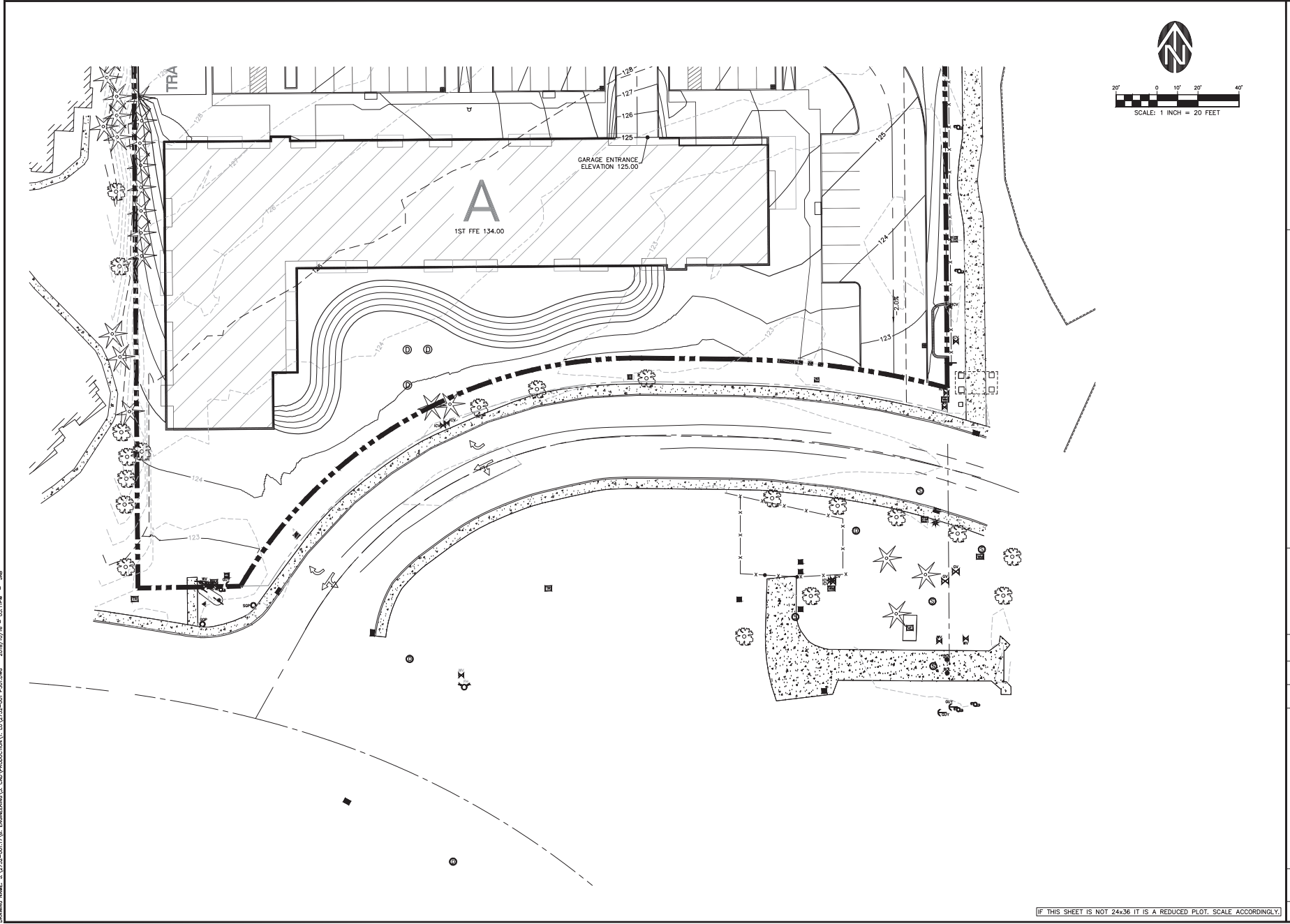
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NO.	DATE	DESCRIPTION	BY	CHECK
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET
P500
JOB NO.
2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



DRAWING NUMBER: 132752-001.P501, ENGINEER'S CAD: 132752-001_P501.dwg, 2018/10/18 - 08:11PM - JMS

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WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PACIFIC CORPORATE CENTER
 4000 N. UNIVERSITY AVENUE
 TULALIN, WASHINGTON 98291

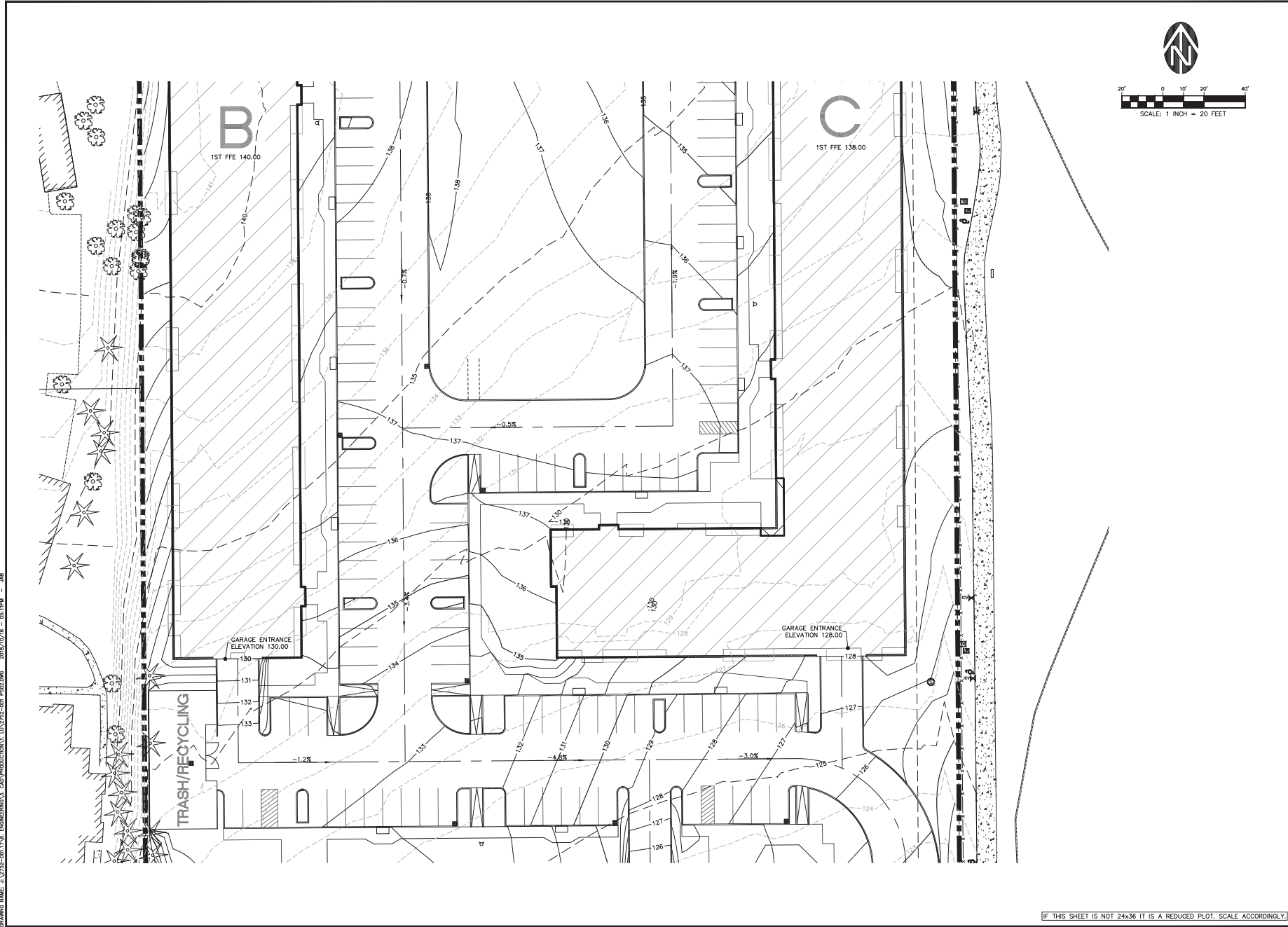
COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY GRADING PLAN 1

PRELIMINARY

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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JMS

SHEET
P501
 JOB NO.
 2752-001



DRAWING NAME: A12752-001.P501.DWG, ENGINEER'S: CAD INDUSTRIAL, LU32752-001_P501.DWG, 2018/10/18 - 05:11PM - JAB

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 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PACIFIC CORPORATE CENTER
 400 S. WASHINGTON ST., SUITE 100
 TULATIN, OREGON 97148

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY GRADING PLAN 2

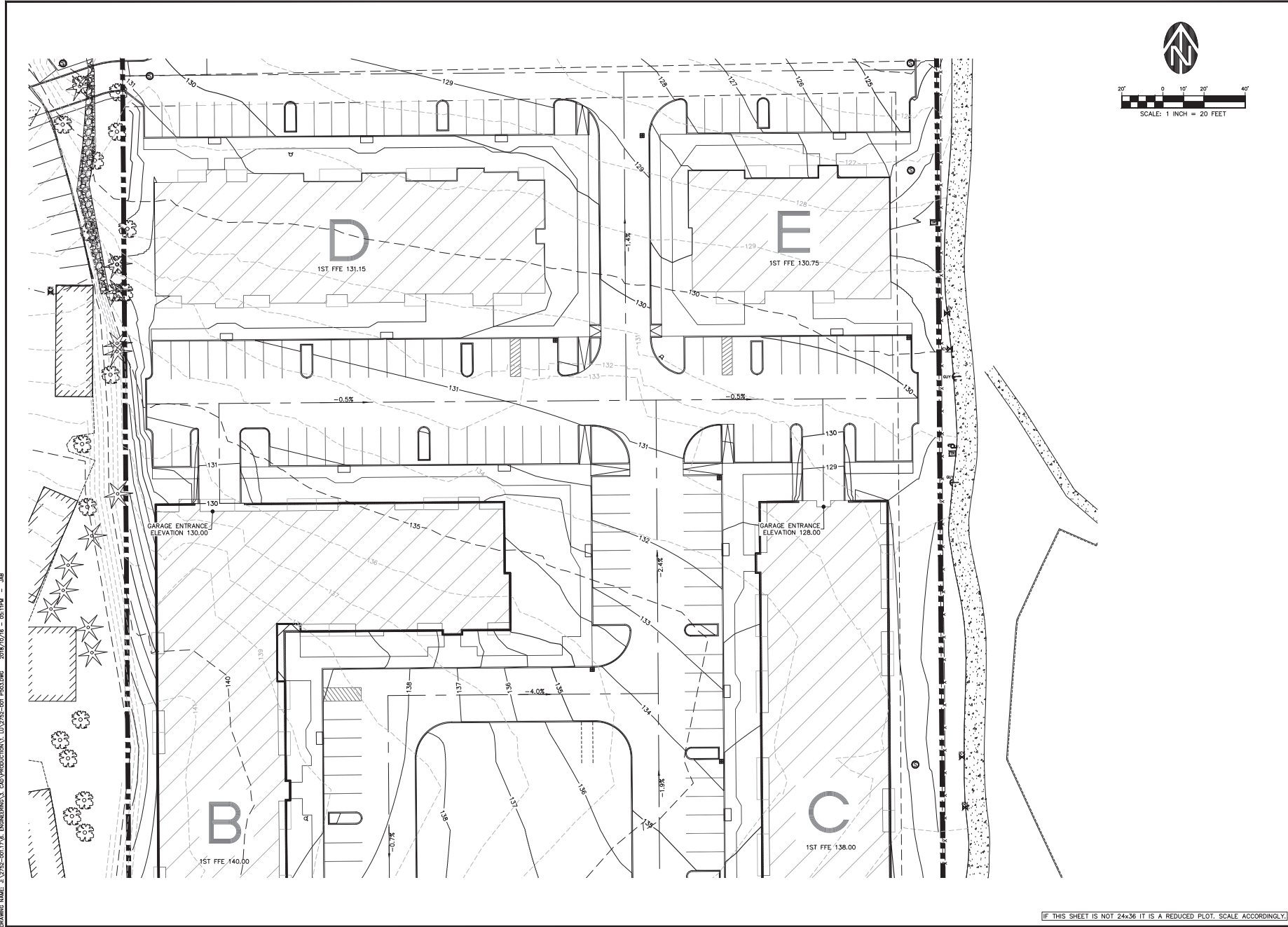
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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET
P502
 JOB NO.
 2752-001

LAND USE SUBMITTAL 2018-10-17



DRAWING NUMBER: 2752-001.P503.DWG CAD: INDUSTRIAL, LUISIANA, 05/11/14 - JAB

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 PACIFIC CORPORATE CENTER
 4000 N. UNIVERSITY BLVD.
 TULALATN, WASHINGTON 98284

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY GRADING PLAN 3

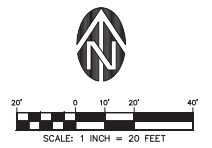
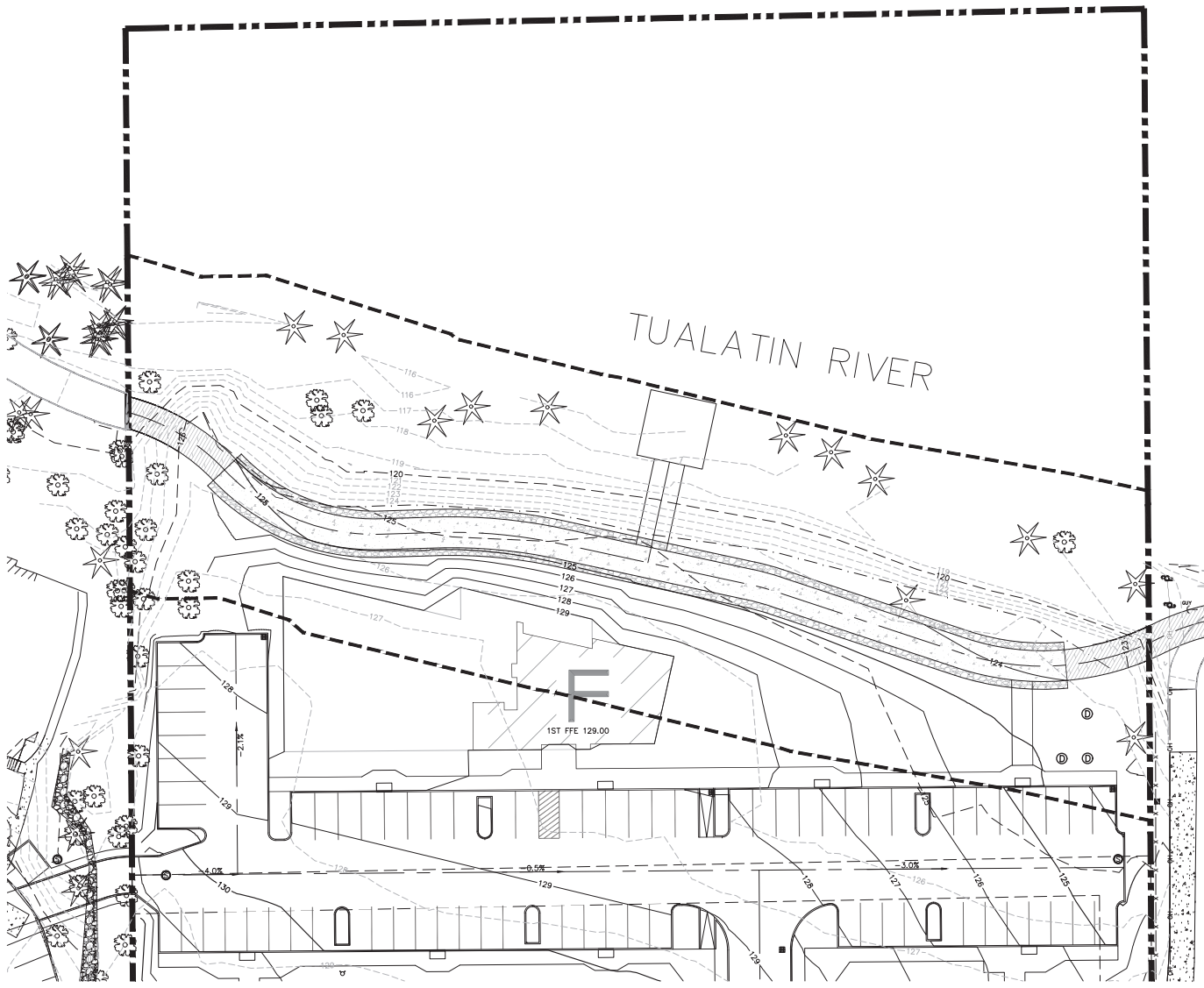
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NO.	DATE	DESCRIPTION	BY	CHECK

SHEET P503
 JOB NO. 2752-001

DRAWING NAME: J:\2752-001\2752_001_P504.dwg DATE: 2018/10/18 - 05:11PM - JAB



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CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATE CENTER
10110 N. RIVERWAY, SUITE 100
TUALATIN, OREGON 97063
TEL: (503) 684-3900
FAX: (503) 684-3157

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY GRADING PLAN 4

PRELIMINARY

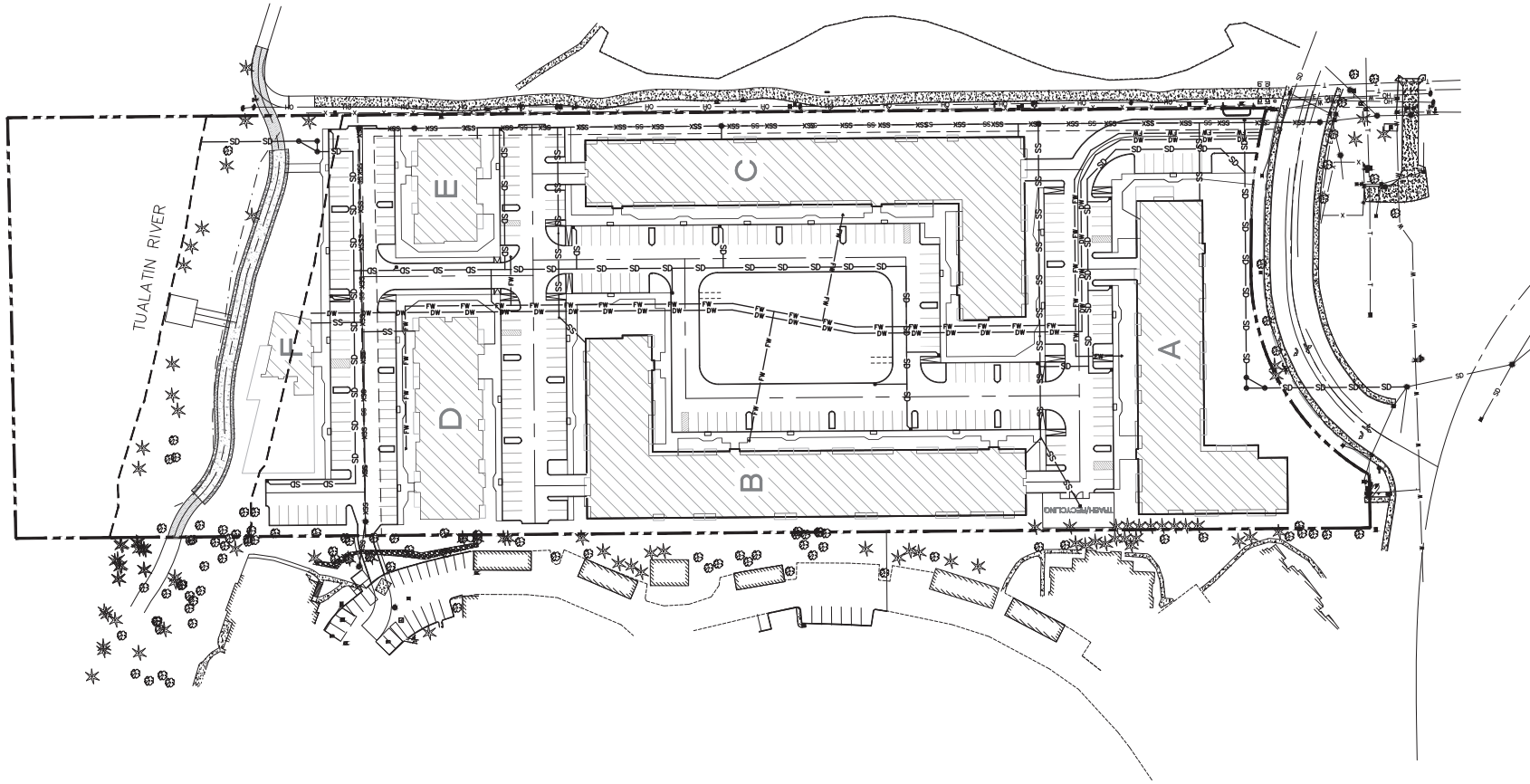
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

REVISIONS
SHEET
P504
JOB NO.
2752-001

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LAND USE SUBMITTAL 2018-10-17



SCALE: 1 INCH = 50 FEET

DRAWING NUMBER: 112752-001.PLT & ENGINEERING: CAD INDUSTRIAL, 112752-001_P600.DWG 2018/10/18 - 05:11PM - JMB

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CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATION CENTER
14101 N. RIVERVIEW AVE.
TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY UTILITY PLAN OVERALL

PRELIMINARY

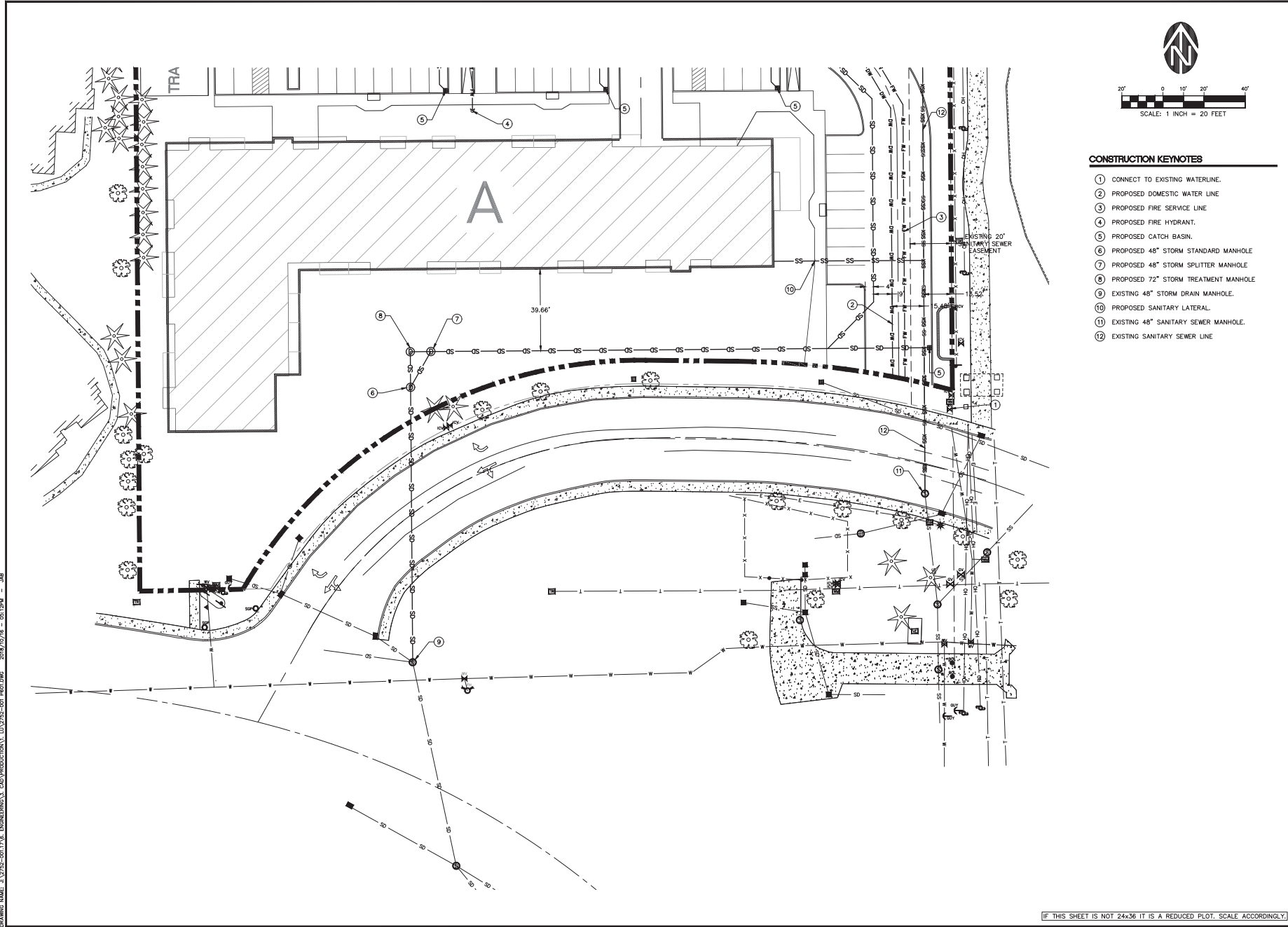
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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JMB	JMB

SHEET
F600
JOB NO.
2752-001

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LAND USE SUBMITTAL - 2018-10-17



CONSTRUCTION KEYNOTES

- ① CONNECT TO EXISTING WATERLINE.
- ② PROPOSED DOMESTIC WATER LINE
- ③ PROPOSED FIRE SERVICE LINE
- ④ PROPOSED FIRE HYDRANT.
- ⑤ PROPOSED CATCH BASIN.
- ⑥ PROPOSED 48" STORM STANDARD MANHOLE
- ⑦ PROPOSED 48" STORM SPLITTER MANHOLE
- ⑧ PROPOSED 72" STORM TREATMENT MANHOLE
- ⑨ EXISTING 48" STORM DRAIN MANHOLE.
- ⑩ PROPOSED SANITARY LATERAL.
- ⑪ EXISTING 48" SANITARY SEWER MANHOLE.
- ⑫ EXISTING SANITARY SEWER LINE

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 ENGINEERING SURVEYING PLANNING
 PACIFIC CORPORATION CENTER
 4000 N. UNIVERSITY AVENUE
 TUALATIN, OREGON 97146
 (503) 864-3900
 FAX (503) 864-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 1

PRELIMINARY

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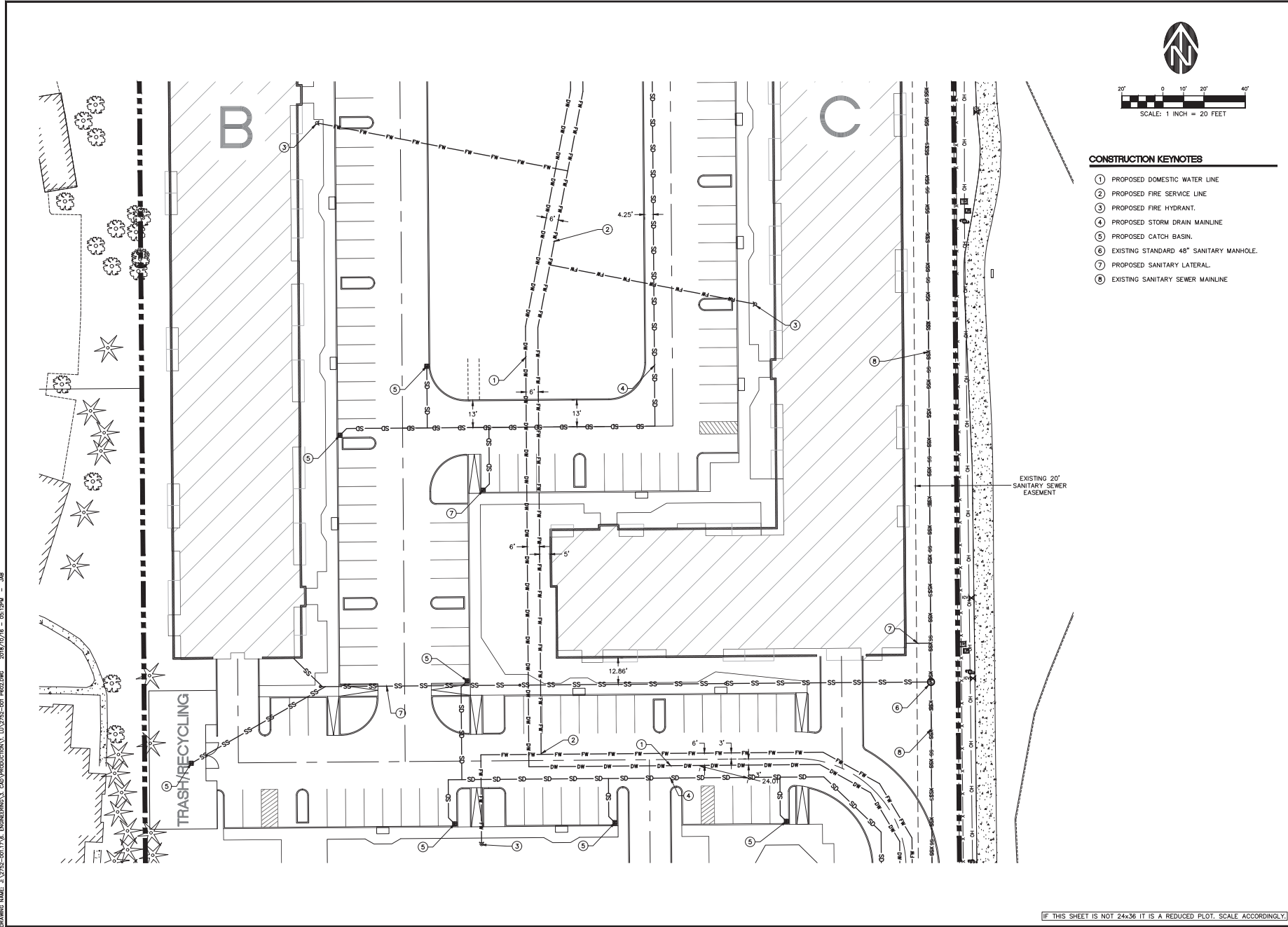
NO.	DATE	DESCRIPTION	BY	CHECKED

SHEET
P601

JOB NO.
 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NAME: J:\2752-001\2752-001-001-001.dwg DATE: 2018/10/17 08:24:44



CONSTRUCTION KEYNOTES

- ① PROPOSED DOMESTIC WATER LINE
- ② PROPOSED FIRE SERVICE LINE
- ③ PROPOSED FIRE HYDRANT
- ④ PROPOSED STORM DRAIN MAINLINE
- ⑤ PROPOSED CATCH BASIN
- ⑥ EXISTING STANDARD 48" SANITARY MANHOLE
- ⑦ PROPOSED SANITARY LATERAL
- ⑧ EXISTING SANITARY SEWER MAINLINE

EXISTING 20'
SANITARY SEWER
EASEMENT

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 112712-001.PLT & DWG, ENGINEER'S COPY, INDUSTRIAL, LU 2752-001 P602.DWG, 2018/10/18 - 05:12PM - JAB

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PACIFIC CORPORATION CENTER
40010 N. 150TH AVENUE, SUITE 100
TUMAC, WASHINGTON 98591

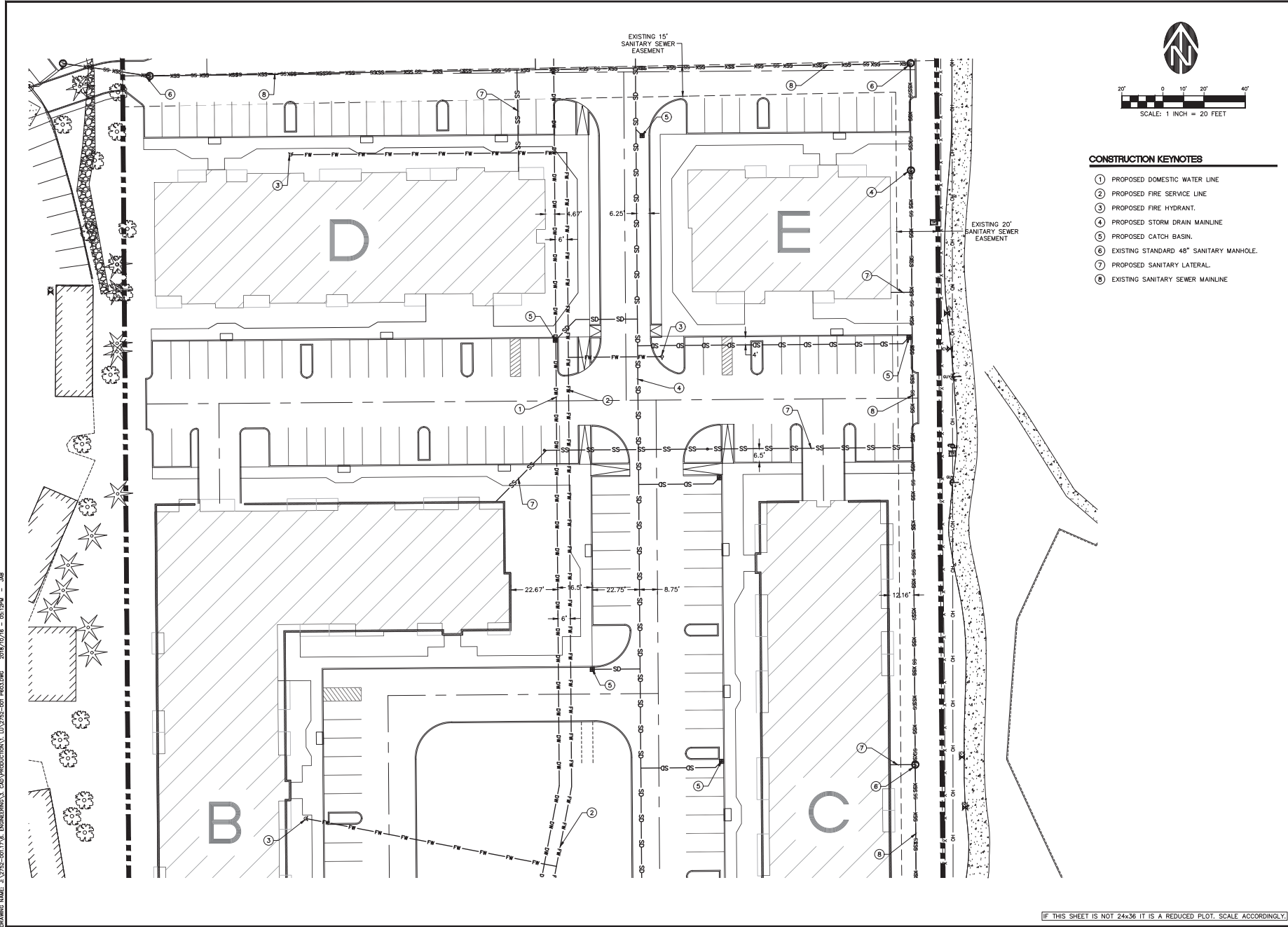
COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY UTILITY PLAN 2

PRELIMINARY

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NO.	DATE	DESCRIPTION	CHECKED	DATE
1	2018-10-17	LAND USE SUBMITTAL	JAB	
			DAB	
			PHOT	

SHEET
P602
JOB NO.
2752-001



CONSTRUCTION KEYNOTES

- ① PROPOSED DOMESTIC WATER LINE
- ② PROPOSED FIRE SERVICE LINE
- ③ PROPOSED FIRE HYDRANT.
- ④ PROPOSED STORM DRAIN MAINLINE
- ⑤ PROPOSED CATCH BASIN.
- ⑥ EXISTING STANDARD 48" SANITARY MANHOLE.
- ⑦ PROPOSED SANITARY LATERAL.
- ⑧ EXISTING SANITARY SEWER MAINLINE

DRAWING NAME: 11712-001.PLA - ENGINEERING & CAD PROFESSIONAL - LUIS VIZCARRA - 05/17/18 - 05/17/18 - JAB

WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 10000 WESTLAKE AVENUE, SUITE 100, WESTLAKE, WASHINGTON 98091
 TEL: (206) 884-0900 FAX: (206) 884-0905

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 3

PRELIMINARY

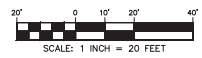
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NO.	DATE	DESCRIPTION	BY	CHECKED
1	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET P603
 JOB NO. 2752-001

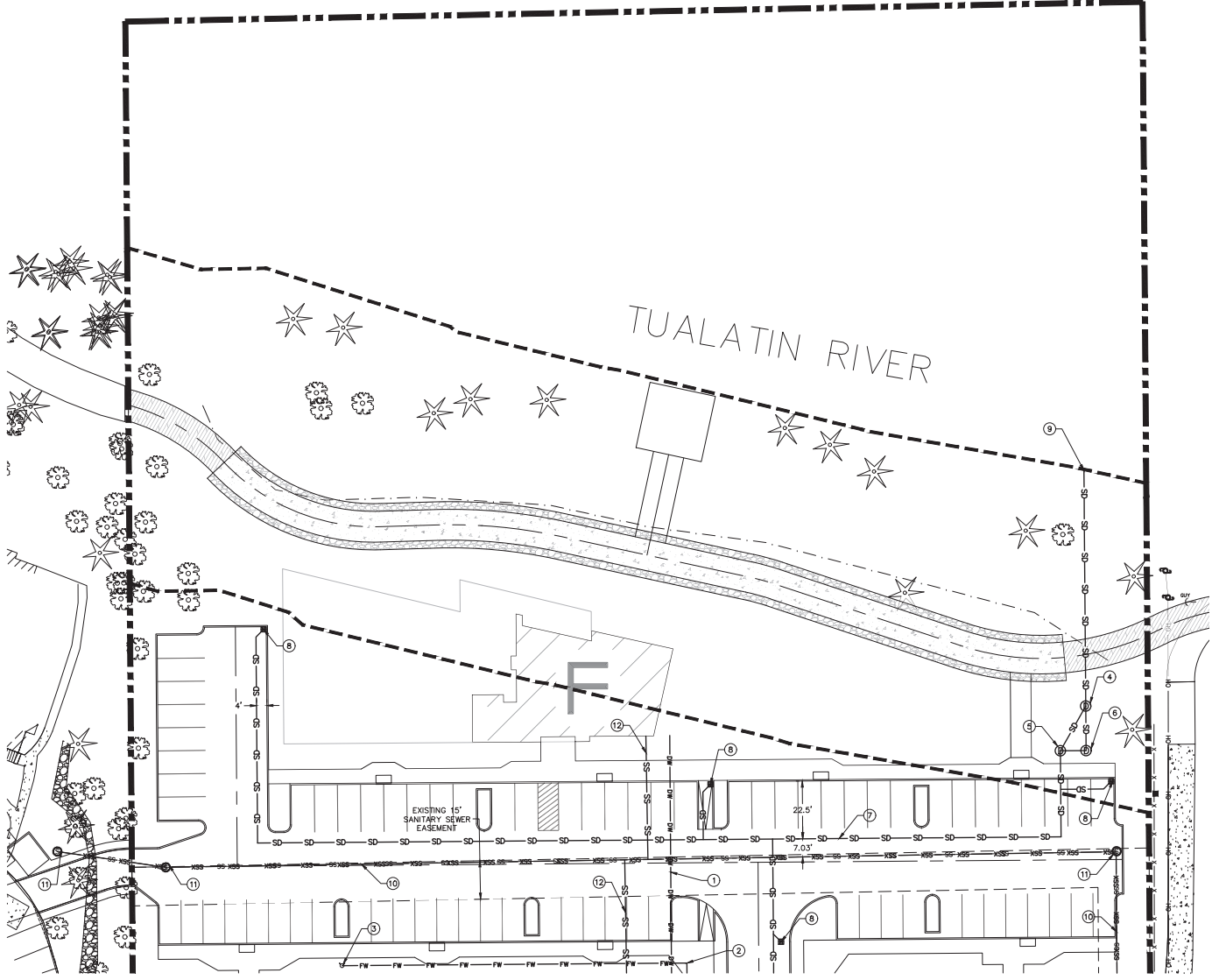
(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 142725-001-01-01, ENGINEER'S CAD: 142725-001-01-01, 2018/02/16 - 05/17/18 - JAB



CONSTRUCTION KEYNOTES

- ① PROPOSED DOMESTIC WATER SERVICE LINE
- ② PROPOSED FIRE SERVICE LINE
- ③ PROPOSED FIRE HYDRANT
- ④ PROPOSED 48" STORM DRAIN MANHOLE
- ⑤ PROPOSED 48" STORM SPLITTER MANHOLE
- ⑥ PROPOSED 96" STORM TREATMENT MANHOLE
- ⑦ PROPOSED STORM DRAIN MAINLINE
- ⑧ PROPOSED CATCH BASIN
- ⑨ PROPOSED STORM OUTFALL WITH BACK FLOW PREVENTER
- ⑩ EXISTING SANITARY MAINLINE
- ⑪ EXISTING STANDARD 48" SANITARY MANHOLE
- ⑫ PROPOSED SANITARY LATERAL



WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 24000 CORPORATE CENTER
 SUITE 1000, FORT WORTH, TEXAS 76102
 TEL: (817) 854-3900 FAX: (817) 854-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 4

PRELIMINARY

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0	2018-10-17		LAND USE SUBMITTAL	JAB	JAB

SHEET
P604
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



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COMMONS ON THE TUALATIN
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 SURROUNDING DEVELOPMENT PLAN

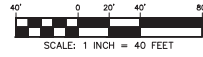
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P700
 JOB NO. 2752-001

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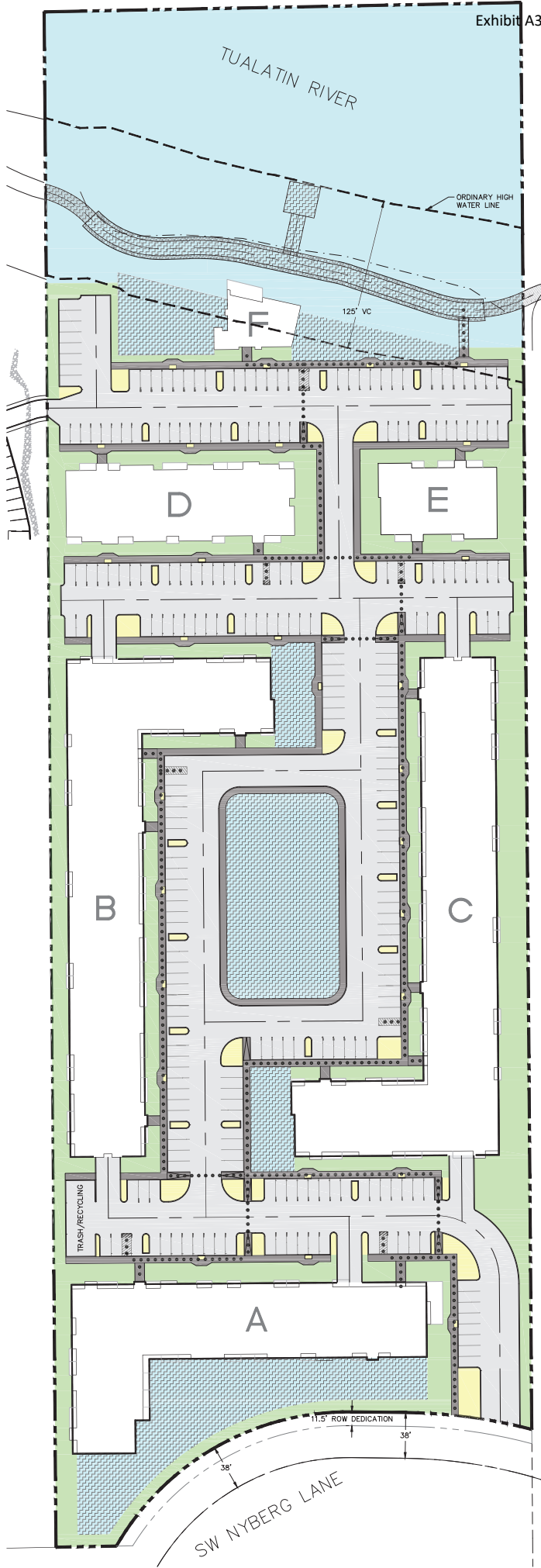


PROJECT AREA

GROSS AREA:	478754 SF	=	10.99 AC
NYBERG LANE DEDICATION (11.5'):	4339 SF	=	0.10 AC
NET AREA:	474415 SF	=	10.89 AC

SITE SUBTOTALS

RIVER AREA (BELOW OHW):	55244 SF	=	1.27 AC
VC AREA (OUTSIDE DEVELOPMENT):	44031 SF	=	1.01 AC
DEVELOPED AREA:	375140 SF	=	8.61 AC



	TOTAL LANDSCAPING AREA REQUIRED: 118,604 (25% OF NET AREA) ACTUAL: 220,200 (46.4%)
	DEVELOPED LANDSCAPING AREA REQUIRED: 93,785 (25% OF DEVELOPED AREA) ACTUAL: 127,100 (33.9%)
	LANDSCAPING AREA ACTUAL: 66,900
	PARKING LANDSCAPE AREA REQUIRED: 6,550 ACTUAL: 8,600
	SHARED OUTDOOR AREA REQUIRED: 118,800 (450SF/UNIT) ACTUAL: 144,700
	CHILDREN PLAY AREA REQUIRED: 39,600 (150SF OF 450SF/UNIT) ACTUAL: 51,600
	ASPHALT PARKING TOTAL OUTSIDE PARKING STALLS: 273 ADA STALLS: 14 (4 VAN ACCESSIBLE)
	PEDESTRIAN PATH
	ADA ACCESSIBLE PATH

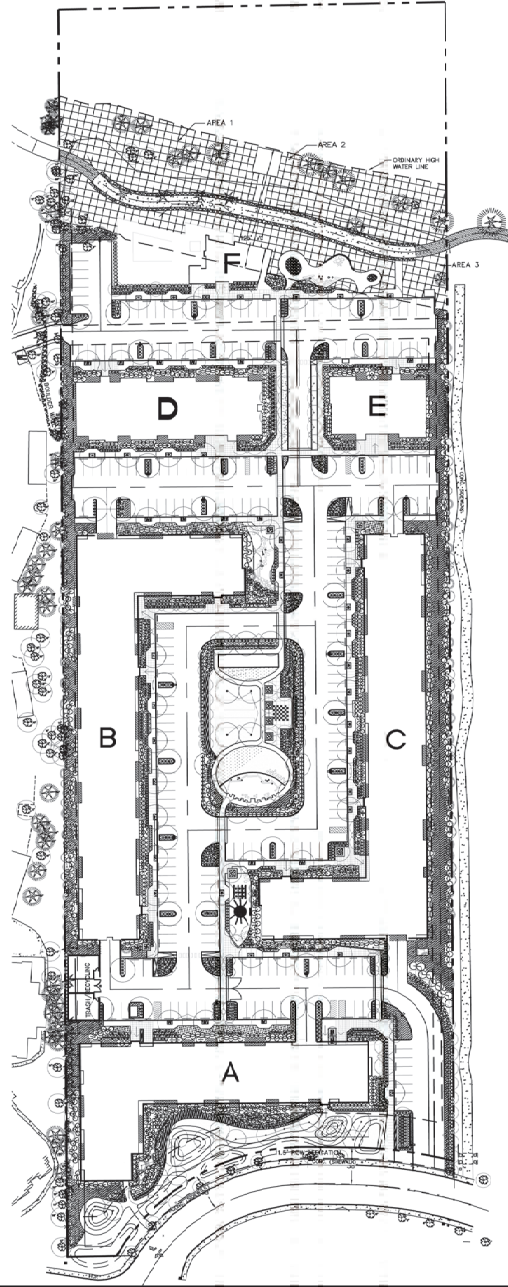
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CODE REQUIRES:

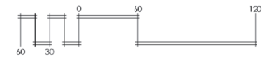
1. "PRIVATE OUTDOOR AREA" FOR EACH UNIT (DECK/PATIOS)
 - 1.1. TO BE DETERMINED BY WWA
2. "ENTRY AREA"
 - 2.1. TO BE CONFIRMED BY PROJECT TEAM

TUALATIN WATERFRONT APARTMENTS

DRAWING NAME: 6. VARIOUS CONCEPTS - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTURE PROJECTS CURRENT TUALATIN APARTMENTS THE BUSHY WOODS TO ONE OF OFFICE PLANS 2018.05.02.02 - 08.30PM - (02/15/2018)



OVERALL LANDSCAPE PLAN



CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
NO. 18-0001 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

COMMONS ON THE TUALATIN
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 TUALATIN, OREGON 97062

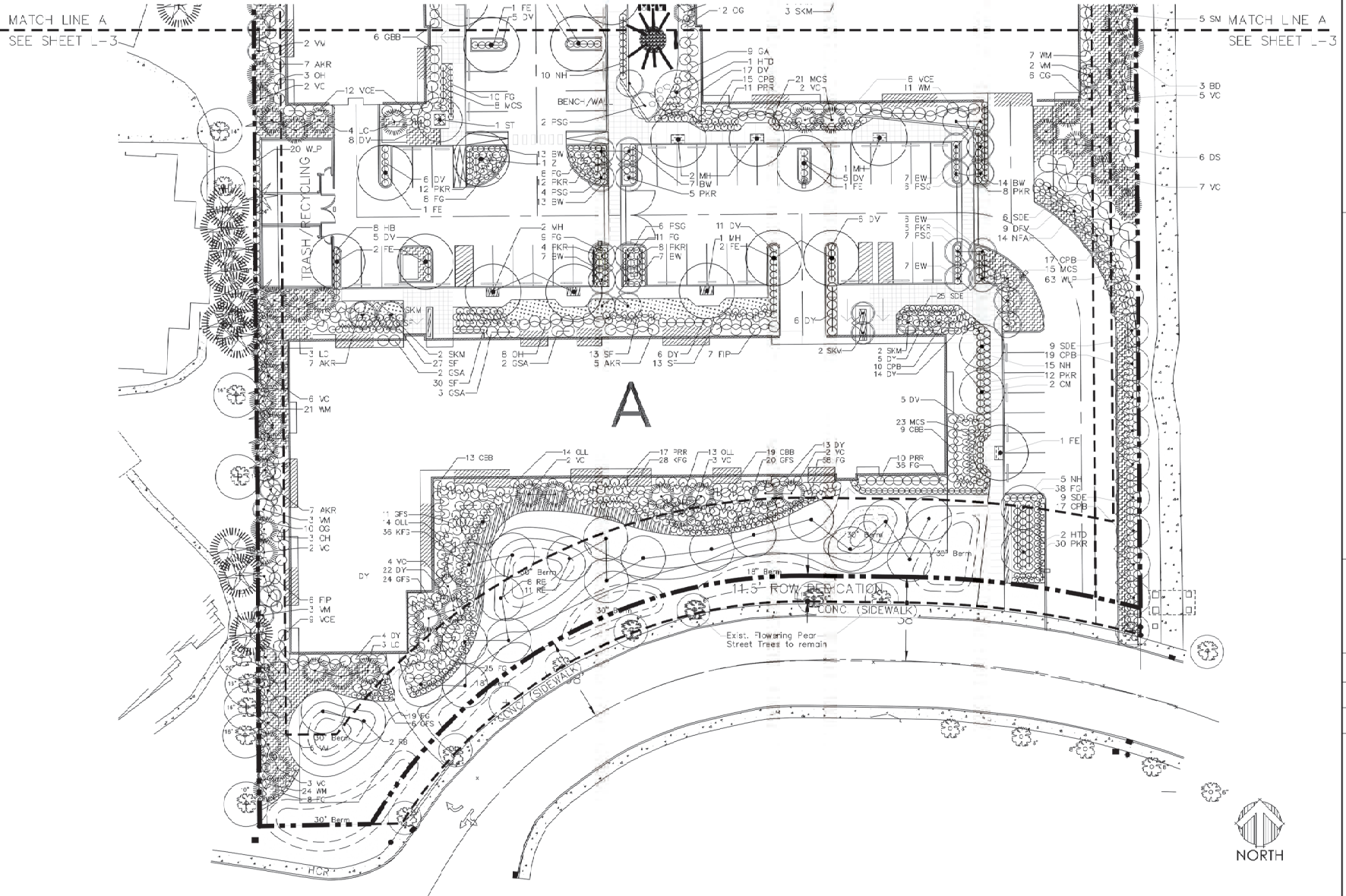
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 OREGON
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1
 JOB NO. ###-###-###

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PARTIAL LANDSCAPE PLAN

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
1000 N. W. 10th St., Suite 100, Portland, Oregon 97227-3000
PH: 503.255.1111 FAX: 503.255.1112 WWW: WWW.CHFRESHLEY.COM

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OREGON
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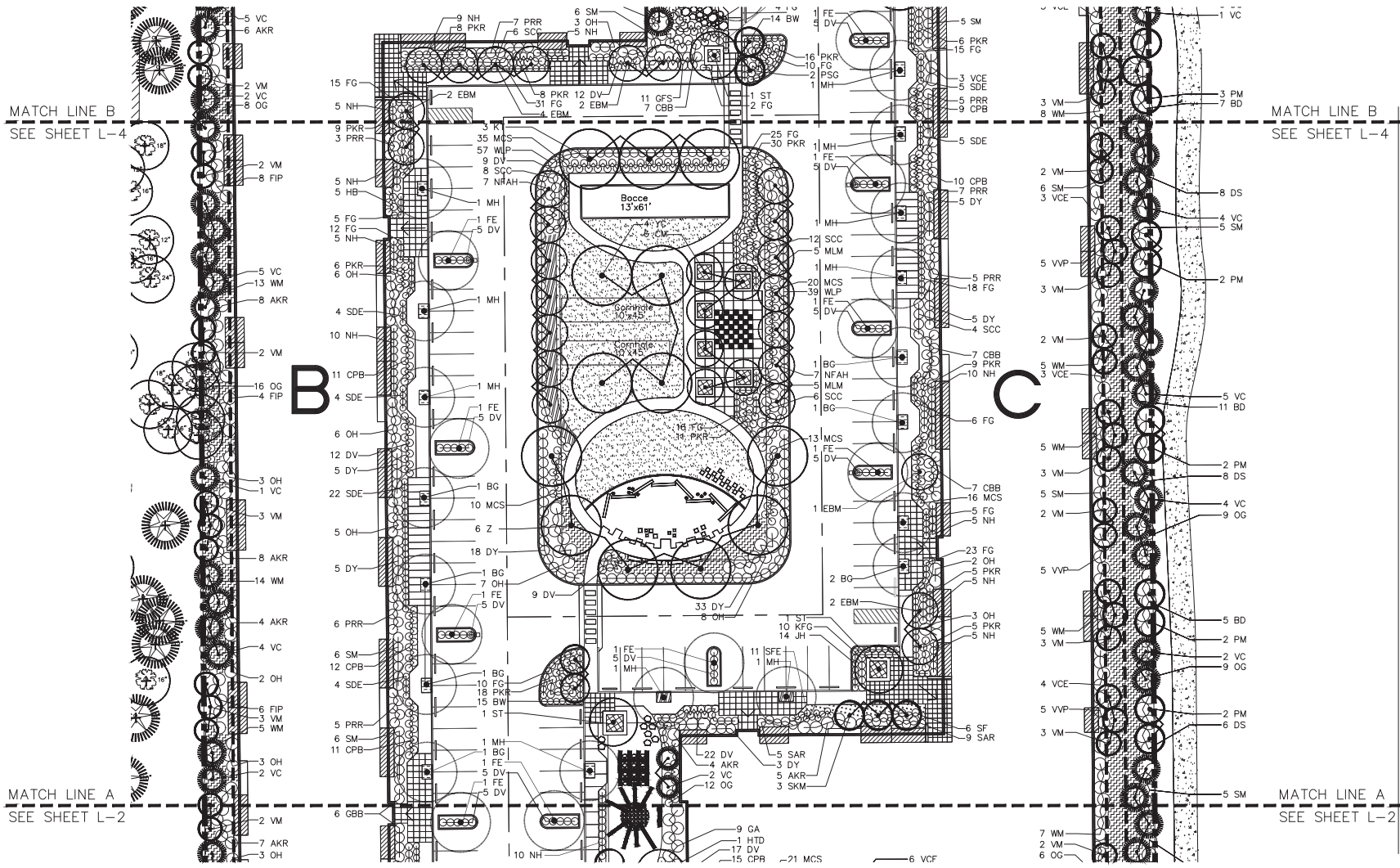
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CURRENT SUBMITTAL

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DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECT, PROJECTS: CURRENT TUALATIN APARTMENTS VILE BLOODS MARK TR. OUT OF OFFICE: 2018/09/27 - 01/2024 - REGISTRATION #



PARTIAL LANDSCAPE PLAN

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
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TUALATIN, OREGON 97062

COMMONS ON THE TUALATIN

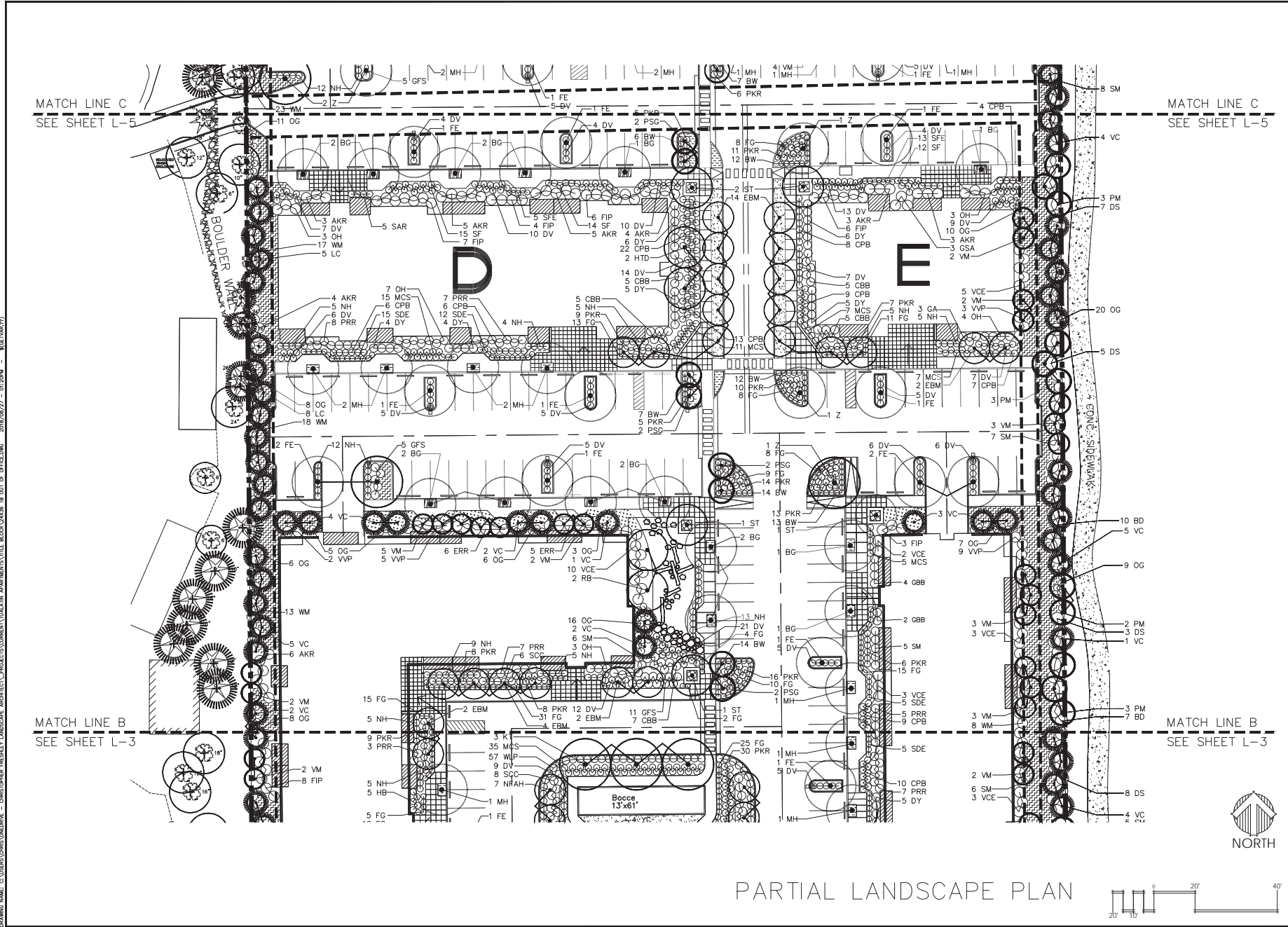
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OREGON
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MATCH LINE C
SEE SHEET L-5

MATCH LINE C
SEE SHEET L-5

MATCH LINE B
SEE SHEET L-3

MATCH LINE B
SEE SHEET L-3

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECT - PROJECTS CURRENTLY TUALATIN APARTMENTS VILLE BLOSSOMING TR. OUT OF OFFICE HOURS: 2018/09/27 - 01/2019 - REGISTRATION NO. 74

CHRISTOPHER FRESHLEY
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OREGON
LANDSCAPE ARCHITECT

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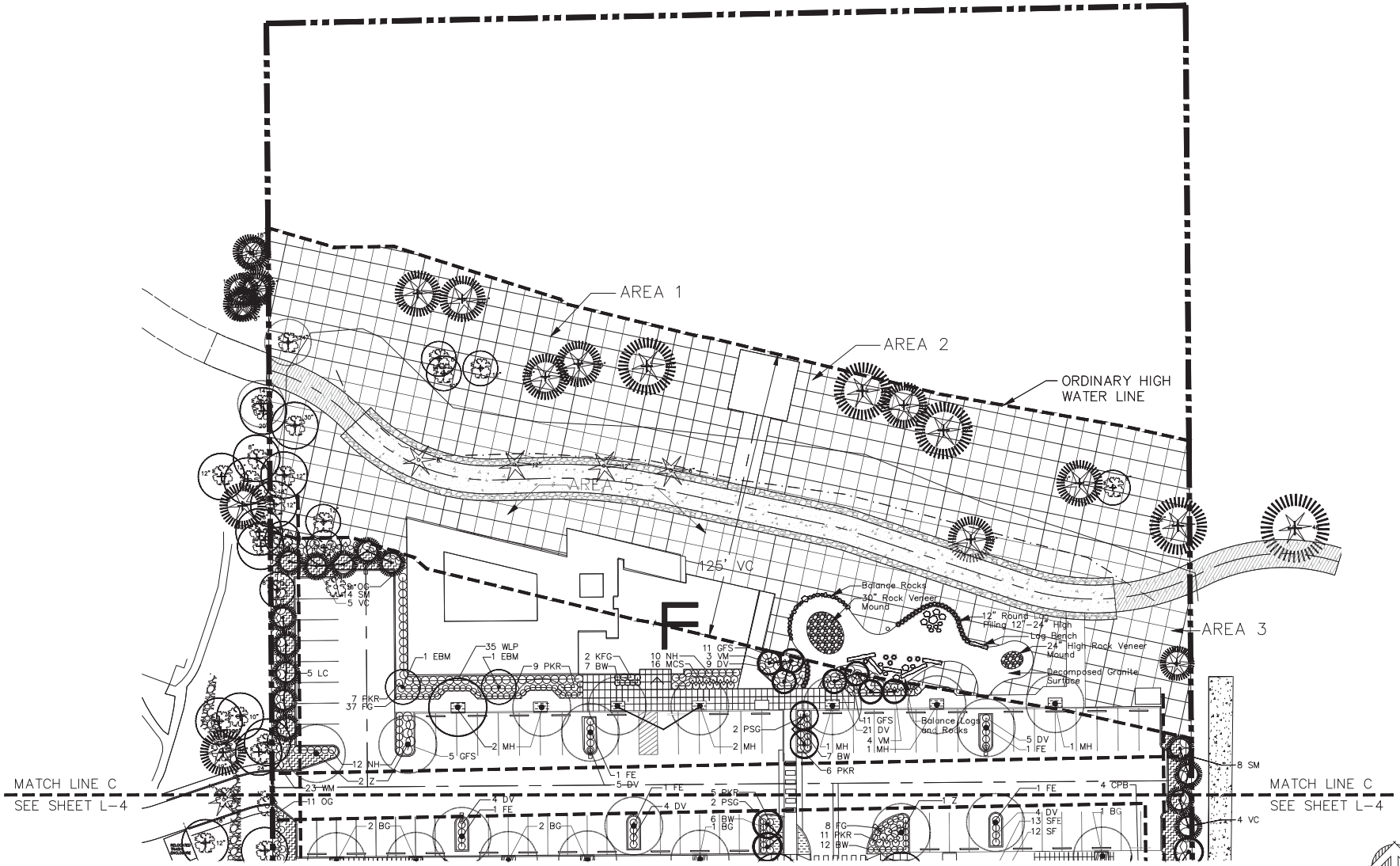
NORTH

0 20' 40'

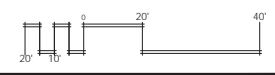
CURRENT SUBMITTAL

PARTIAL LANDSCAPE PLAN

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECT - PROJECTS CURRENTLY TUALATIN APARTMENTS TILE BLDG 3/2008 TO OUT OF OFFICE BNS 2018/09/27 - 01/2024 - 8/27/2024



PARTIAL LANDSCAPE PLAN



**CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT**
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COMMONS ON THE TUALATIN

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LANDSCAPE ARCHITECT
OREGON**

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L-5

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CURRENT SUBMITTAL

Exhibit A3

LANDSCAPE LEGEND






SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS
TREES				
BG	Black Gum <i>Nyssa sylvatica</i>	2" Cal.	as shown	
CM	Crape Myrtle <i>Lagerstroemia indica</i> 'Muskogee'	2.5" Cal. specimen	20' o.c.	See Note 1
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal. 6' branching	15' o.c.	
FE	Frontier Elm <i>Ulmus Frontier</i>	2" Cal.	as shown	
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2.5" Cal.	20' o.c.	
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	25' o.c.	
LC	Leyland Cypress <i>Cupressus x leylandii</i>	8"-10"	12' o.c.	
MH	Magnifica Hackberry <i>Celtis Magnifica</i>	2" Cal.	as shown	
NFAM	Native Flame American Hornbeam <i>Carpinus caroliniana</i> 'SFS-KW6'	2" Cal.	15' o.c.	
PM	Paperbark Maple <i>Acer griseum</i>	2" Cal.	12' o.c.	
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	12' o.c.	
RB	River Birch <i>Betula nigra</i>	12"-14" clump	20' o.c.	
SKM	Sango Kaku Maple <i>Acer palmatum</i> 'Sango Kaku'	2" Cal.	10' o.c.	
ST	Smoke Tree <i>Cotinus x 'Grace'</i>	2.5" Cal. specimen	as shown	
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8"-10"	12' o.c.	
VM	Vine Maple <i>Acer circinatum</i>	6"-8" 4 stem min.	10' o.c.	
Z	Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	30' o.c.	
YC	Yoshino Cherry <i>Prunus x yodensis</i>	2.5" Cal. 6' branching height	25' o.c.	
SHRUBS				
AKR	Anah Kruschke Rhododendron <i>Rhododendron</i> 'Anah Kruschke'	24"-30"	5' o.c.	
BD	Bailey Dogwood <i>Cornus stolonifera</i> 'Bailey'	24"-30"	6' o.c.	
BW	Dwarf Common Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	24"-30"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	5 Gal.	4' o.c.	
DFV	Doublefile Viburnum <i>Viburnum plicatum tomentosum</i> 'Shasta'	24"-30"	8' o.c.	
DS	Douglas Spirea <i>Spirea douglasii</i>	3 Gal.	3' o.c.	
DV	David Viburnum <i>Viburnum davidii</i>	3 Gal.	3' o.c.	
DY	Dense Yew <i>Taxus densiformis</i>	24"-30"	4' o.c.	
ERR	English Roseum Rhododendron <i>Rhododendron</i> 'English Roseum'	24"-30"	5' o.c.	
FIP	Fire N Ice Pieris <i>Pieris japonica</i> 'Fire N Ice'	5 Gal.	5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	5 Gal.	4' o.c.	
GBB	Graham Blandy Boxwood <i>Buxus sempervirens</i> 'Graham Blandy'	4"-5"	5' o.c.	
GFS	Gold Flame Spirea <i>Spirea bumalda</i> 'Gold Flame'	5 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica</i> 'Mr. Goldstrike'	5 Gal.	4' o.c.	
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	
MCS	Magic Carpet Spirea <i>Spirea bumalda</i> 'Magic Carpet'	5 Gal.	3' o.c.	
NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3' o.c.	
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	24"-30"	4' o.c.	
PKR	Pink Knockout Rose <i>Rosa Radcon</i> PPAF	2 Gal.	3' o.c.	
PRR	Purple Rockrose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	
SAR	Sarcococca <i>Sarcococca ruscifolia</i>	5 Gal.	2.5' o.c.	
SCC	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	5 Gal.	3.5' o.c.	

SDE	Sunny Delight Euonymus <i>Euonymus japonicus microphyllus</i> 'Mondiff'	5 Gal.	2.5' o.c.
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.
SFE	Sword Fern <i>Polystichum munitum</i>	3 Gal.	2.5' o.c.
SM	Strawberry Madrone <i>Arbutus unedo</i> 'Compacta'	5 Gal.	5' o.c.
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.
WM	Pacific Wax Myrtle <i>Myrica californica</i>	24"-30"	4' o.c.
VCE	Victoria Ceanothus <i>Ceanothus thyrsiflorus</i> 'Victoria'	24"-30"	5' o.c.
VVP	Valley Valentine Pieris <i>Pieris japonica</i> 'Valley Valentine'	24"-30"	5' o.c.

ORNAMENTAL GRASSES

FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	1 Gal.	3' o.c.
MLM	Morning Light Miscanthus <i>Miscanthus sinensis</i> 'Morning Light'	1 Gal.	4' o.c.

GROUNDCOVER

	Star Jasmine <i>Trachelospermum jasminoides</i>	1 Gal.	12" o.c.
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" Pot	12" o.c.
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	30" o.c.
	Japanese Spurge <i>Pachysandra terminalis</i>	4" Pot	12" o.c.
	Ice Dance Carex <i>Carex marrovii</i> 'Ice Dance'	4" Pot	12" o.c.





Lawn

 LAWN

VEGETATED CORRIDOR PLANTINGS

 VEGETATED CORRIDOR PLANTINGS

LANDSCAPE SYMBOLS LEGEND

	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
	Existing Deciduous Tree to be Removed Caliper DBH and Tree Variety
	Existing Conifer Tree to Remain Caliper DBH and Tree Variety
	Existing Conifer Tree to be Removed Caliper DBH and Tree Variety

EXIST. TREES SYMBOLS
PP=Ponderosa Pine, DF=Douglas Fir, L=Linden, CRM=Columnar Red Maple, LC=Leyland Cypress, FP=Flowering Pear, FC=Flowering Cherry, WRC=Western Red Cedar, B=Beech, PSG=Princeton Sentry Ginkgo, CSP=Cleveland Select Pear

NOTES

- Plant Material may not be available locally, Contractor may may to source plant material from outside of area such as Calif. Price must be included in Bid.
- Installation must fully comply with all City of Tualatin landscape code requirements.
- Provide specified root barriers whenever edge of root ball is within 5' of sidewalk, curb, and retaining walls. Install as specified and detailed. Do not undermine sidewalk, curb or utilities.
- Submit representative sample of all proposed plant material for use on project for review/approval by landscape architect prior to installation. Provide samples at project site.
- Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
- IMPORTED TOPSOIL REQUIRED WHERE NOTED - REFER TO LANDSCAPE SPECIFICATIONS. Topsoil testing required as specified.
- Receive approval of sub grade by landscape architect prior to topsoil placement. Deposit IMPORTED TOPSOIL, where indicated on drawings as follows: 18" in all landscape planting beds or more as required to meet finish civil grades, 6" in all lawn areas or as required to meet finish civil grades. Berm all planting islands a minimum of 6" as measured from top of adjacent curb or sidewalk.
- Receive approval of final finish landscape grade prior to any planting.
- Receive approval of installed irrigation system by landscape architect prior to any planting.
- Plant material sizes for shrubs do not necessarily correlate with container sizes, plant material must meet specified sizes.
- Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
- When shrubs/trees are planted as a group, shrubs/trees in group must be consistent in size and form.

LANDSCAPE PLAN LEGEND

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

COMMONS ON THE TUALATIN
6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

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OREGON
LANDSCAPE ARCHITECT

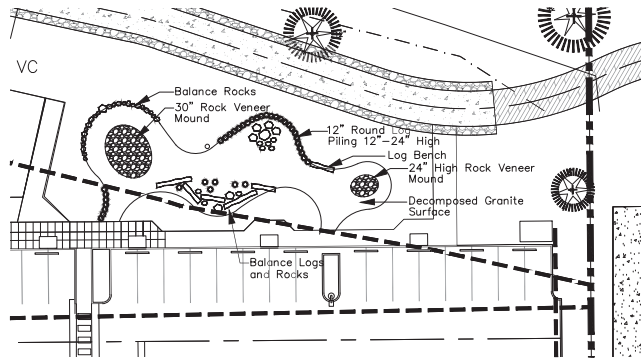
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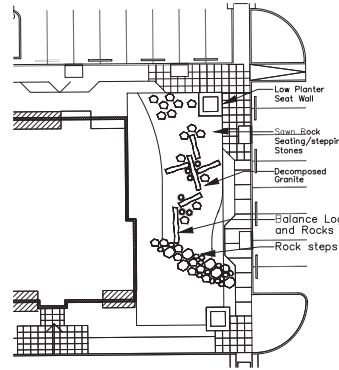
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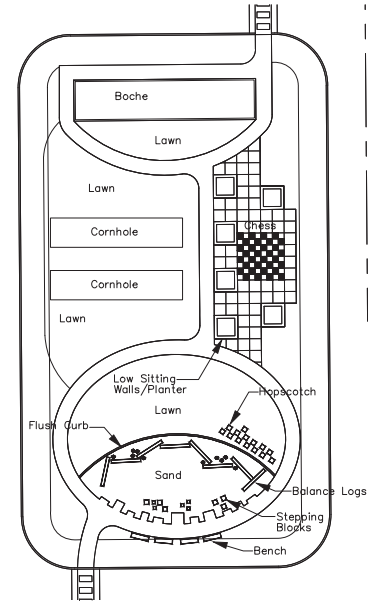
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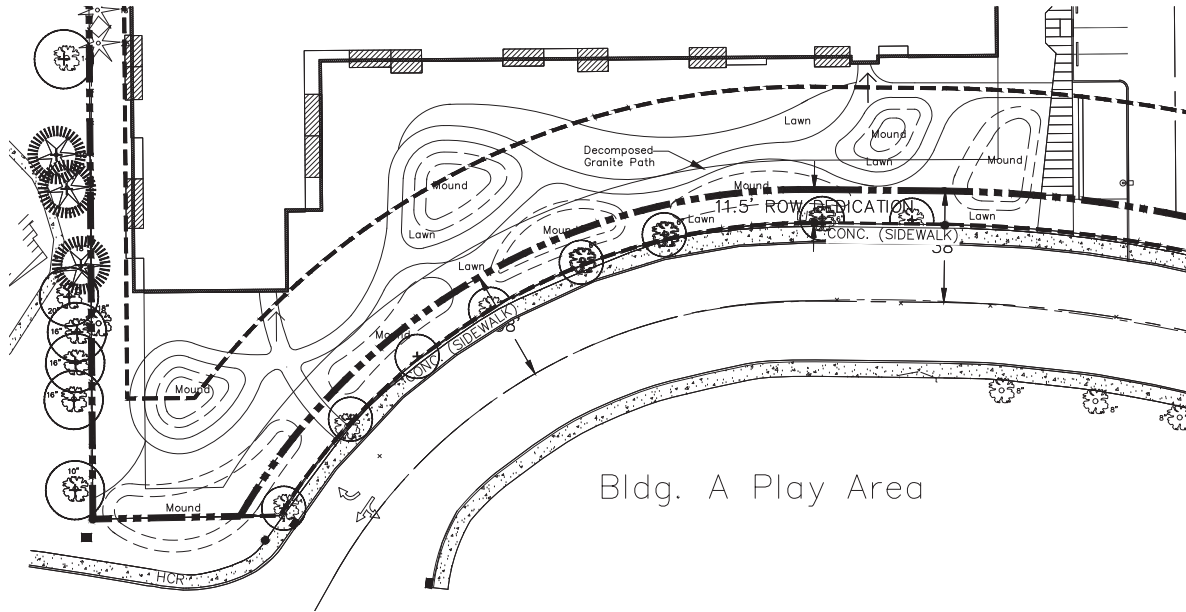
Bldg. F Play Area



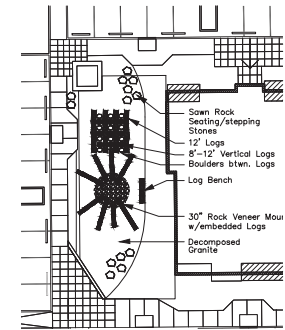
Bldg. B Play Area



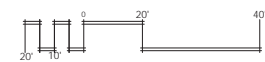
Center Coutyard Play Area



Bldg. A Play Area



Bldg. C Play Area



DRAWING NAME: COMMONS COURTS COURSE - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTURE PROJECTS CURRENT TUALATIN APARTMENTS VILE BLOODS MARK TB OUT OF OFFICE PWS 2018/08/27 - 01/2019 - 8/21/2019

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
PWS 18 08 27 01 2019 8 21 2019

COMMONS ON THE TUALATIN
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OREGON
LANDSCAPE ARCHITECT

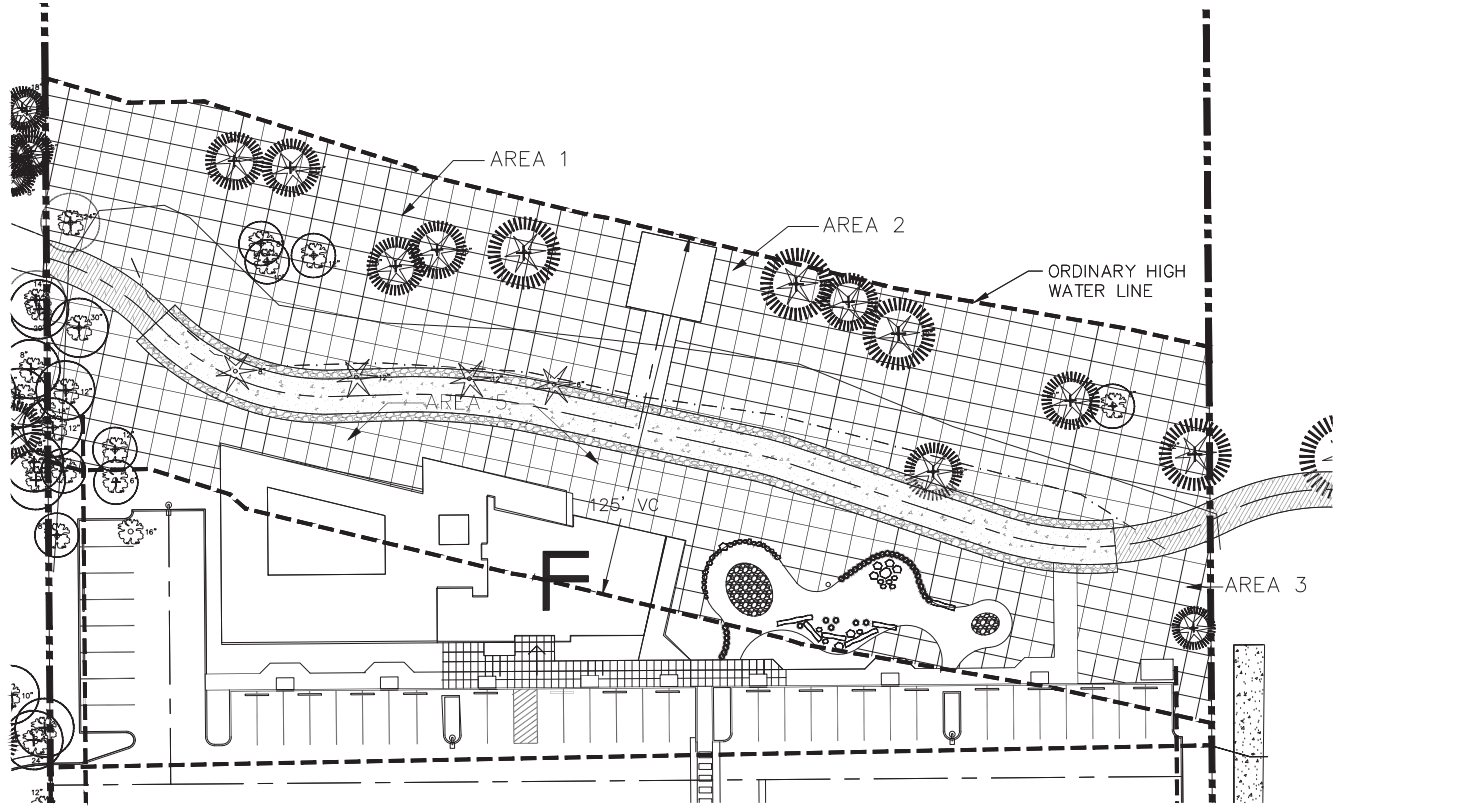
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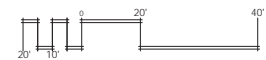
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DRAWING NAME: COMMONS CORRIDOR - CHRISTOPHER FRESHLEY ARCHITECT, PROJECTS: COMMONS TUALATIN APARTMENTS (SITE BLOOD) (DATE: 01-20-2014) - (SHEET: A3)



VEGETATED CORRIDOR PLAN



<p>CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT</p> <p style="font-size: small;">6645 S.W. NYBERG LN. TUALATIN, OREGON 97062</p>																
<p>COMMONS ON THE TUALATIN</p>																
<p>REGISTERED 74 CHRISTOPHER A. FRESHLEY OREGON LANDSCAPE ARCHITECT</p>																
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<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DATE</th> <th style="width: 40%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<p style="text-align: right;">SHEET 1-8</p> <p style="text-align: right;">JOB NO. #####</p>
NO.	DATE	DESCRIPTION														
<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p> <p>DATE _____</p>																

CURRENT SUBMITTAL

LANDSCAPE LEGEND – Vegetated Corridor Area 1

13,542 S.F. (.31 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x13,542 s.f. = 135 Trees)								
Western Red Cedar (<i>Thuja plicata</i>)	27	Tree	Moist	Shade	2 gal.	2'	Single	
Red Alder (<i>Alnus rubra</i>)	27	Tree	Moist	Sun	1 gal.	3'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	27	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	27	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Ash (<i>Fraxinus latifolia</i>)	27	Tree	Moist	Part	2 gal.	3'	Single	
TREES SUBTOTAL	135							
SHRUBS (.05x13,542 s.f. = 677 Shrubs)								
Red-osier Dogwood (<i>Cornus sericea</i>)	112	Shrub	Dry	Part	2 gal.	2'	Single	
Pacific Ninebark (<i>Psychocarpus capitatus</i>)	112	Shrub	Moist	Shade	1 gal.	2'	Single	
Indian Plum (<i>Oemleria cerasiformis</i>)	112	Shrub	Moist	Shade	2 gal.	2'	Cluster	
Sword Fern (<i>Polystichum munitum</i>)	112	Shrub	Moist	Shade	2 gal.	na	Cluster	
Swamp Rose (<i>Rosa pisocarpa</i>)	112	Shrub	Moist	Part	1 gal.	1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	117	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
SHRUBS SUBTOTAL	677							
HERBACEOUS								
California brome (<i>Bromus carinatus</i>)			Dry	Sun	seed	na	Mass	
Blue Wild Rye (<i>Elymus glaucus</i>)			Dry	Part	seed	na	Mass	
Spike Bentgrass (<i>Agrostis exarata</i>)			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 2

11,196 S.F. (.25 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x11,196 s.f. = 112 Trees)								
Western Red Cedar (<i>Thuja plicata</i>)	22	Tree	Moist	Shade	2 gal.	2'	Single	
Red Alder (<i>Alnus rubra</i>)	22	Tree	Moist	Sun	1 gal.	3'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	22	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	22	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Ash (<i>Fraxinus latifolia</i>)	24	Tree	Moist	Part	2 gal.	3'	Single	
TREES SUBTOTAL	112							
SHRUBS (.05x11,196 s.f. = 560 Shrubs)								
Red-osier Dogwood (<i>Cornus sericea</i>)	93	Shrub	Dry	Part	2 gal.	2'	Single	
Pacific Ninebark (<i>Psychocarpus capitatus</i>)	93	Shrub	Moist	Shade	1 gal.	2'	Single	
Indian Plum (<i>Oemleria cerasiformis</i>)	93	Shrub	Moist	Shade	2 gal.	2'	Cluster	
Sword Fern (<i>Polystichum munitum</i>)	93	Shrub	Moist	Shade	2 gal.	na	Cluster	
Swamp Rose (<i>Rosa pisocarpa</i>)	93	Shrub	Moist	Part	1 gal.	1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	95	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
SHRUBS SUBTOTAL	560							
HERBACEOUS								
California brome (<i>Bromus carinatus</i>)			Dry	Sun	seed	na	Mass	
Blue Wild Rye (<i>Elymus glaucus</i>)			Dry	Part	seed	na	Mass	
Spike Bentgrass (<i>Agrostis exarata</i>)			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 3

1,857 S.F. (.04 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x1,857 s.f. = 19 Trees)								
Vine Maple (<i>Acer circinatum</i>)	4	Tree	Moist	Part	2 gal.	2'	Single	
Bitter Cherry (<i>Prunus emarginata</i>)	4	Tree	Moist	Part	2 gal.	2'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	4	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	4	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Oak (<i>Quercus garryana</i>)	3	Tree	Dry	Sun	2 gal.	2'	Single	
TREES SUBTOTAL	19							
SHRUBS (.05x1,857 s.f. = 93 Shrubs)								
Oceanspray (<i>Holodiscus discolor</i>)	13	Shrub	Dry	Sun	1 gal.	1.5'	Single	
Serviceberry (<i>Amelanchier alnifolia</i>)	13	Shrub	Dry	Part	2 gal.	2'	Single	
Red Flowering Current (<i>Ribes sanguineum</i>)	13	Shrub	Dry	Sun	1 gal.	2'	Cluster	
Sword Fern (<i>Polystichum munitum</i>)	13	Shrub	Moist	Shade	2 gal.	na	Cluster	
Baldhip Rose (<i>Rosa gymnocarpa</i>)	13	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	13	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Oregon Grape (<i>Mahonia aquifolium</i>)	117	Shrub	Dry	Sun	1 gal.	6"	Single	
SHRUBS SUBTOTAL	93							
HERBACEOUS								
California brome (<i>Bromus carinatus</i>)			Dry	Sun	seed	na	Mass	
Blue Wild Rye (<i>Elymus glaucus</i>)			Dry	Part	seed	na	Mass	
Spike Bentgrass (<i>Agrostis exarata</i>)			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 4

269 S.F. (.006 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x269 s.f. = 3 Trees)								
Vine Maple (<i>Acer circinatum</i>)	1	Tree	Moist	Part	2 gal.	2'	Single	
Bitter Cherry (<i>Prunus emarginata</i>)	1	Tree	Moist	Part	2 gal.	2'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	1	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	1	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Oak (<i>Quercus garryana</i>)	1	Tree	Dry	Sun	2 gal.	2'	Single	
TREES SUBTOTAL	5							
SHRUBS (.05x269 s.f. = 13 Shrubs)								
Oceanspray (<i>Holodiscus discolor</i>)	1	Shrub	Dry	Sun	1 gal.	1.5'	Single	
Serviceberry (<i>Amelanchier alnifolia</i>)	1	Shrub	Dry	Part	2 gal.	2'	Single	
Red Flowering Current (<i>Ribes sanguineum</i>)	1	Shrub	Dry	Sun	1 gal.	2'	Cluster	
Sword Fern (<i>Polystichum munitum</i>)	3	Shrub	Moist	Shade	2 gal.	na	Cluster	
Baldhip Rose (<i>Rosa gymnocarpa</i>)	2	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	2	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Oregon Grape (<i>Mahonia aquifolium</i>)	3	Shrub	Dry	Sun	1 gal.	6"	Single	
SHRUBS SUBTOTAL	13							
HERBACEOUS								
California brome (<i>Bromus carinatus</i>)			Dry	Sun	seed	na	Mass	
Blue Wild Rye (<i>Elymus glaucus</i>)			Dry	Part	seed	na	Mass	
Spike Bentgrass (<i>Agrostis exarata</i>)			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

VEGETATED CORRIDOR
PLANT LEGEND

COMMONS ON THE TUALATIN
6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

REGISTERED
74
LANDSCAPE ARCHITECT
CHRISTOPHER J. FRESHLEY
OREGON

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NO.	DATE	DESCRIPTION	BY	CHK.

SHEET
1-9

JOB NO.
###-###

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS/CURRENT/TUALATIN - APARTMENTS/TITLE BLOCK/SCALE: 1/8" = 1'-0" / DATE: 08/20/2024 - 01/2024 - 8/21/2024

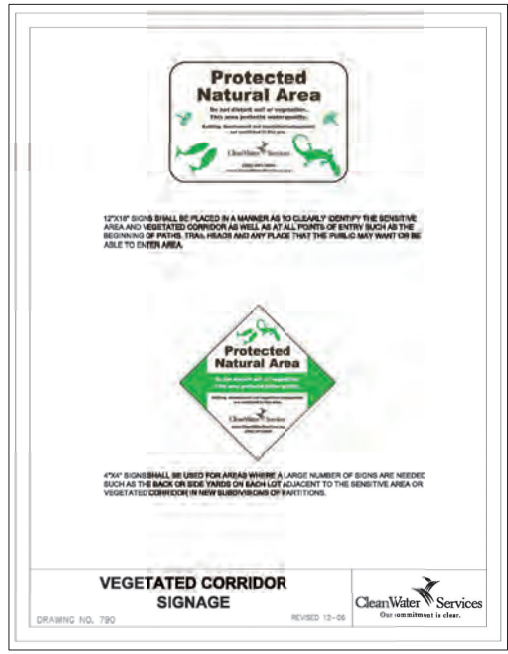
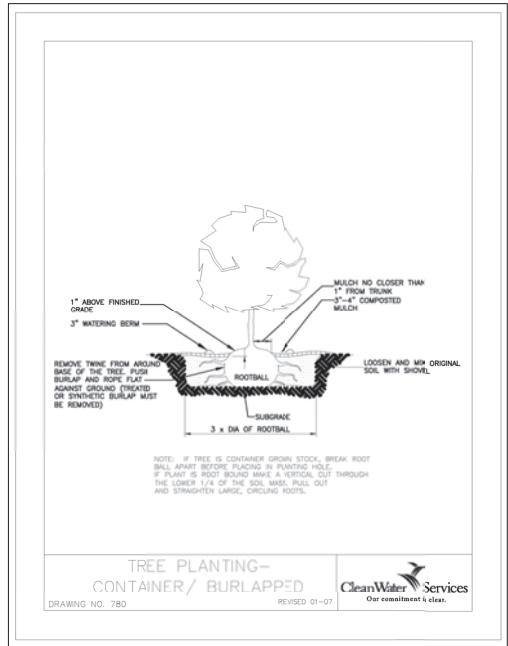
CURRENT SUBMITTAL

LANDSCAPE LEGEND – Vegetated Corridor Area 5

Plant Category	Minimum Species Composition	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format	
8,915 S.F. (.20 ac.)							
TREES (.01x8,915 s.f. = 89 Trees)							
Vine Maple (<i>Acer circinatum</i>)	17	Tree	Moist	Part	2 gal. 2'	Single	
Bitter Cherry (<i>Prunus emarginata</i>)	17	Tree	Moist	Part	2 gal. 2'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	17	Tree	Dry	Sun	2 gal. 3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	17	Tree	Dry	Sun	2 gal. 3'	Single	
Oregon Oak (<i>Quercus garryana</i>)	21	Tree	Dry	Sun	2 gal. 2'	Single	
TREES SUBTOTAL	89						
SHRUBS (.05x8,915 s.f. = 446 Shrubs)							
Oceanspray (<i>Holodiscus discolor</i>)	63	Shrub	Dry	Sun	1 gal. 1.5'	Single	
Serviceberry (<i>Amelanchier alnifolia</i>)	63	Shrub	Dry	Part	2 gal. 2'	Single	
Red Flowering Current (<i>Ribes sanguineum</i>)	63	Shrub	Dry	Sun	1 gal. 2'	Cluster	
Sword Fern (<i>Polystichum munifolium</i>)	63	Shrub	Moist	Shade	2 gal. na	Cluster	
Baldhip Rose (<i>Rosa gymnocarpa</i>)	63	Shrub	Dry	Part	1 gal. 1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	63	Shrub	Dry	Part	1 gal. 1.5'	Cluster	
Oregon Grape (<i>Mahonia aquifolium</i>)	68	Shrub	Dry	Sun	1 gal. 6"	Single	
SHRUBS SUBTOTAL	446						
HERBACEOUS							
California brome (<i>Bromus carinatus</i>)			Dry	Sun	seed na	Mass	
Blue Wild Rye (<i>Elymus glaucus</i>)				Dry	Part	seed na	Mass
Spike Bentgrass (<i>Agrostis exarata</i>)				Moist	Part	seed na	Mass
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.							

SITE LANDSCAPE PLANTING REQUIREMENTS

- Remove all invasive, non-native and noxious plant material from the Vegetated Corridor. Methods for removal and control of invasive, non native and noxious plants are to comply with the guidelines for noxious weed removal by CWS – IVAM guidance. Work to remove and control invasive, non-native and noxious plant material is to employ manual/mechanical management methods and pesticide management methods throughout the maintenance period or until there is full healthy coverage of desirable vegetation.
- Protect and preserve all existing native vegetation to the maximum extent practicable. Make every effort to protect all existing native vegetation possible within the vegetated corridor.
- Replant and enhance the Vegetated Corridor as follows:
 - Refer to the Landscape Legends for the Vegetated Corridor for plant species, quantities, location, size, condition and other requirements.
 - Comply with CWS Design and Construction Standards Appendix A for the Vegetated Corridor planting and enhancement. For seeding of these areas, achieve 100% aerial coverage.
 - All plants to be pit planted as detailed with a composted garden debris mulch without fertilizer. Spacing of plantings to be consistent with the character of the naturally occurring plant community. Trees and Shrubs are to be planted as outlined in the Mitigation Area and Vegetated Corridor Legends as either Single or Cluster arrangements to achieve a naturally occurring plant community arrangement.
- Plant Installation Requirements: Contractor is responsible for installation of planting in the Vegetated Corridor as per the Vegetated Corridor Legends. Trees and Shrubs shall be mulched with a 3 inch layer of Garden Debris Compost a minimum of 18 inches in diameter. No fertilizers are to be added. Contractor to provide temporary irrigation through the two year maintenance period. Irrigation system to be automatically controlled to be able to achieve 1 inch per week from June 15 through October 15.
- Contractor is responsible for Monitoring and Maintenance of Mitigation Area and Vegetated Corridor. Provide tags for all new plant material. Remove all non native, invasive and noxious plant material throughout the two year maintenance period or until a full healthy stand of plant material has been established. Monitor the site a minimum of three times yearly by June 1 and September 30. If at any time replanting falls below 80% survival, replace plantings at the next appropriate planting opportunity and the next two year maintenance period shall start from the date of planting.
- Install temporary irrigation in the Mitigation Area and Vegetated Corridor to maintain plantings through the two year plant establishment maintenance and monitoring period. A 1.5 inch service main line and control valve wires will be provided, connect to the site's automatic irrigation system. The Contractor shall prepare a design/build irrigation plan of the proposed system for review and approval by the property owner. At completion and approval of the irrigation system installation, the Contractor shall provide an "As-Built" Irrigation Plan to the Owner.



VEGETATED CORRIDOR
PLANT LEGEND/NOTES/DETAILS

DRAWING NAME: COMMONS CORRIDOR - CHRISTOPHER FRESHLEY ARCHITECT - PROJECTS/CURRENT/TUALATIN - APARTMENTS/VEGETATED CORRIDOR - 2018/09/27 - 01/2024 - 8/21/2024

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

COMMONS ON THE TUALATIN

REGISTERED
74
CHRISTOPHER FRESHLEY
OREGON
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/2024	ISSUED FOR PERMIT		

SHEET
L-10

JOB NO.
###-###

CURRENT SUBMITTAL



TERAGAN & ASSOCIATES, INC. ARBORICULTURAL CONSULTANTS

MEMORANDUM

DATE: September 27, 2018

TO: Campbell Clarey (Tandem Property Management, Inc.)

FROM: Todd Prager, RCA #597, ISA Board Certified Master Arborist

RE: Tree Removal and Protection Plan for Tualatin Apartment Project

Summary

This report includes tree removal and protection recommendations for construction of the Tualatin Apartment Project at 6645 SW Nyberg Lane.

Background

Tandem Property Management is proposing to construct the Tualatin Apartment Project at 6645 SW Nyberg Lane in Tualatin. The existing conditions survey with existing tree locations is provided in Attachment 1. The proposed site plan with the trees to be retained and removed is provided in Attachment 2. A preliminary copy of the grading plan is provided in Attachment 3.

The purpose of this report is to:

1. Provide tree removal findings and recommendations based on the proposed site and grading plans; and
2. Provide recommendations for adequately protecting the trees to be retained during construction.

Tree Assessment

On September 4 and 5, 2018, I completed the inventory of all trees over 8-inches in trunk diameter (DBH) at the project site. The complete inventory data is provided in the tree inventory spreadsheet in Attachment 3. The data collected for each tree includes the tree number, species (common and scientific names), DBH, tree health condition, tree structural condition, pertinent comments, and treatment (remove/retain). The tree numbers in the tree inventory in Attachment 4 correspond to the tree numbers on the existing conditions survey, proposed site plan, and preliminary grading plan in Attachments 1, 2, and 3. The trees were also tagged with their corresponding numbers in the field.

Proposed Tree Removal

A typical minimum recommended tree protection zone encompasses a radius around a tree that is .5 feet per inch of DBH. For example, a tree with a 24-inch DBH would have a minimum protection radius of 12 feet. However, this standard may need to be adjusted on a case by case basis due to tree health, species characteristics, root distribution, whether the tree will be impacted on multiple sides, and other factors.

Attachment 2 along with the preliminary grading plan in Attachment 3 illustrate the proposed construction and grading impacts in relation to the existing trees. Based on the construction and grading impacts, 135 trees over 8-inch DBH are proposed for removal because they are within the construction and grading footprint. Therefore, the removal of these 135 trees meets the tree removal criteria in section 34.230.1(c) of the Tualatin Code because their removal is required "to construct proposed improvements".

Protection recommendations for the 150 trees to be retained are provided in the next section of this report.

Tree Protection Recommendations

The following tree protection measures will be necessary to protect the trees during construction:

- *Tree Protection Fencing*: Erect six foot metal tree protection fencing in the locations shown in Attachment 2 to protect the trees from construction.
- *Elevated Pathway Construction*: An elevated pathway is proposed to be constructed within the critical root zones of trees 1534, 1554, and 1594 at the north end of the site. The portions of the pathway to be constructed within the critical root zones shall be constructed under arborist supervision without heavy equipment in the trees' critical root zones. If the pathway is elevated within the critical root zones and posts are field located to avoid woody roots over 2-inches in diameter, the impacts to the trees should be minimal.
- *Accessway Construction*: The accessway to be constructed from the property to the west of the site shall be constructed under arborist supervision to ensure that the root systems of trees 2020 and 2026 are properly pruned and impacts are minimized when constructing the retaining wall for the accessway.
- *Retaining Wall Construction Along West Property Line*: A retaining wall is proposed to be constructed near the west property line to minimize grading impacts to the neighboring trees in that location. Attachment 5 includes a preliminary plan for the retaining wall to protect the neighboring trees. The retaining wall within the critical root zones of trees 1519, 1529, and 1530 shall be constructed under arborist supervision to ensure that impacts are minimized or the final wall location is adjusted as needed to protect the trees. It should be noted that fill was previously placed on the west sides of trees 1519, 1529, and 1530 which likely impacted that portion of their root systems. However, since it appears that the fill was placed over 20 years ago, new roots have likely grown and become adapted to the new growing

environment. Therefore, the proposed retaining wall impacts on the east side of the trees' root systems are not anticipated to severely impact the trees' health or structural stability.

- *Foundation Excavation:* The building foundation adjacent to trees 1315 through 1320 shall be excavated under arborist supervision to ensure that their root systems are properly pruned and impacts are minimized during excavation.
- *Construction Access:* Note that a seven foot minimum buffer for construction access is proposed for the buildings on the west side of the site. In some cases, this buffer encroaches into the critical root zones of the trees to be retained. A six inch layer of wood chips shall be maintained and replenished as needed throughout construction in the critical root zones of trees 1315 through 1321, and 1519 as shown in Attachment 2 to minimize soil compaction in their root zones. Construction access in these locations shall be limited to foot traffic. If vehicles or heavy equipment access is needed in these locations, the use of steel plates over the woodchips or other methods recommended by the project arborist shall be implemented to minimize compaction.
- *Stump Removal:* The stumps of trees 1322, 2008, and 10273 shall be carefully ground out rather than pulled with an excavator to minimize impacts to the adjacent trees to be retained.
- *Pruning of Trees:* Some of the trees may need to be clearance and/or reduction pruned to allow for construction access. Of particular concern is the anticipated pruning of trees 1315 through 1320 for construction of the adjacent building. Any reduction and/or clearance pruning shall occur prior to construction in accordance with ANSI A300 pruning standards the minimum necessary to allow for construction. Reduction cuts shall be made to lateral branches that are at least one-third to one-half the sizes of the parent branches. All cuts shall be made just outside the branch collars.

Additional tree protection recommendations that are consistent with City of Tualatin standards are provided in Attachment 6.

Conclusion

One hundred thirty-five (135) trees over 8-inch DBH are recommended for removal with construction. The 150 trees to be retained will be protected during construction by adhering to the recommendations in this report. Any change to the tree protection plan shall be completed by the project arborist to ensure that the trees to be retained are properly protected.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,



Todd Prager

ASCA Registered Consulting Arborist #597

ISA Board Certified Master Arborist, WE-6723B

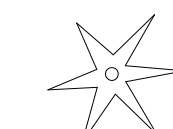

ISA Qualified Tree Risk Assessor

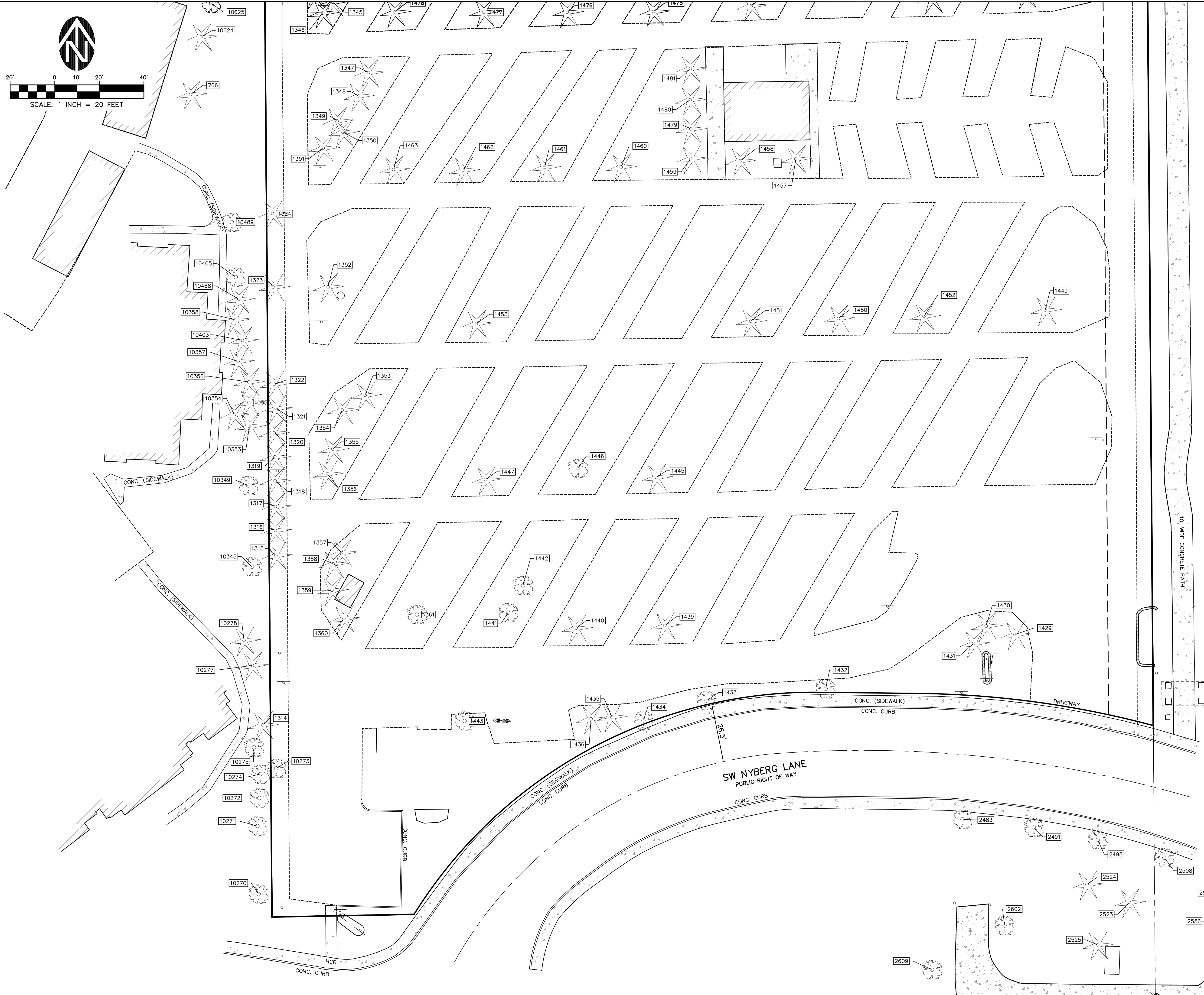
AICP, American Planning Association

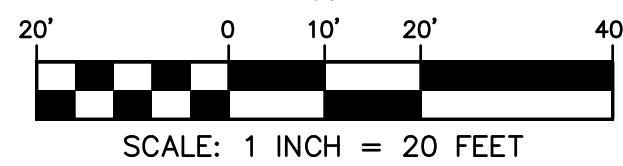
Enclosures: Attachment 1 – Existing Conditions Survey with Tree Locations
Attachment 2 – Site Plan with Tree Removal and Protection
Attachment 3 – Preliminary Grading Plan with Tree Locations
Attachment 4 – Tree Inventory
Attachment 5 – Preliminary Retaining Wall Plan with Tree Locations
Attachment 6 – Tree Protection Recommendations
Attachment 7 – Assumptions and Limiting Conditions

Attachment 1

LEGEND

-  EVERGREEN (CONIFEROUS) TREE
-  DECIDUOUS TREE

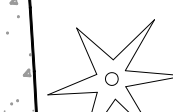
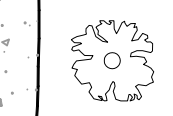




SCALE: 1 INCH = 20 FEET

Attachment 1

LEGEND

-  EVERGREEN (CONIFEROUS) TREE
-  DECIDUOUS TREE



FOREST RIM VAF
TRV PROPERTIES LLC
DOC. NO. 2007-073050

W STONESTHROW
DOC. NO.
2004-017678

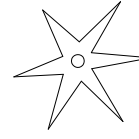

CONC. SIDEWALK
BRIT. CONC.

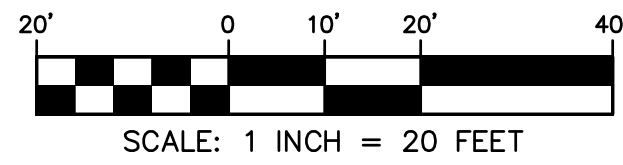
CONC. SIDEWALK

10' WIDE CONCRETE PATH

Attachment 1

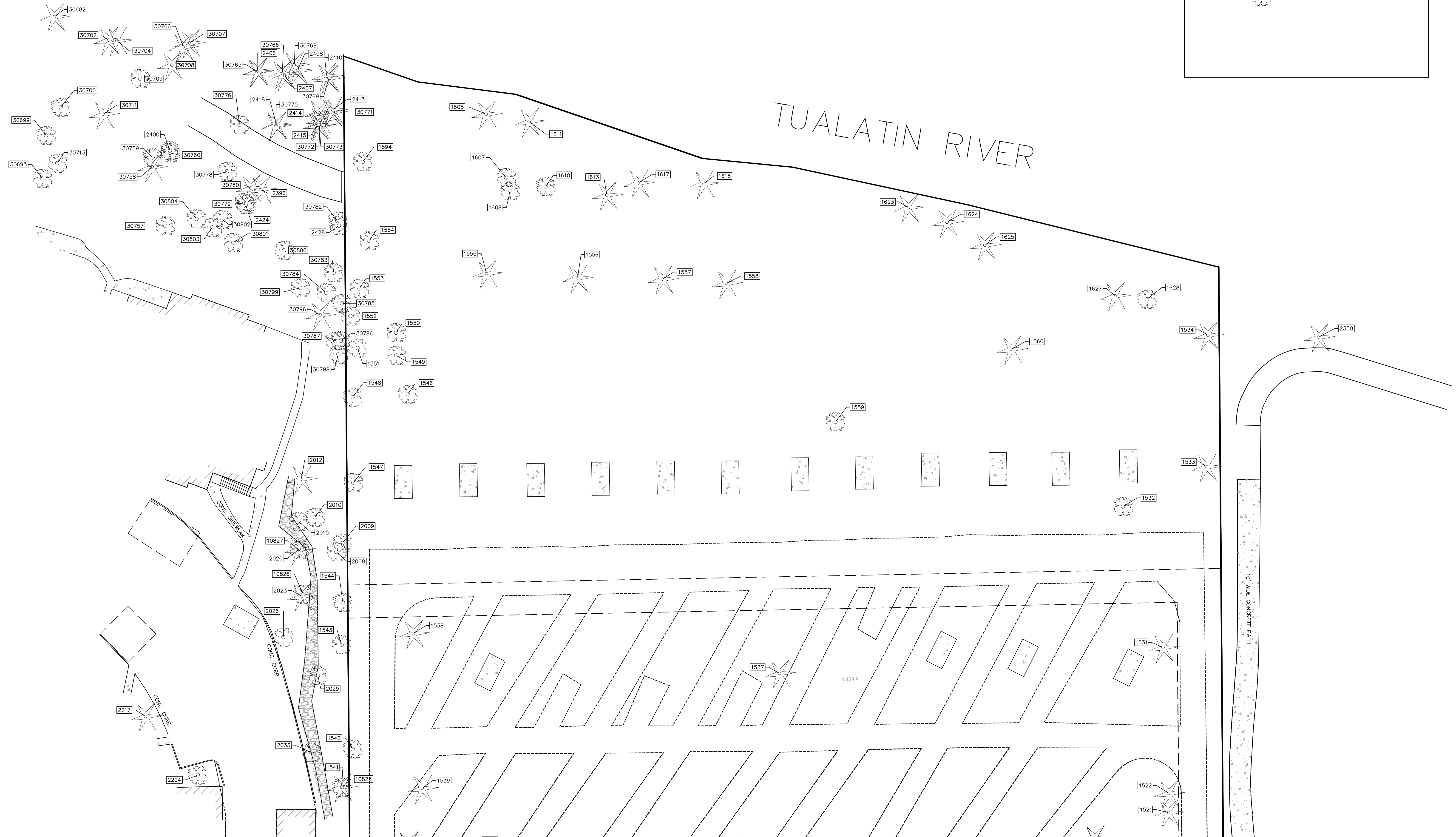
LEGEND

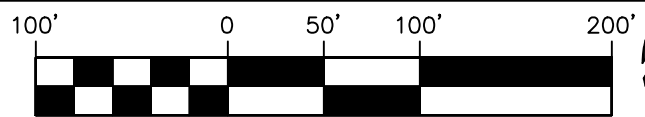
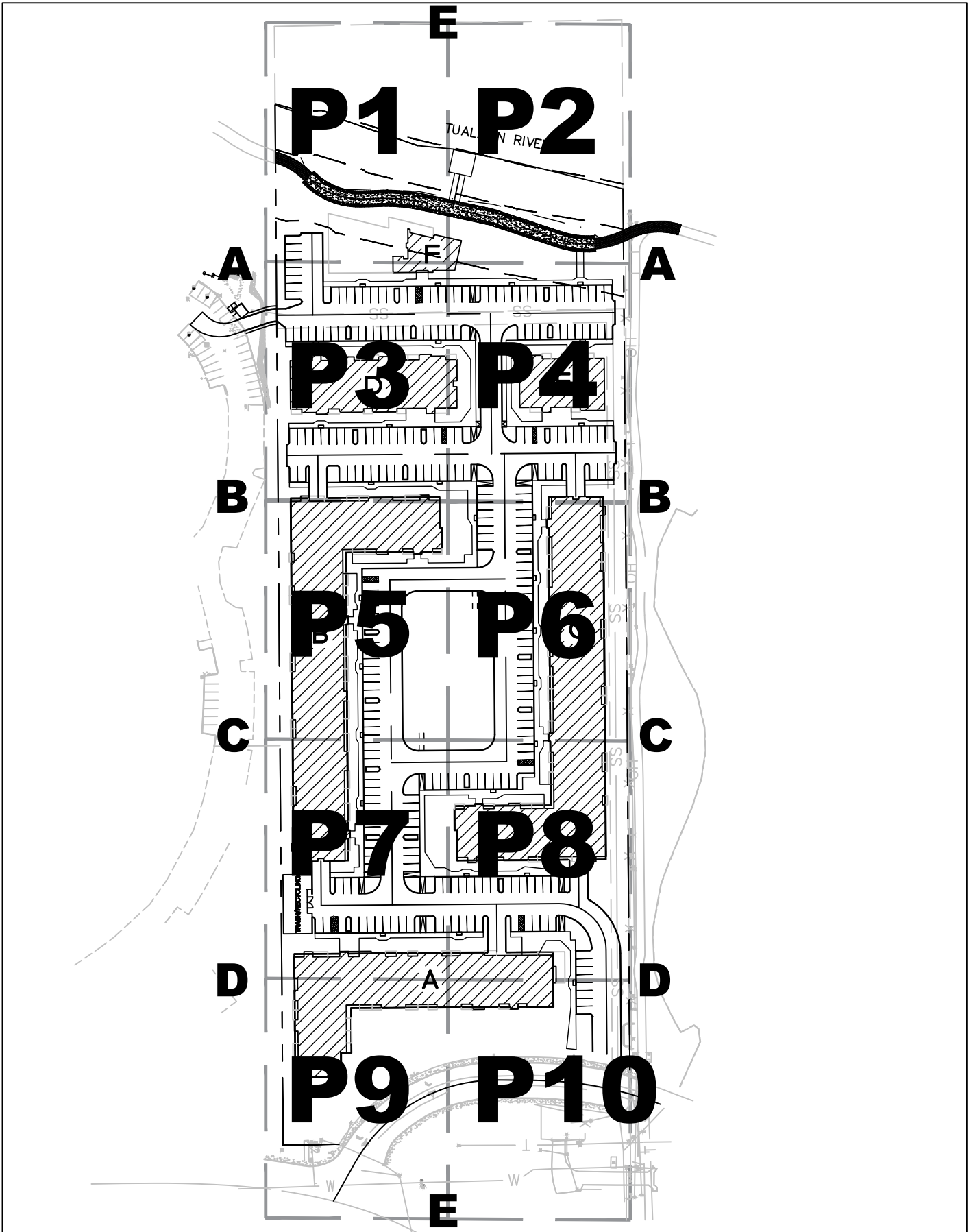
-  EVERGREEN (CONIFEROUS) TREE
-  DECIDUOUS TREE



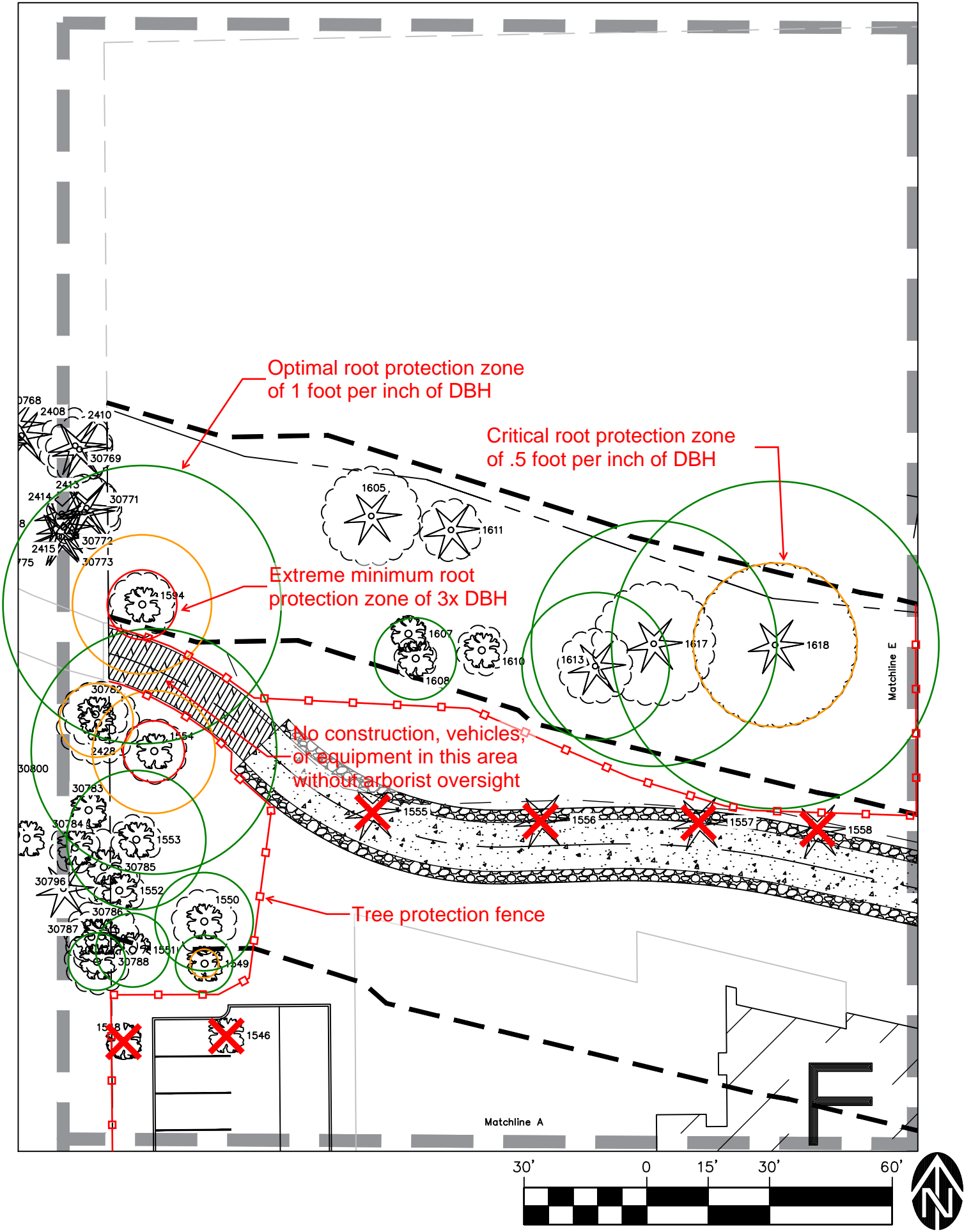
SCALE: 1 INCH = 20 FEET

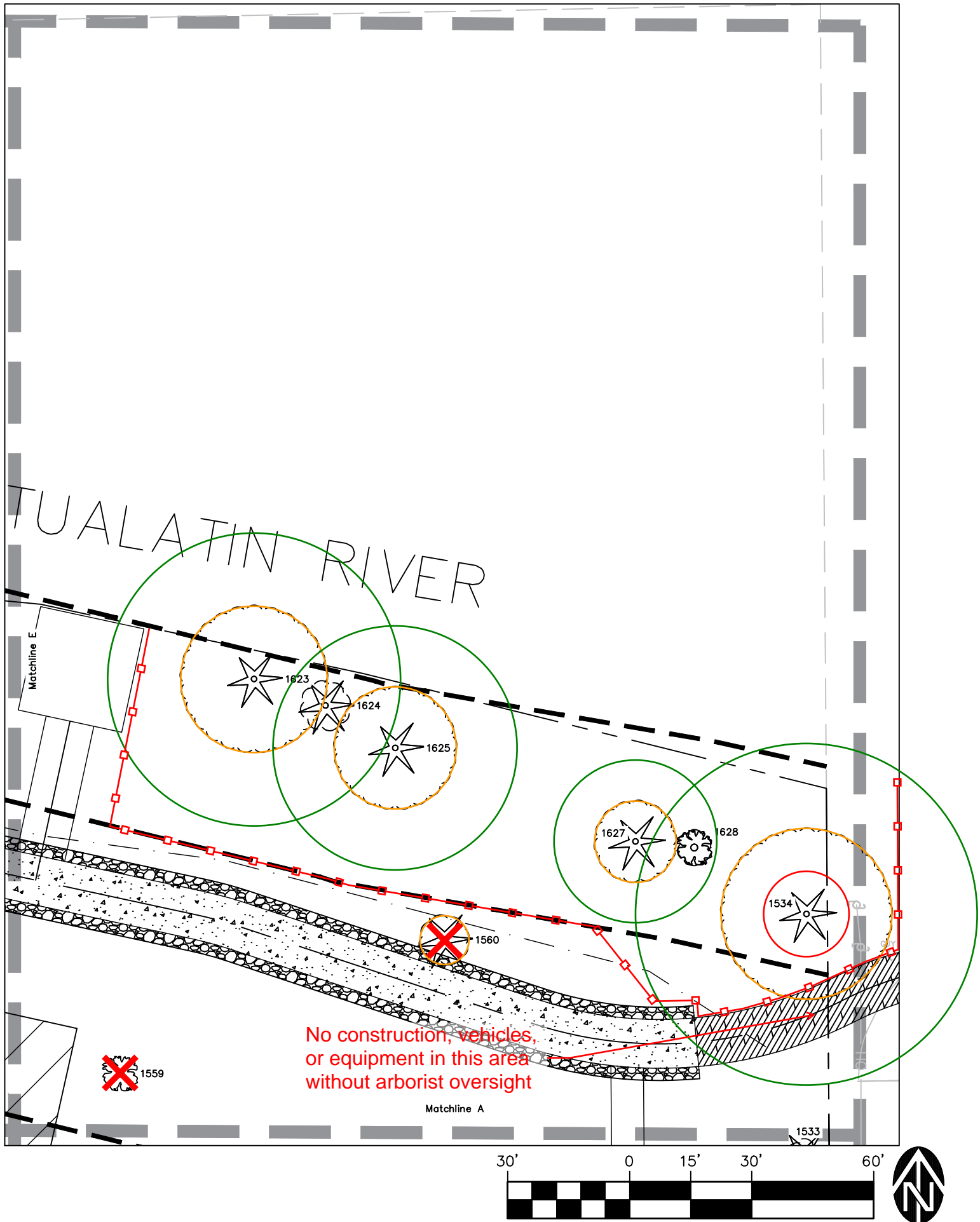
TUALATIN RIVER

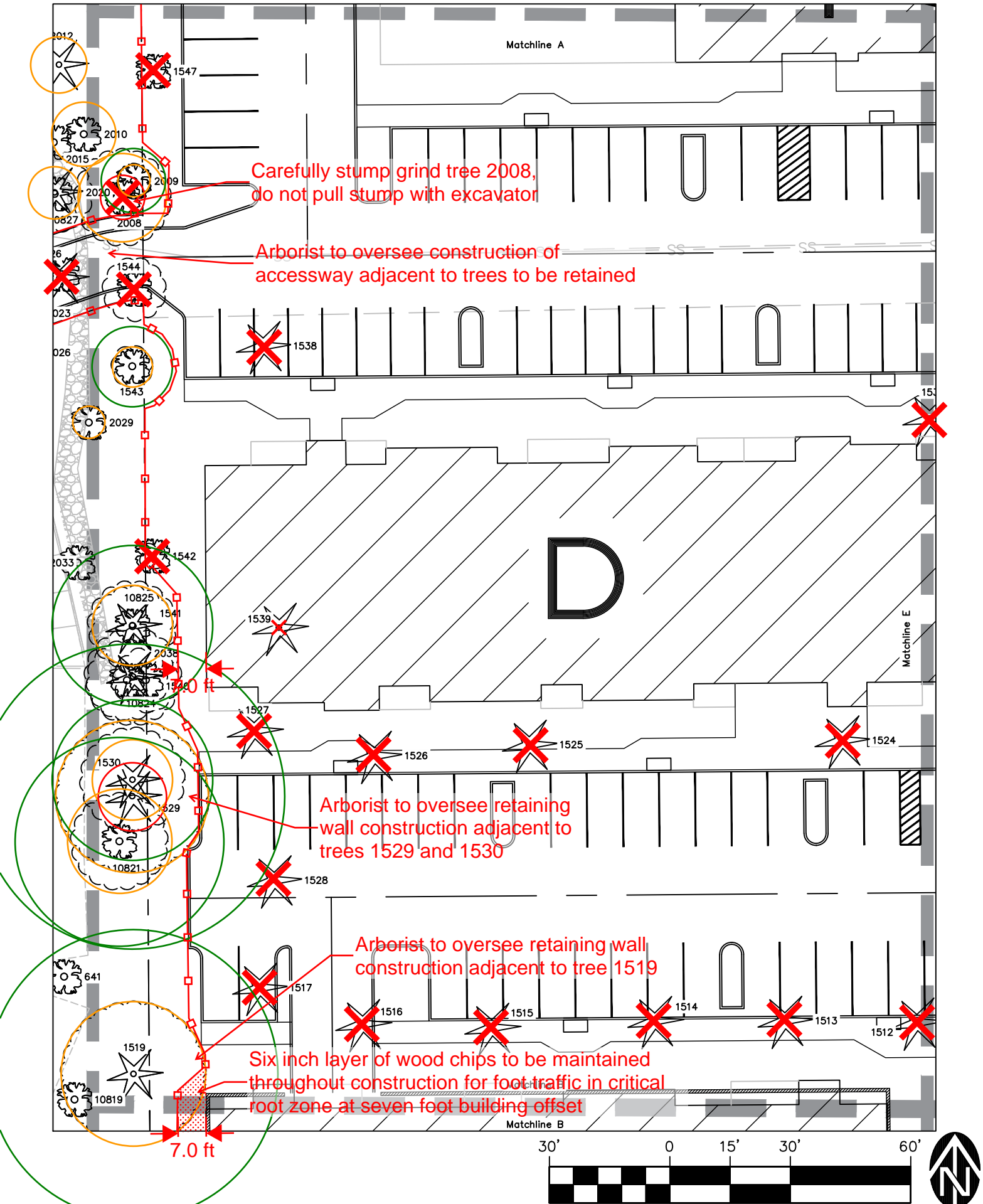




SCALE: 1 INCH = 100 FEET







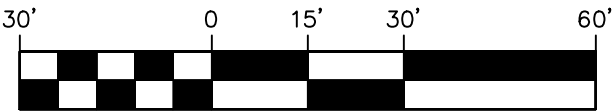
Carefully stump grind tree 2008, do not pull stump with excavator

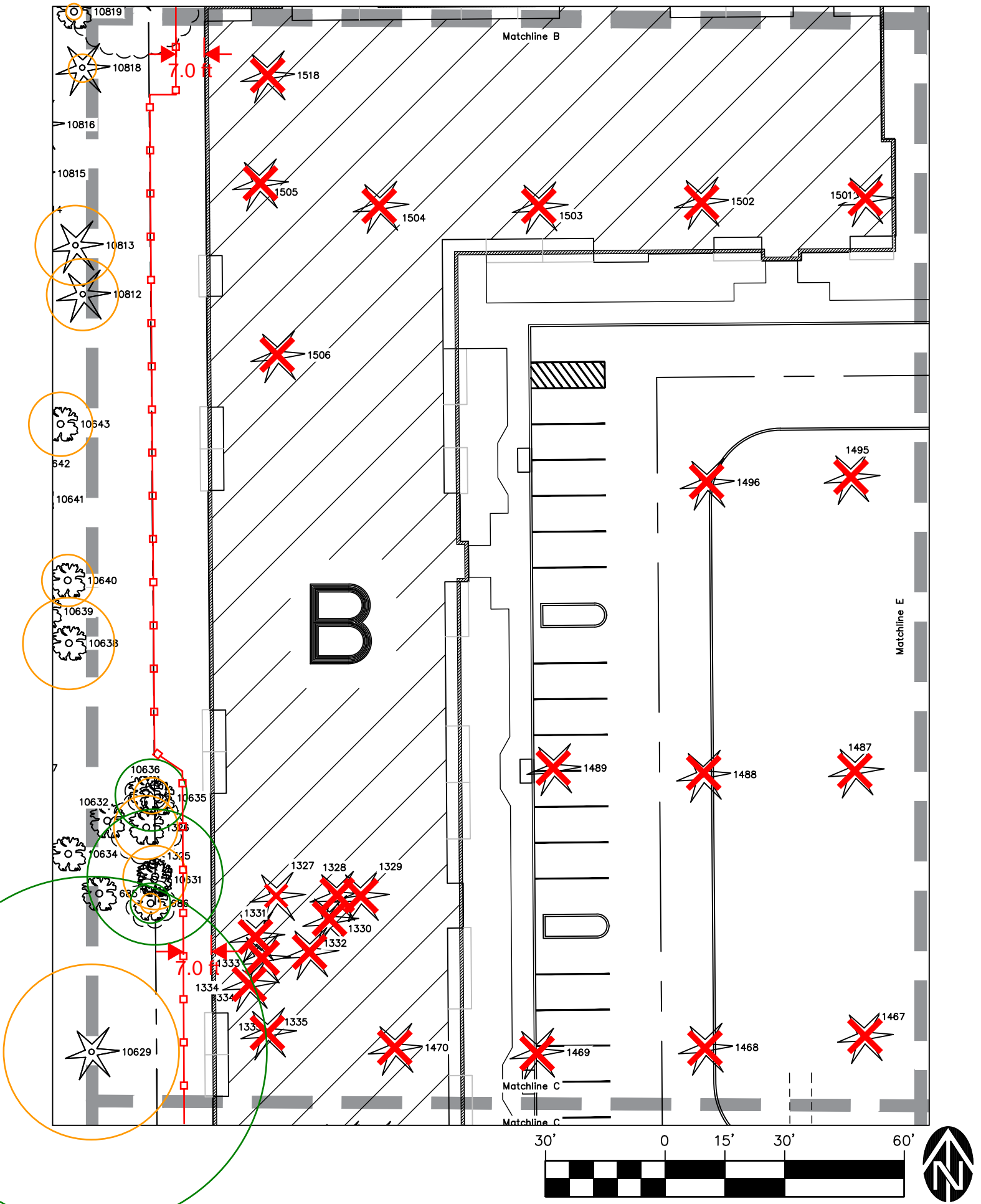
Arborist to oversee construction of accessway adjacent to trees to be retained

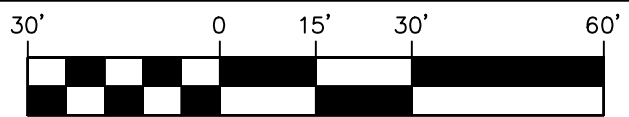
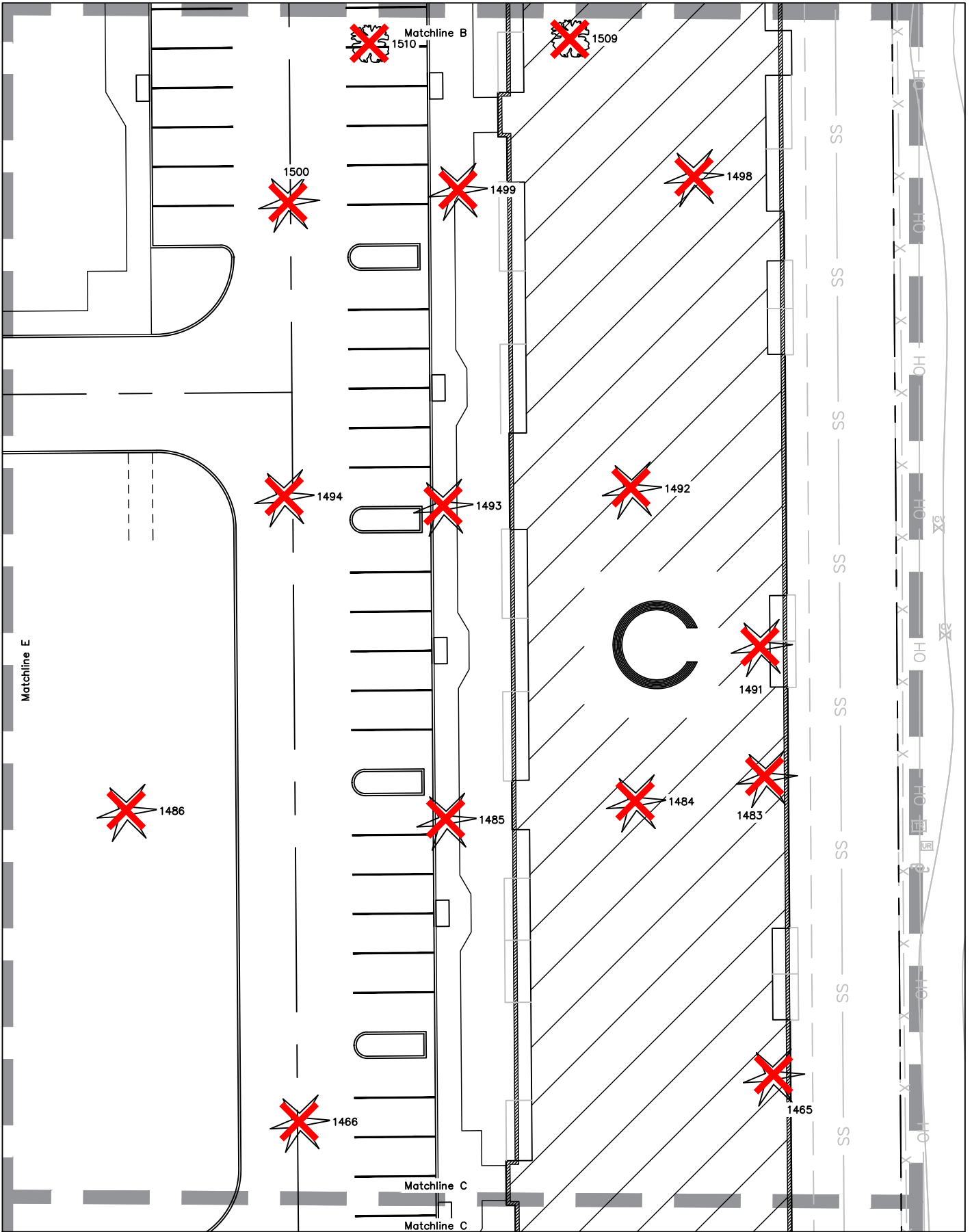
Arborist to oversee retaining wall construction adjacent to trees 1529 and 1530

Arborist to oversee retaining wall construction adjacent to tree 1519

Six inch layer of wood chips to be maintained throughout construction for foot traffic in critical root zone at seven foot building offset

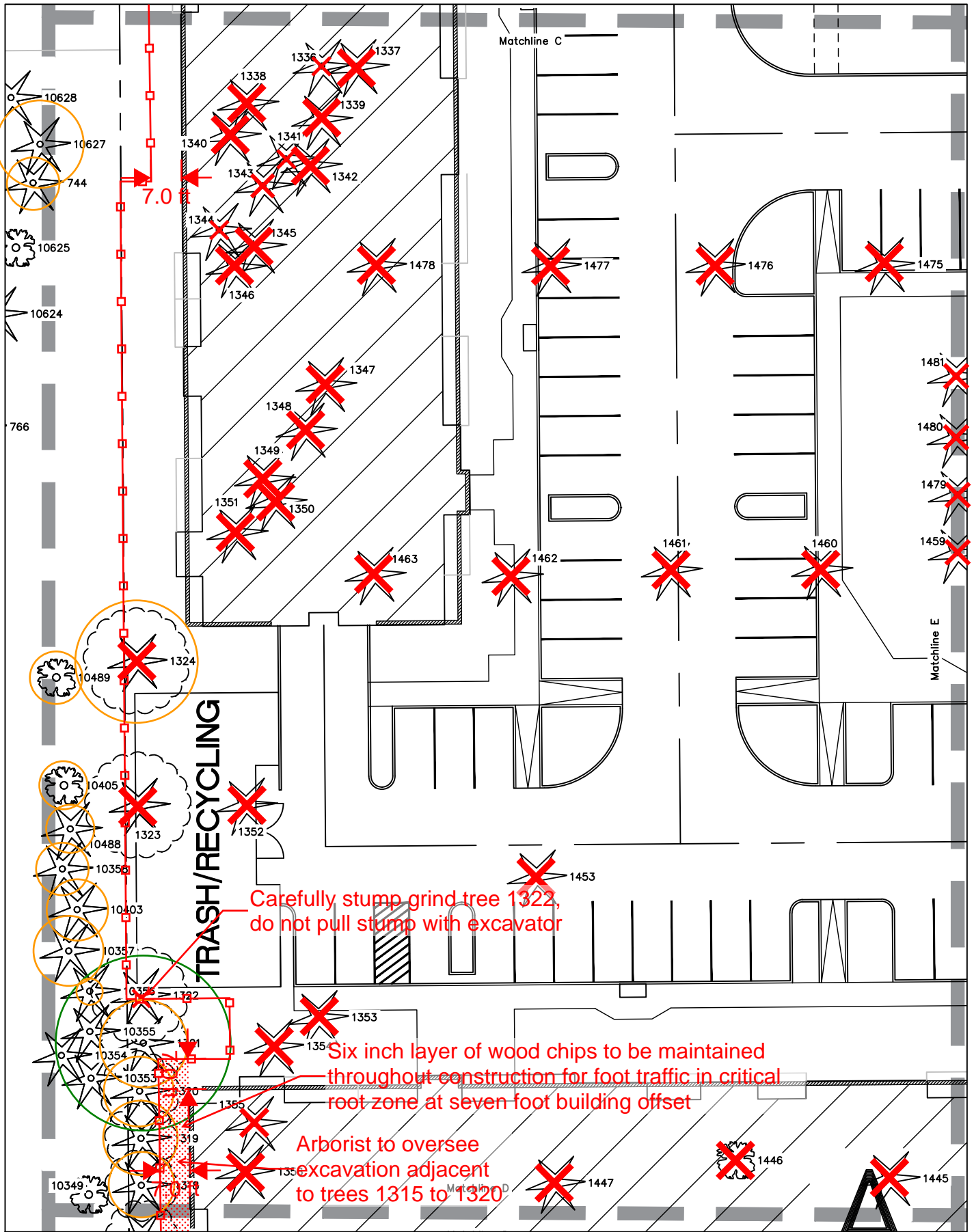






SCALE: 1 INCH = 30 FEET

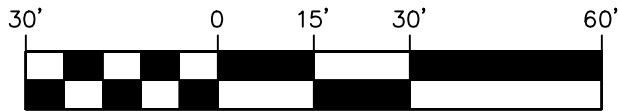




Carefully stump grind tree 1322, do not pull stump with excavator

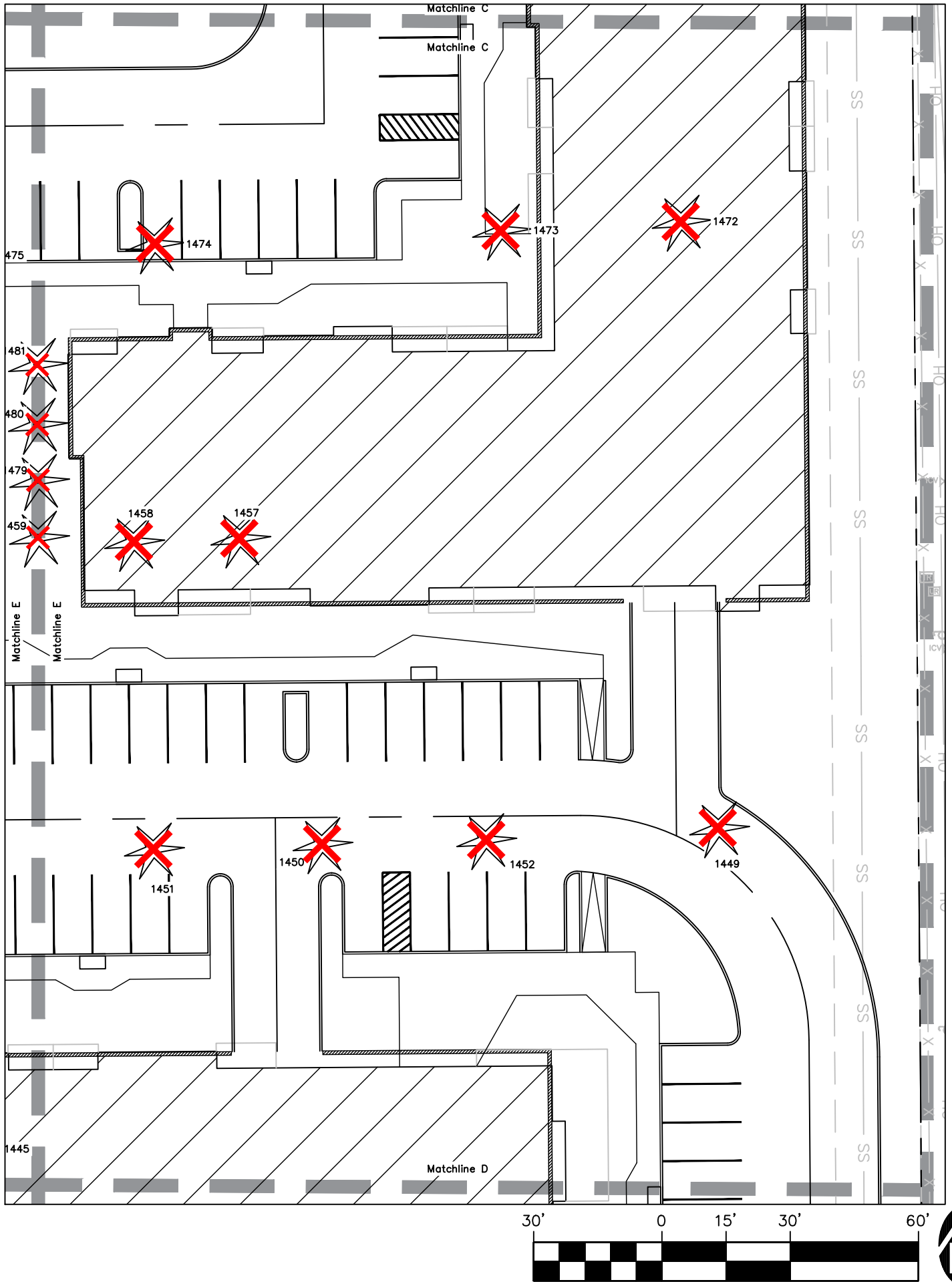
Six inch layer of wood chips to be maintained throughout construction for foot traffic in critical root zone at seven foot building offset

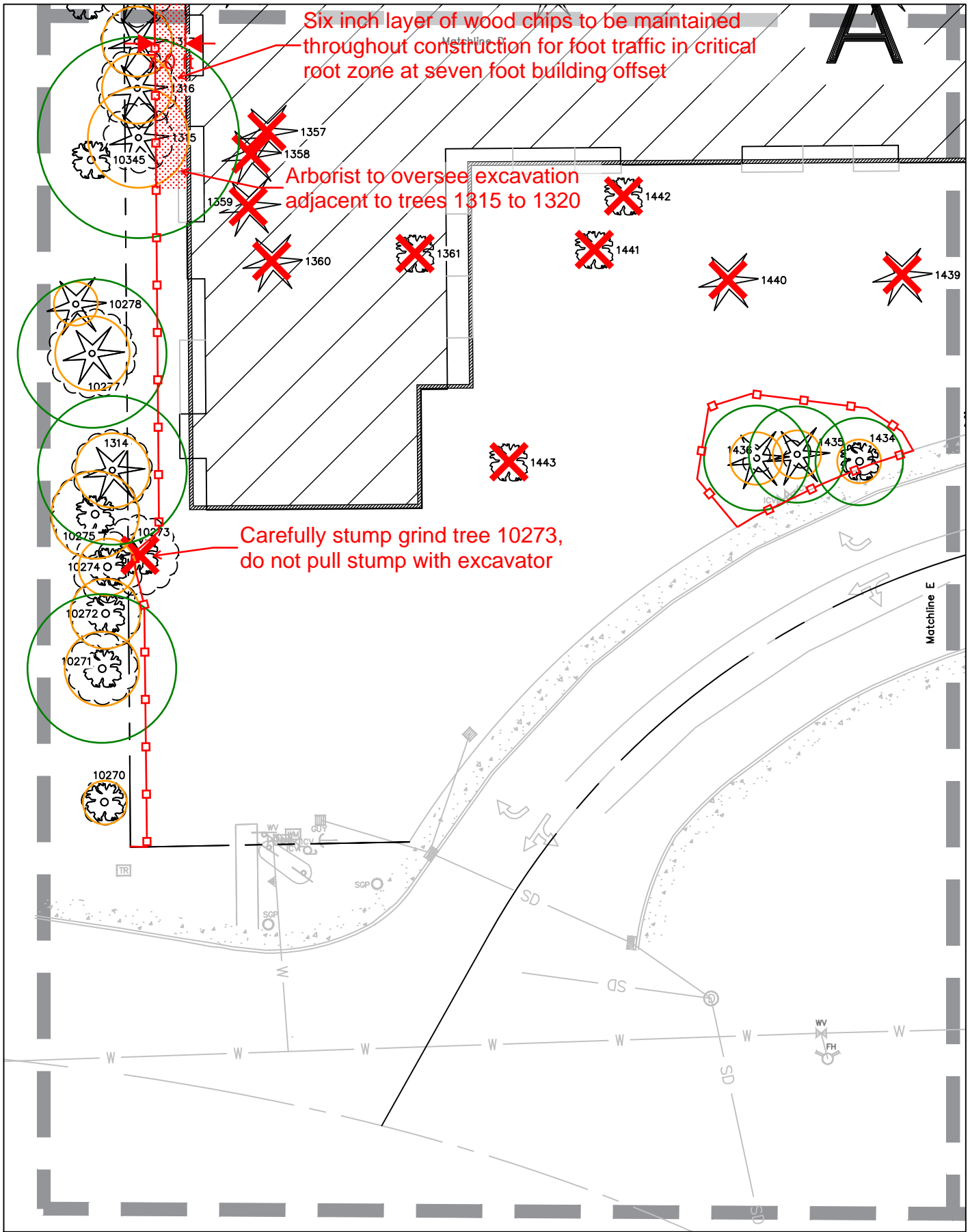
Arborist to oversee excavation adjacent to trees 1315 to 1320



SCALE: 1 INCH = 30 FEET

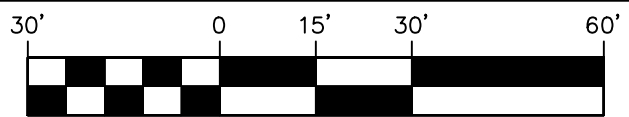
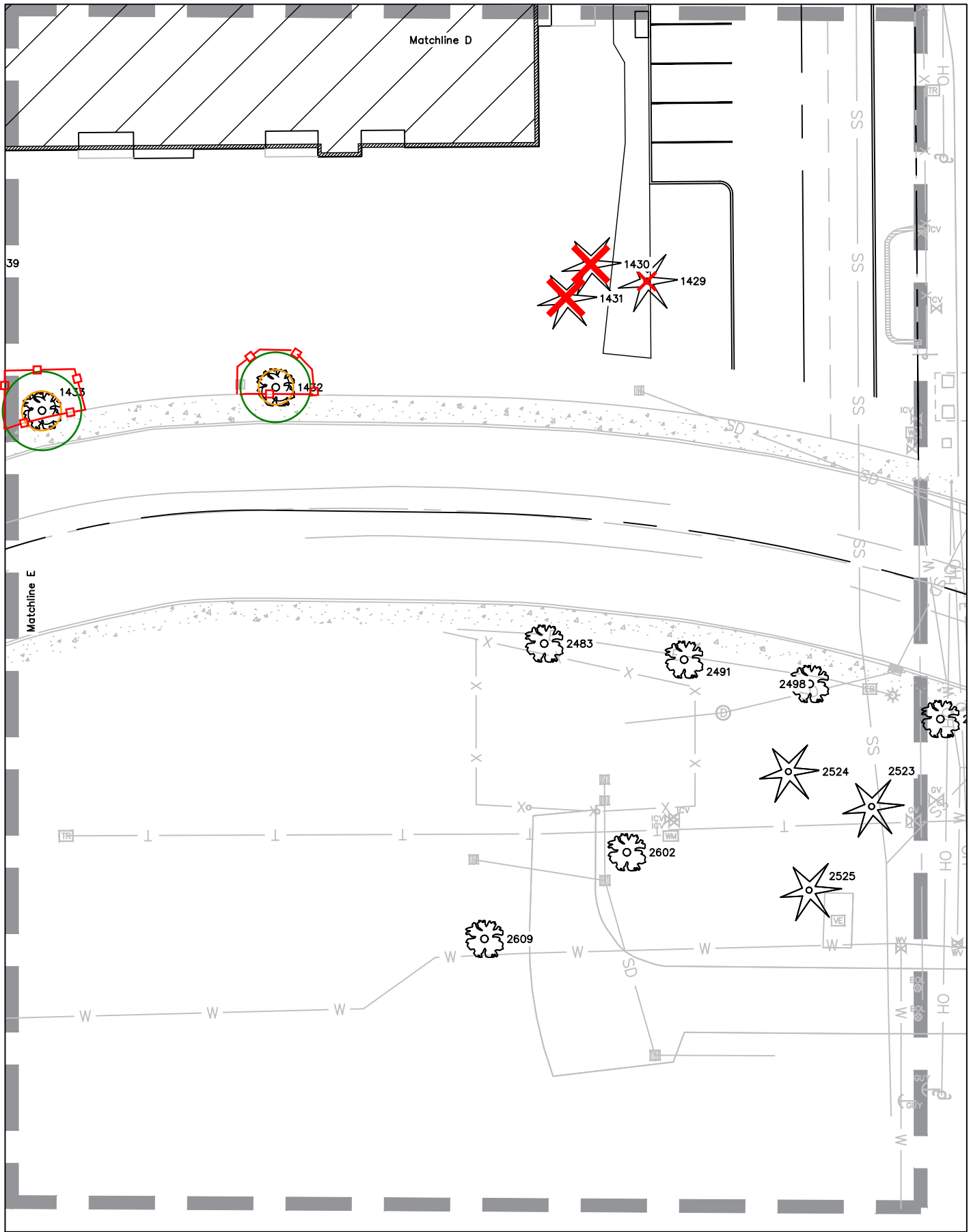






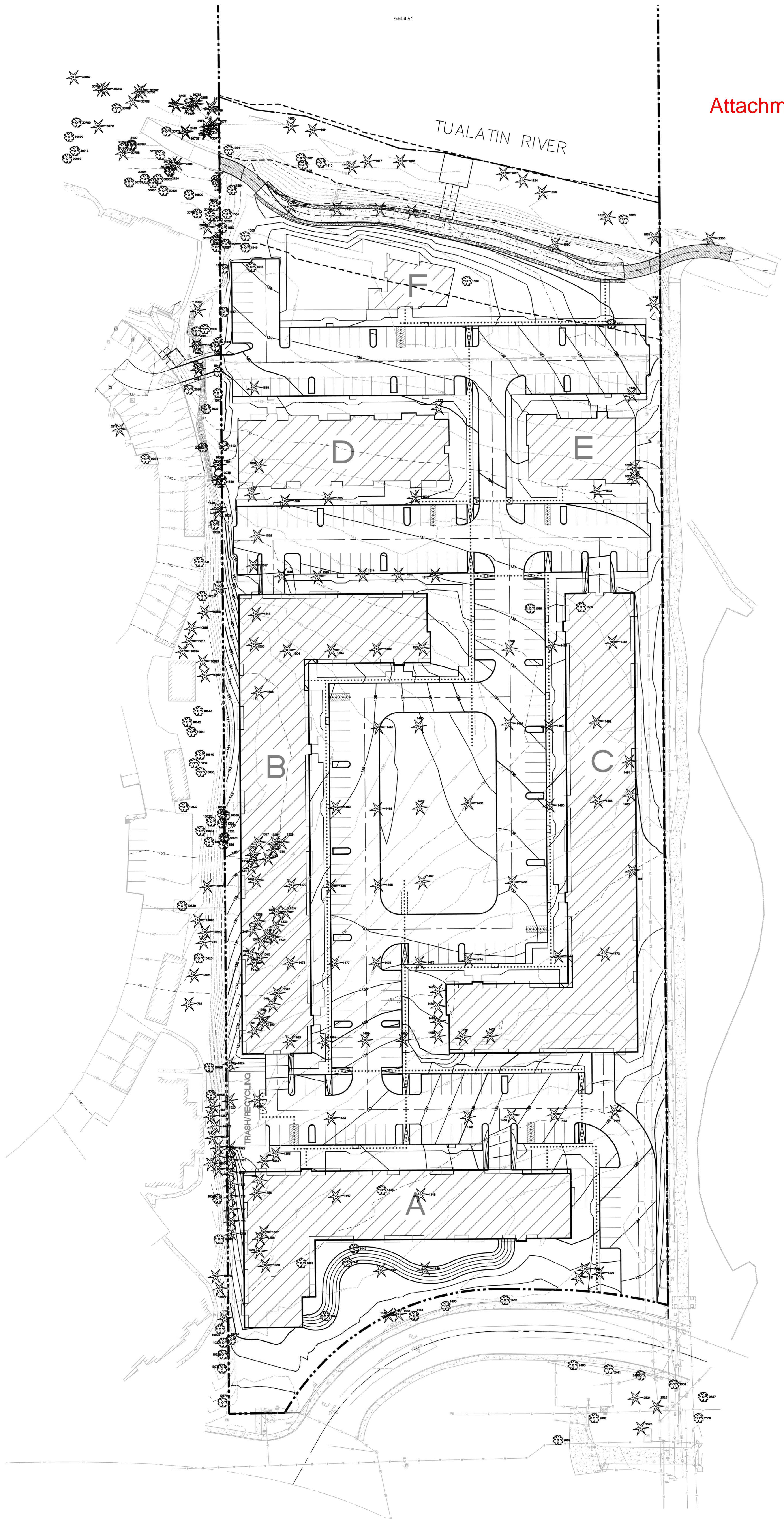
SCALE: 1 INCH = 30 FEET





SCALE: 1 INCH = 30 FEET





TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
641	Raywood ash	<i>Fraxinus oxycarpa</i> 'Raywood'	5	good	fair	multiple leaders	retain
685	sweet cherry	<i>Prunus avium</i>	5	good	good		retain
686	sweet cherry	<i>Prunus avium</i>	5	good	good	not tagged, size estimated because of limited access	retain
744	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	good	fair	one sided	retain
766	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	good	fair	lower branch dieback	retain
1314	western red cedar	<i>Thuja plicata</i>	17	good	good		retain
1315	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	good	fair	one sided	retain
1316	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	fair	north/south crown growth suppressed by adjacent trees	retain
1317	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	fair	north/south crown growth suppressed by adjacent trees	retain
1318	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	good	fair	north/south crown growth suppressed by adjacent trees	retain
1319	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	north/south crown growth suppressed by adjacent trees	retain
1320	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	fair	north/south crown growth suppressed by adjacent trees	retain
1321	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	north/south crown growth suppressed by adjacent trees	retain
1322	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	one sided	remove
1323	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	good	good		remove
1324	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	good	good		remove
1325	n/a	n/a	n/a	n/a	n/a	same as 10631	n/a
1326	sweet cherry	<i>Prunus avium</i>	16	good	fair	multiple leaders	retain
1327	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	fair	fair	thin crown, moderately one sided	remove
1328	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	fair	fair	thin crown, one sided	remove
1329	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	fair	fair	thin crown, one sided	remove
1330	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	fair	fair	thin crown, moderately suppressed	remove
1331	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	fair	fair	thin crown, one sided	remove
1332	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	very poor	very poor	extensive dieback	remove
1333	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	fair	fair	moderately suppressed, thin crown	remove
1334	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	good	fair	one sided	remove

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1335	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	good	good		remove
1336	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	fair	fair	thin crown, one sided	remove
1337	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	fair	fair	thin crown, one sided	remove
1338	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	fair	good	thin crown	remove
1339	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	fair	good	thin crown	remove
1340	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	very poor	very poor	dead	remove
1341	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	poor	poor	suppressed	remove
1342	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	very poor	very poor	dead	remove
1343	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	good	good		remove
1344	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	fair	fair	one sided, thin crown	remove
1345	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	poor	poor	top dieback	remove
1346	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	good	fair	one sided	remove
1347	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	fair	fair	moderately one sided, dead top	remove
1348	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	fair	fair	one sided, dead top	remove
1349	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	fair	moderately one sided	remove
1350	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	very poor	very poor	dead	remove
1351	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	fair	fair	moderately one sided, thin crown	remove
1352	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	fair	fair	thin crown, moderately one sided	remove
1353	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	good	fair	moderately one sided	remove
1354	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	very poor	very poor	dead	remove
1355	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	moderately one sided	remove
1356	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	moderately one sided	remove
1357	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	fair	moderately one sided	remove
1358	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	good	fair	moderately one sided	remove
1359	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	moderately one sided	remove
1360	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	moderately one sided	remove
1361	Norway maple	<i>Acer platanoides</i>	10	good	fair	multiple leaders with included bark	remove
1429	Austrian pine	<i>Pinus nigra</i>	11	good	good		remove
1430	Austrian pine	<i>Pinus nigra</i>	11	good	good		remove
1431	Austrian pine	<i>Pinus nigra</i>	10	good	good		remove
1432	callery pear	<i>Pyrus calleryana</i>	8	good	fair	multiple leaders	retain
1433	callery pear	<i>Pyrus calleryana</i>	9	fair	fair	multiple leaders, suckers at base of trunk	retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1434	callery pear	<i>Pyrus calleryana</i>	10	good	fair	multiple leaders	retain
1435	Austrian pine	<i>Pinus nigra</i>	11	good	fair	codominant stems	retain
1436	Austrian pine	<i>Pinus nigra</i>	12	good	fair	codominant stems	retain
1439	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	fair	good	think crown	remove
1440	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	fair	codominant at 3'	remove
1441	Norway maple	<i>Acer platanoides</i>	11	good	fair	multiple leaders	remove
1442	Norway maple	<i>Acer platanoides</i>	10	good	fair	multiple leaders with included bark	remove
1443	Norway maple	<i>Acer platanoides</i>	22	fair	fair	multiple leaders at 3'	remove
1445	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	good	good		remove
1446	Norway maple	<i>Acer platanoides</i>	8	good	fair	multiple leaders	remove
1447	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1449	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	good	good		remove
1450	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	very poor	very poor	<i>Phaeolus schweinitzii</i> conk at base of trunk	remove
1451	n/a	n/a	n/a	n/a	n/a	not present	n/a
1452	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1453	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	good	good		remove
1457	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	good		remove
1458	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	fair	good	think crown	remove
1459	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	good	fair	multiple leaders at 25', not tagged, size estimated because of thick blackberry growth and wasp nest	remove
1460	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1461	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1462	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	good		remove
1463	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	fair	good	thin crown	remove
1465	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	good	good		remove
1466	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	good		remove
1467	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	fair	codominant at 25'	remove
1468	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	good		remove
1469	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	good		remove
1470	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	fair	good	thin crown, large circling root	remove

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1472	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	good	good		remove
1473	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	good		remove
1474	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	fair	codominant at 10'	remove
1475	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1476	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1477	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	fair	codominant at 7'	remove
1478	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	fair	codominant at 6'	remove
1479	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	very poor	very poor	dying	remove
1480	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	very poor	very poor	dead	remove
1481	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	fair	good	thin crown	remove
1483	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1484	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	good		remove
1485	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	good	fair	codominant at 40'	remove
1486	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	good	good		remove
1487	Douglas-fir	<i>Pseudotsuga menziesii</i>	35	good	good		remove
1488	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	good		remove
1489	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1491	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	good	good		remove
1492	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	good	fair	history of branch failure	remove
1493	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	good		remove
1494	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1495	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	good	good		remove
1496	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	good		remove
1498	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	good	good		remove
1499	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	good		remove
1500	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	very poor	very poor	dead, fell over	remove
1501	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	very poor	very poor	dead	remove
1502	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1503	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	good		remove
1504	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1505	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	good	good		remove
1506	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	good	good		remove

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1509	honeylocust	<i>Gleditsia triacanthos</i>	10	good	fair	multiple leaders	remove
1510	honeylocust	<i>Gleditsia triacanthos</i>	9	good	fair	multiple leaders	remove
1512	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	good	good		remove
1513	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	good	good		remove
1514	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	good		remove
1515	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	fair	good	moderately thin crown	remove
1516	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	good		remove
1517	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	good	fair	moderately one sided	remove
1518	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	poor	fair	top dieback, thin crown, codominant at 20'	remove
1519	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	good	good	not tagged, size estimated because of limited access, fill at 6' from west side of trunk	retain
1521	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	fair	one sided, codominant at 6'	remove
1522	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	fair	one sided	remove
1523	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	good	good		remove
1524	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	fair	codominant at 25', lost top	remove
1525	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	good		remove
1526	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	good		remove
1527	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	good	fair	moderately one sided	remove
1528	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	fair	moderately one sided	remove
1529	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	good	fair	one sided, fill up to west side of trunk	retain
1530	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	one sided, fill up to west side of trunk, previously lost top with kinked mid trunk	retain
1531	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	fair	codominant at top	remove
1532	Crimson King maple	<i>Acer platanoides</i> 'Crimson King'	8	fair	fair	multiple leaders, sunscald	remove
1533	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	good		retain
1534	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	fair	fair	thin crown, branch dieback, size estimated, not tagged because of limited access	retain
1537	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	good		remove
1538	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	very poor	very poor	dead	remove

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1539	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	fair	good	thin crown	remove
1541	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	good	50% live crown ratio, size estimated, not tagged because surrounded by poison oak, same as tree 10825	retain
1542	wild plum	<i>Prunus americana</i>	6	poor	poor	significant dieback, multiple leaders, size estimated, not tagged because surrounded by poison oak	remove
1543	Oregon ash	<i>Fraxinus latifolia</i>	10	fair	fair	thin crown, multiple leaders, size estimated, not tagged because surrounded by poison oak	retain
1544	Oregon ash	<i>Fraxinus latifolia</i>	16	good	fair	one sided, multiple leaders, size estimated, not tagged because surrounded by poison oak	remove
1546	Oregon ash	<i>Fraxinus latifolia</i>	16	fair	fair	thin crown, multiple leaders	remove
1547	English hawthorn	<i>Crataegus monogyna</i>	12	good	fair	codominant at 3', one sided	remove
1548	Oregon ash	<i>Fraxinus latifolia</i>	10	fair	fair	one sided, covered with ivy	remove
1549	red alder	<i>Alnus rubra</i>	7	fair	fair	one sided	retain
1550	red alder	<i>Alnus rubra</i>	12	good	good		retain
1551	Oregon ash	<i>Fraxinus latifolia</i>	9	good	fair	one sided	retain
1552	English hawthorn	<i>Crataegus monogyna</i>	12	poor	poor	smothered by ivy	retain
1553	Oregon ash	<i>Fraxinus latifolia</i>	12	very poor	very poor	dead	retain
1554	Oregon ash	<i>Fraxinus latifolia</i>	30	fair	poor	multiple scaffold failures	retain
1555	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	good	good	not tagged, size estimated because of limited access	remove
1556	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	multiple leaders	remove
1557	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	competing upright leaders	remove
1558	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	codominant at 4'	remove
1559	flowering cherry	<i>Prunus serrulata</i>	20	very poor	very poor	dying, not tagged, size estimated because of limited access	remove
1560	shore pine	<i>Pinus contorta</i> var. <i>contorta</i>	12	good	fair	multiple leaders, not tagged, size estimated because of limited access	remove
1594	Oregon ash	<i>Fraxinus latifolia</i>	34	good	fair	multiple leaders	retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1605	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	good	fair	50% live crown ratio because lower trunk covered with ivy, not tagged, size estimated because of limited access	retain
1607	English hawthorn	<i>Crataegus monogyna</i>	8	good	fair	multiple leaders, not tagged, size estimated because of limited access	retain
1608	English hawthorn	<i>Crataegus monogyna</i>	10	good	fair	multiple leaders, not tagged, size estimated because of limited access	retain
1610	Oregon ash	<i>Fraxinus latifolia</i>	12	fair	good	thin crown, not tagged, size estimated because of limited access	retain
1611	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	good	fair	previously lost top with newly grown top, 50% live crown ratio because lower trunk covered with ivy, not tagged, size estimated because of limited access	retain
1613	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	very poor	very poor	90% dead, not tagged, size estimated because of limited access	retain
1617	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	good	fair	50% live crown ratio because lower trunk covered with ivy, not tagged, size estimated because of limited access	retain
1618	grand fir	<i>Abies grandis</i>	40	fair	poor	33% live crown ratio because lower trunk covered with ivy, not tagged, size estimated because of limited access	retain
1623	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	fair	fair	moderately thin crown, codominant stem, significant ivy on lower trunk, not tagged, size estimated because of limited access	retain
1624	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	poor	poor	suppressed, not tagged, size estimated because of limited access	retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
1625	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	fair	fair	moderately thin crown, lost top, not tagged, size estimated because of limited access	retain
1627	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	fair	fair	thin crown, not tagged, size estimated because of limited access	retain
1628	English hawthorn	<i>Crataegus monogyna</i>	8	good	fair	multiple leaders, extensive ivy, not tagged, size estimated because of limited access	retain
2008	black cottonwood	<i>Populus trichocarpa</i>	22	good	fair	codominant at top	remove
2009	Oregon ash	<i>Fraxinus latifolia</i>	8	good	fair	one sided	retain
2010	Oregon ash	<i>Fraxinus latifolia</i>	16	fair	fair	one sided, decay seam in lower trunk	retain
2012	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	very poor	very poor	dead	retain
2015	English laurel	<i>Prunus laurocerasus</i>	10	good	fair	multiple leaders	retain
2020	western red cedar	<i>Thuja plicata</i>	13	good	good	same as 10827	retain
2023	western red cedar	<i>Thuja plicata</i>	17	good	good	same as 10826	remove
2026	Raywood ash	<i>Fraxinus oxycarpa</i> 'Raywood'	11	good	fair	multiple leaders	retain
2029	English hawthorn	<i>Crataegus monogyna</i>	8	good	fair	multiple leaders	retain
2033	orchard apple	<i>Malus domestica</i>	12	fair	fair	multiple leaders, not maintained for fruit production	retain
2204	red maple	<i>Acer rubrum</i>	13	good	fair	multiple leaders	retain
2217	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	good		retain
2350	Douglas-fir	<i>Pseudotsuga menziesii</i>	46	good	good		retain
2414	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	one sided, 60% live crown ratio, marginal trunk taper	remove
2418	western red cedar	<i>Thuja plicata</i>	9	very poor	very poor	dying, 95% dead	retain
2428	Oregon ash	<i>Fraxinus latifolia</i>	18	fair	fair	one sided, same as 30782	retain
2483	callery pear	<i>Pyrus calleryana</i>	8	good	fair	multiple leaders	retain
2491	callery pear	<i>Pyrus calleryana</i>	9	good	fair	multiple leaders	retain
2498	callery pear	<i>Pyrus calleryana</i>	8	good	fair	multiple leaders	retain
2508	callery pear	<i>Pyrus calleryana</i>	6	good	fair	multiple leaders	retain
2523	giant sequoia	<i>Sequoiadendron giganteum</i>	11	good	good		retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
2524	giant sequoia	<i>Sequoiadendron giganteum</i>	15	good	good		retain
2525	giant sequoia	<i>Sequoiadendron giganteum</i>	20	good	good		retain
2556	Norway maple	<i>Acer platanoides</i>	4	fair	fair	sunscauld, multiple leaders	retain
2557	callery pear	<i>Pyrus calleryana</i>	6	good	fair	multiple leaders	retain
2602	red oak	<i>Quercus rubrum</i>	6	good	good		retain
2609	pin oak	<i>Quercus palustris</i>	4	good	fair	multiple leaders	retain
10270	callery pear	<i>Pyrus calleryana</i>	10	fair	fair	branch dieback, multiple leaders	retain
10271	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	fair	moderately one sided	retain
10272	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	fair	moderately one sided	retain
10273	wild plum	<i>Prunus americana</i>	15	poor	poor	multiple leaders, watersprouts, dieback and decay	remove
10274	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	fair	moderately one sided	retain
10275	western red cedar	<i>Thuja plicata</i>	20	good	good		retain
10277	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	good	good		retain
10278	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	good	fair	moderately one sided	retain
10345	white ash	<i>Fraxinus americana</i>	14	good	fair	multiple leaders, overextended codominant leader	retain
10349	white ash	<i>Fraxinus americana</i>	10	good	fair	multiple leaders	retain
10353	western red cedar	<i>Thuja plicata</i>	7	good	good		retain
10354	western red cedar	<i>Thuja plicata</i>	13	good	good		retain
10355	western red cedar	<i>Thuja plicata</i>	8	good	good		retain
10356	western red cedar	<i>Thuja plicata</i>	6	good	good		retain
10357	western red cedar	<i>Thuja plicata</i>	16	good	good		retain
10358	western red cedar	<i>Thuja plicata</i>	12	good	good		retain
10403	western red cedar	<i>Thuja plicata</i>	14	good	good		retain
10405	white ash	<i>Fraxinus americana</i>	11	good	fair	multiple leaders	retain
10488	western red cedar	<i>Thuja plicata</i>	11	good	good		retain
10489	white ash	<i>Fraxinus americana</i>	12	good	fair	multiple leaders	retain
10624	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	good	fair	one sided	retain
10625	white ash	<i>Fraxinus americana</i>	14	good	fair	multiple leaders	retain
10627	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	good	fair	one sided	retain
10628	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	one sided	retain

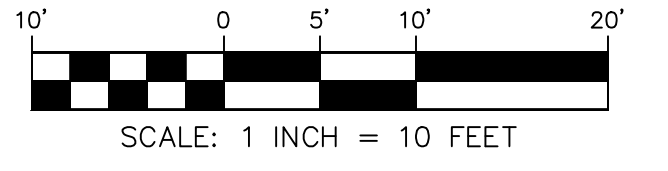
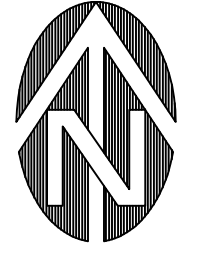
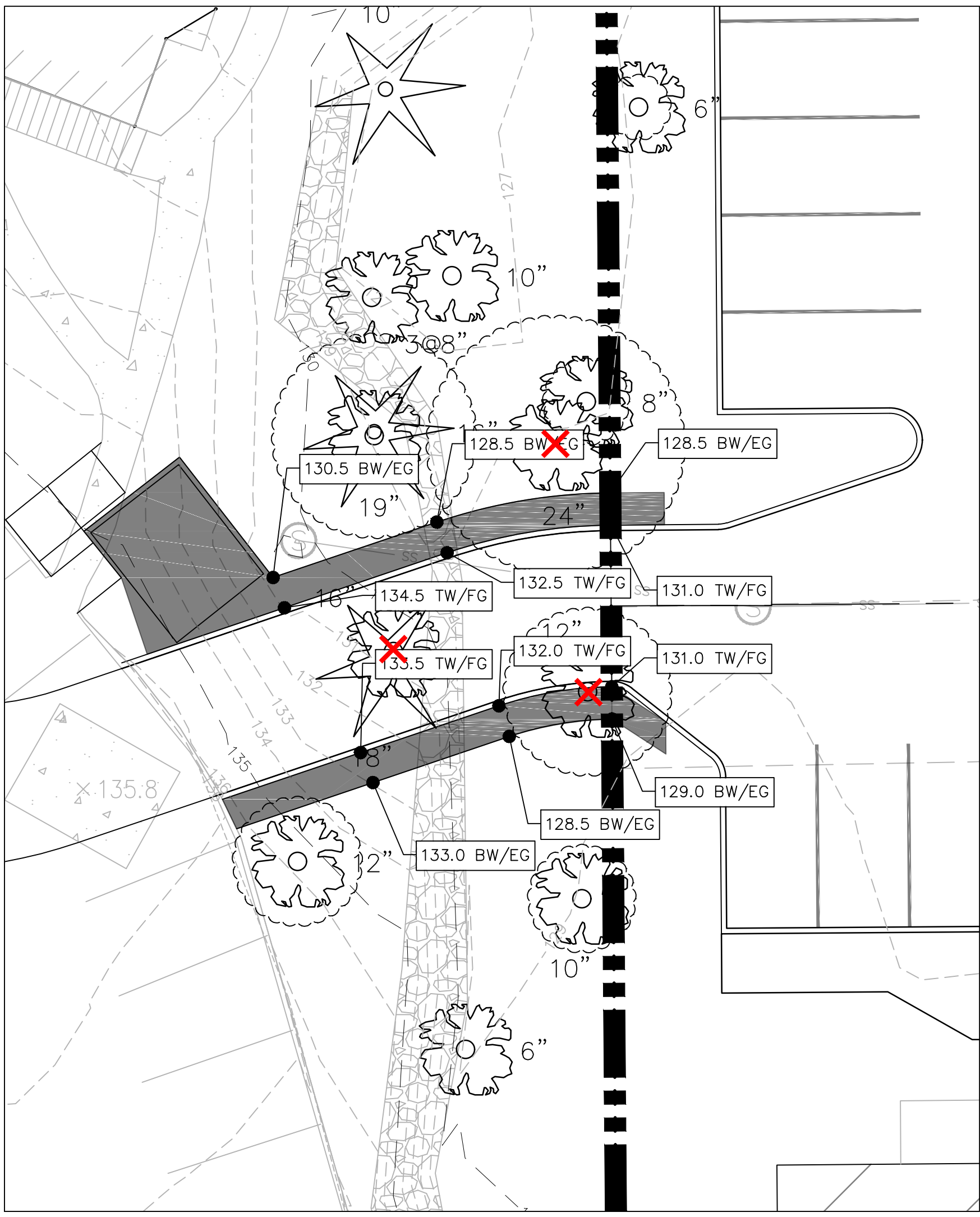
TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
10629	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	good	good	fill at 5' from west side of trunk	retain
10630	white ash	<i>Fraxinus americana</i>	13	good	fair	multiple leaders	retain
10631	sweet cherry	<i>Prunus avium</i>	14,6,8	good	fair	multiple leaders at ground level, same as 1325	retain
10632	sweet cherry	<i>Prunus avium</i>	6	good	fair	one sided	retain
10634	crabapple	<i>Malus sp.</i>	7	poor	poor	multiple leaders, extensive root suckers, thin crown	retain
10635	sweet cherry	<i>Prunus avium</i>	8,5	very poor	very poor	dying, multiple leaders at ground level, same as 10636	retain
10636	n/a	n/a	n/a	n/a	n/a	same as 10635	n/a
10637	crabapple	<i>Malus sp.</i>	8	poor	poor	multiple leaders, root suckers, thin crown	retain
10638	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	good	fair	one sided	retain
10639	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	good	fair	one sided, large wound at lower trunk	retain
10640	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	fair	one sided	retain
10641	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	good	fair	one sided	retain
10642	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	good	fair	one sided	retain
10643	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	good	good		retain
10812	western red cedar	<i>Thuja plicata</i>	18	good	fair	multiple leaders at 2'	retain
10813	western red cedar	<i>Thuja plicata</i>	20	good	fair	codominant at 2' with included bark	retain
10814	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	moderately one sided	retain
10815	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	fair	one sided	retain
10816	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	good	fair	one sided	retain
10818	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	poor	poor	dead top	retain
10819	Raywood ash	<i>Fraxinus oxycarpa</i> 'Raywood'	4	fair	fair	multiple leaders, one sided	retain
10821	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	good	fair	one sided, fill up to west side of trunk	retain
30682	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	good	fair	one sided, 50% live crown ratio	retain
30693	Oregon ash	<i>Fraxinus latifolia</i>	11	good	fair	multiple leaders	retain
30699	western red cedar	<i>Thuja plicata</i>	13	very poor	very poor	90% dead	retain
30700	western red cedar	<i>Thuja plicata</i>	20	poor	poor	failed at 15', weakly attached new leader, significant decay	retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
30702	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	fair	fair	one sided, 40% live crown ratio	retain
30704	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	fair	fair	one sided, 33% live crown ratio	remove
30706	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	good	fair	moderately suppressed, marginal trunk taper, 40% live crown ratio	retain
30707	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	good	fair	one sided, 40% live crown ratio	retain
30708	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	one sided	retain
30709	n/a	n/a	n/a	n/a	n/a	not located	n/a
30711	western red cedar	<i>Thuja plicata</i>	16	fair	poor	multiple leaders at 6', 10" leader failed	retain
30713	sweet cherry	<i>Prunus avium</i>	12	good	fair	multiple leaders	retain
30757	cascara	<i>Rhamnus purshiana</i>	9	good	fair	multiple leaders	retain
30758	western red cedar	<i>Thuja plicata</i>	13	very poor	very poor	dead 15' snag	retain
30759	sweet cherry	<i>Prunus avium</i>	10	fair	fair	thin crown, one sided	retain
30760	sweet cherry	<i>Prunus avium</i>	9	good	good	same as 2400	retain
30765	grand fir	<i>Abies grandis</i>	11	good	fair	moderately one sided, same as 2406	retain
30766	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	fair	fair	50% live crown ratio, marginal trunk taper, same as 2407	retain
30768	western red cedar	<i>Thuja plicata</i>	18	good	good	same as 2408	retain
30769	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	fair	fair	one sided, 60% live crown ratio, same as 2410	retain
30771	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	one sided, 60% live crown ratio, marginal trunk taper, same as 2413	retain
30772	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	poor	poor	lost top, overtopped by adjacent trees, same as 30773 and 2415	retain
30776	western red cedar	<i>Thuja plicata</i>	15	very poor	very poor	dead, 20' snag, not a threat to pathway	retain
30778	n/a	n/a	n/a	n/a	n/a	not located	n/a
30779	Oregon ash	<i>Fraxinus latifolia</i>	9	fair	fair	high crown, same as 2429	retain
30780	western red cedar	<i>Thuja plicata</i>	16,6	very poor	very poor	90% dead, lean over trail, same as 2396	retain
30783	Oregon ash	<i>Fraxinus latifolia</i>	10	fair	fair	significant lean, overtopped by adjacent trees	retain
30784	Oregon ash	<i>Fraxinus latifolia</i>	12	poor	poor	lost top, extensive epicormic growth	retain

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH ¹	CONDITION ²	STRUCTURE ²	COMMENTS	TREATMENT
30785	Oregon ash	<i>Fraxinus latifolia</i>	21	good	fair	multiple leaders	retain
30786	Oregon ash	<i>Fraxinus latifolia</i>	20	fair	fair	covered with ivy	retain
30787	Oregon ash	<i>Fraxinus latifolia</i>	7,7,6	fair	fair	covered with ivy, multiple leaders at ground level	retain
30788	Oregon ash	<i>Fraxinus latifolia</i>	7	fair	fair	covered with ivy	retain
30796	Oregon ash	<i>Fraxinus latifolia</i>	9	fair	fair	codominant at 15', covered with ivy	retain
30799	Oregon ash	<i>Fraxinus latifolia</i>	18	fair	fair	one sided, multiple leaders	retain
30800	western red cedar	<i>Thuja plicata</i>	18	very poor	very poor	95% dead	retain
30801	Oregon ash	<i>Fraxinus latifolia</i>	18	good	fair	one sided	retain
30802	Oregon ash	<i>Fraxinus latifolia</i>	11	good	fair	one sided, multiple leaders	retain
30803	Oregon ash	<i>Fraxinus latifolia</i>	11	good	fair	one sided, multiple leaders	retain
30804	Oregon ash	<i>Fraxinus latifolia</i>	6,4,2	good	fair	multiple leaders at 1'	retain

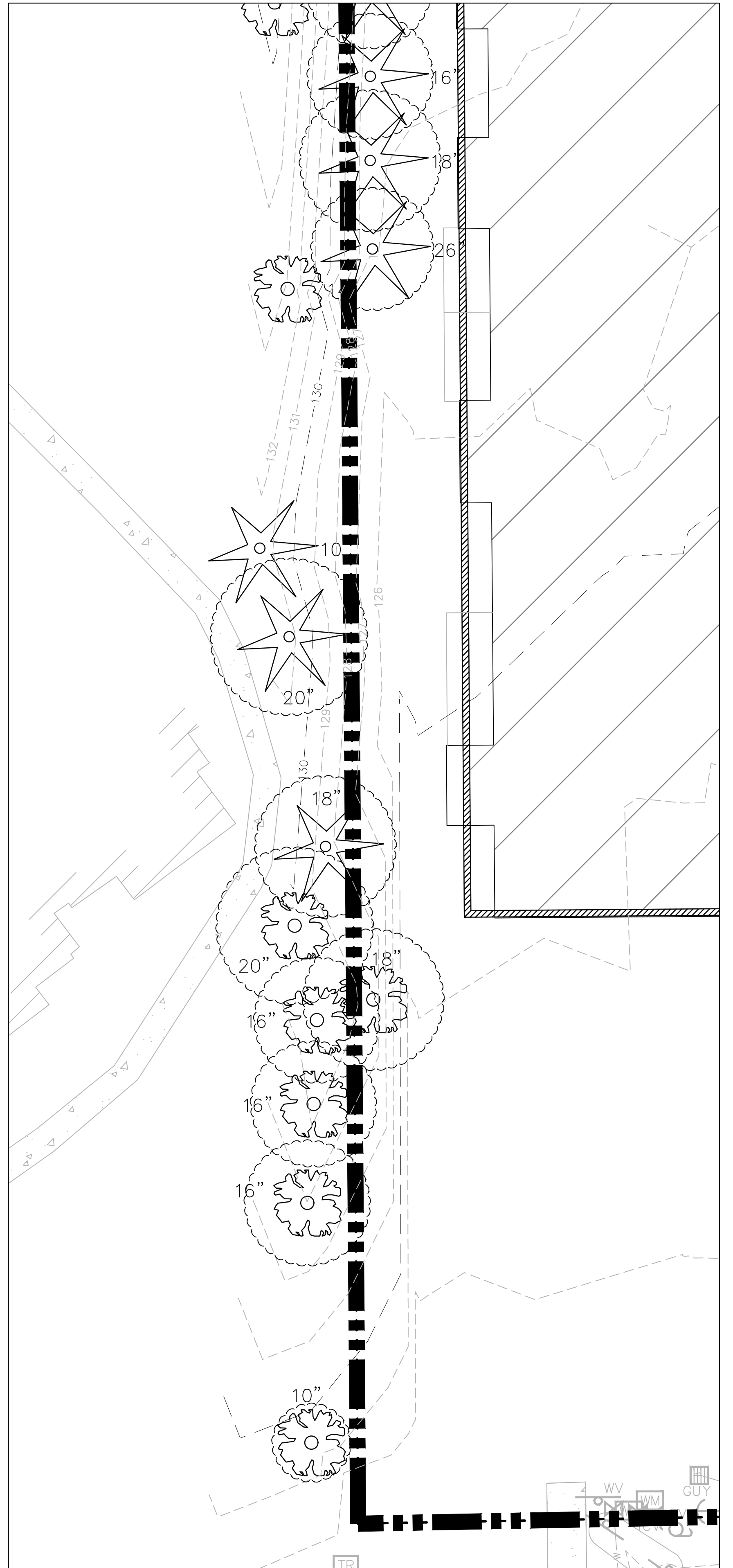
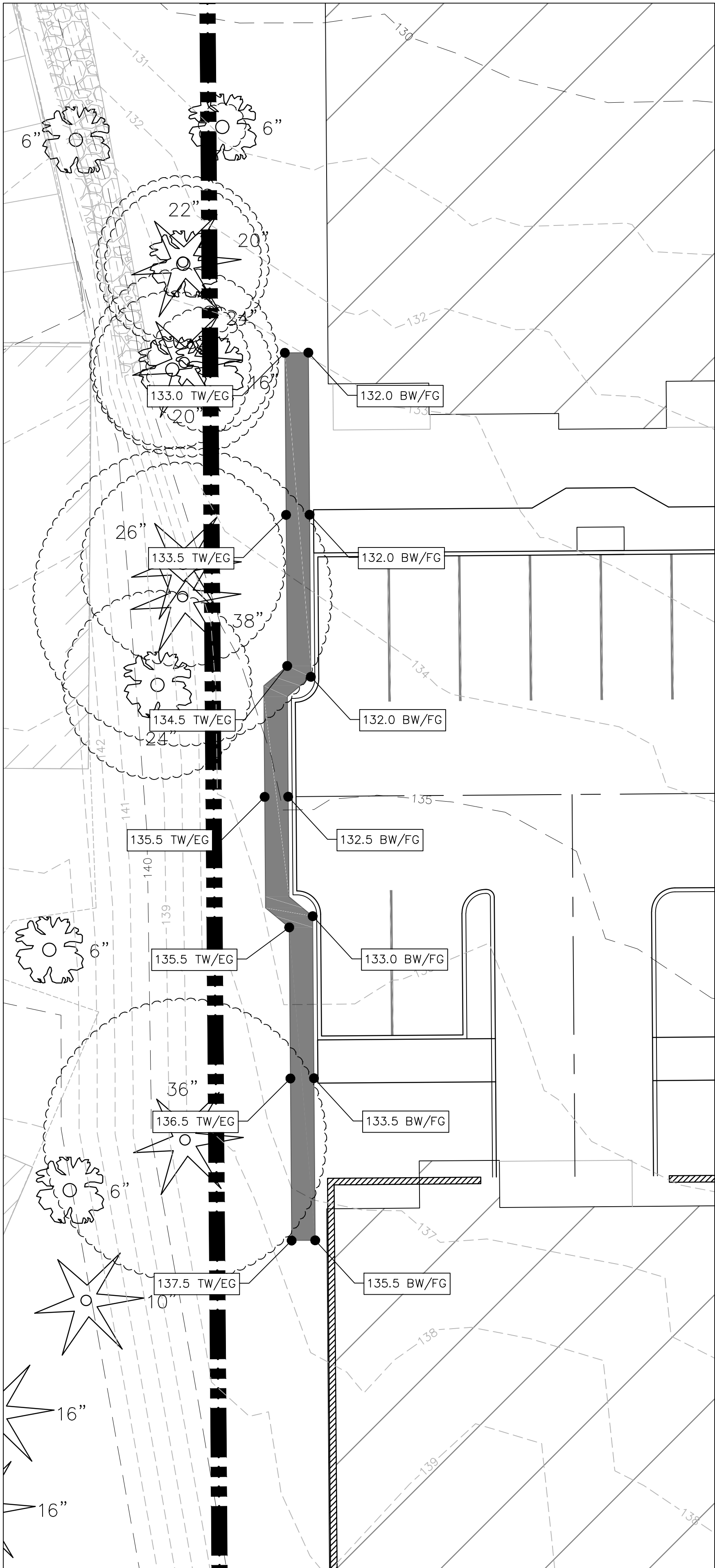
¹DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

²Condition and Structure ratings range from very poor, poor, fair, to good.



SCALE: 1 INCH = 10 FEET

Attachment 5



Attachment 6

Tree Protection Recommendations

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

1. Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.
2. Fencing
 - a. Trees to remain on site will be protected by installation of tree protection fencing as shown in Attachment 2.
 - b. The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 6-foot high steel fencing on concrete blocks or 6-foot metal fencing secured to the ground with 8-foot metal posts to prevent it from being moved by contractors, sagging, or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THE LOCATION OF THIS
TREE PROTECTION FENCING
UNAUTHORIZED ENCROACHMENT MAY RESULT IN FINES

Please contact the project arborist if alterations to the location of the tree protection fencing are necessary.

Todd Prager, Project Arborist, Teragan & Associates, 971-295-4835

- b. Signage should be placed every 75-feet or less.

During Construction

1. Protection Guidelines Within the Tree Protection Zones:
 - a. No new buildings; grade change or cut and fill, during or after construction; new impervious surfaces; or utility or drainage field placement should be allowed within the tree protection zones.
 - b. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - c. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - d. Construction trailers should not to be parked/placed within the tree protection zones.
 - e. No vehicles should be allowed to park within the tree protection zones.
 - f. No other activities should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks or woody roots.
3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
4. Trees that have woody roots cut should be provided supplemental water during the summer months.
5. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
6. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. Carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. Carefully plant new plants within the tree protection zones. Avoid cutting the woody roots of trees that are retained.
3. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist.
4. Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. Provide for the ongoing inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants.
6. The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 7

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Westlake Consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - Provide tree removal findings and recommendations based on the proposed site and grading plans; and
 - Provide recommendations for adequately protecting the trees to be retained during construction.



CITY OF TUALATIN

Community Development Department-Planning Division

Land Use Application—Type III

PROPOSAL NAME Commons on the Tualatin

PROPOSAL SUMMARY (Brief description)

This Application requests an Architectural Review of 5-building apartment complex, with private clubhouse, and proposes one community center. The subject property has frontage on the existing Nyberg Ln. and Nyberg St. public rights-of-way.

PROPERTY INFORMATION

Location (address if available): 6645 SW Nyberg Ln.

Tax Map & Lot #(s): Tax Lot 2600 and 2601 of Tax Map 2S124A Planning District: RH

Total site size: 9.38 AC Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Nyberg Road Property, LLC

Mailing Address: 1200 SW 66th Ave., Ste. 300

City/State: Portland, OR Zip: 97225

Phone: 503 222 0007 x103 Email: tandem1@tandemprop.com

Applicant's Signature: [Signature] Date: _____

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: same as applicant

Mailing Address: _____

City/State: _____ Zip: _____

Phone: _____ Email: _____

Property Owner Signature: [Signature] Date: _____

Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (ARB)
- Industrial Master Plan (IMP)
- Variance (VAR)
- Sign Variance (SVAR)
- Transitional Use Permit (TRP)
- Reinstatement of Use

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____

CITY OF TUALATIN FACT SHEET

General

Proposed use:			
Site area:	acres	Building footprint:	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: 396 ADA accessible = 9 Req. w/ 2 Van Accessible spaces	Spaces provided: Total parking provided: Standard = ADA accessible = 11 Van pool = Compact = Loading berths =
--	---

Bicycles

Covered spaces required:	Covered spaces provided:
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Landscaping

Landscaping required: <u>25</u> % of dvpt. area 375,140 Square feet 93,785	Landscaping provided: <u>33.9</u> % of dvpt. area Square feet 127,100
Landscaped parking island area required: 6,550 SF	Landscaped parking island area provided: 8,600 SF

Trash and recycling facility

Minimum standard method: Yes	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: 5	Total sq. ft. of buildings: 107033	sq. ft.
Building stories: 2		

Architectural Review Checklist for Commercial, Industrial & Public - Page 11

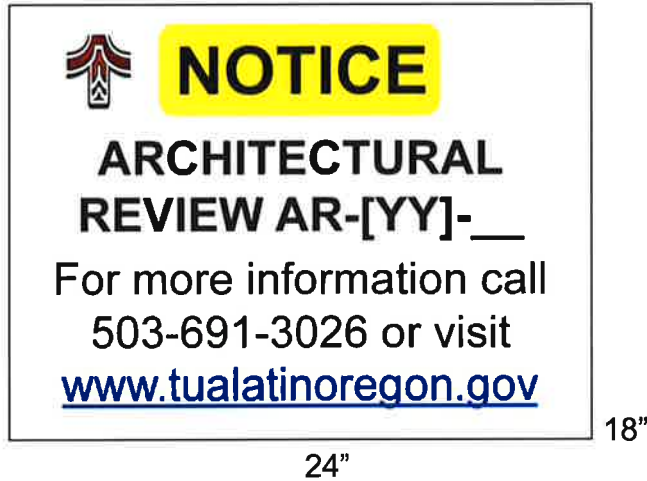
GENERAL INFORMATION	
Site Address:	6645 SW Nyberg Ln. Tualatin, OR 97062
Assessor's Map and Tax Lot #:	2S124A0/2601 and 2600
Planning District:	RH
Parcel Size:	9.38 Acres
Property Owner:	Nyberg Road Property, LLC
Applicant:	<i>same as property owner</i>
Proposed Use:	RH

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

For City Personnel to complete:

Staff contact person:

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the ARCHITECTURAL REVIEW AT 6645 SW NYBERG LN project, I hereby certify that on this day, OCTOBER 14, 2018 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: KEN SANDBLAST
(PLEASE PRINT)

Applicant's Signature: *Ken Sandblast*

Date: 10.14.18



Exhibit A5

NOTICE

ARCHITECTURAL REVIEW AR-18-0007

For more information call

503-691-3026 or visit

www.tualatinoregon.gov

NE 1/4 SECTION 24 T2S RIW W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=200'

CANCELLED TAX LOT NUMBERS
2400, 2504, 1301, 701, 800, 100, 101, 102
103, 104, 105, 200, 300, 400, 401, 500, 600
700, 900, 1000, 1100, 1200, 1300, 1400
1500, 1600, 1700, 1800, 1900, 2000, 2100
2200, 2300, 2590, 2500, 2501-A1, 2501,
2505, 2509, 2506, 2507, 2700, 2502.

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

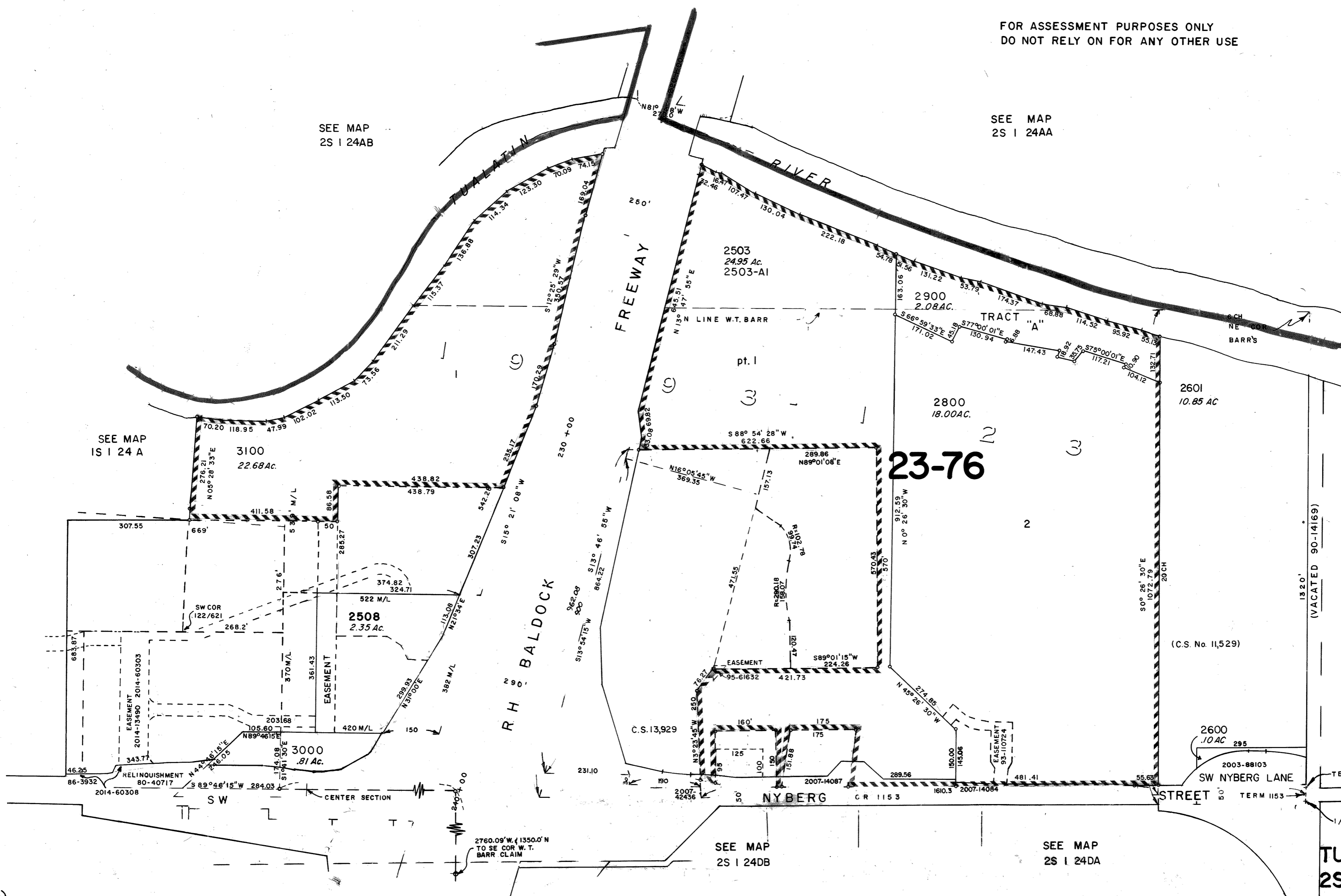
SEE MAP
2S 1 24AA

SEE MAP
2S 1 24AB

SEE MAP
1S 1 24 A

COUNTY

CLACKAMAS



23-76

SEE MAP
2S 1 24DB

SEE MAP
2S 1 24DA

TUALATIN
2S 1 24A

2003-88103
SW NYBERG LANE
TERM 1153

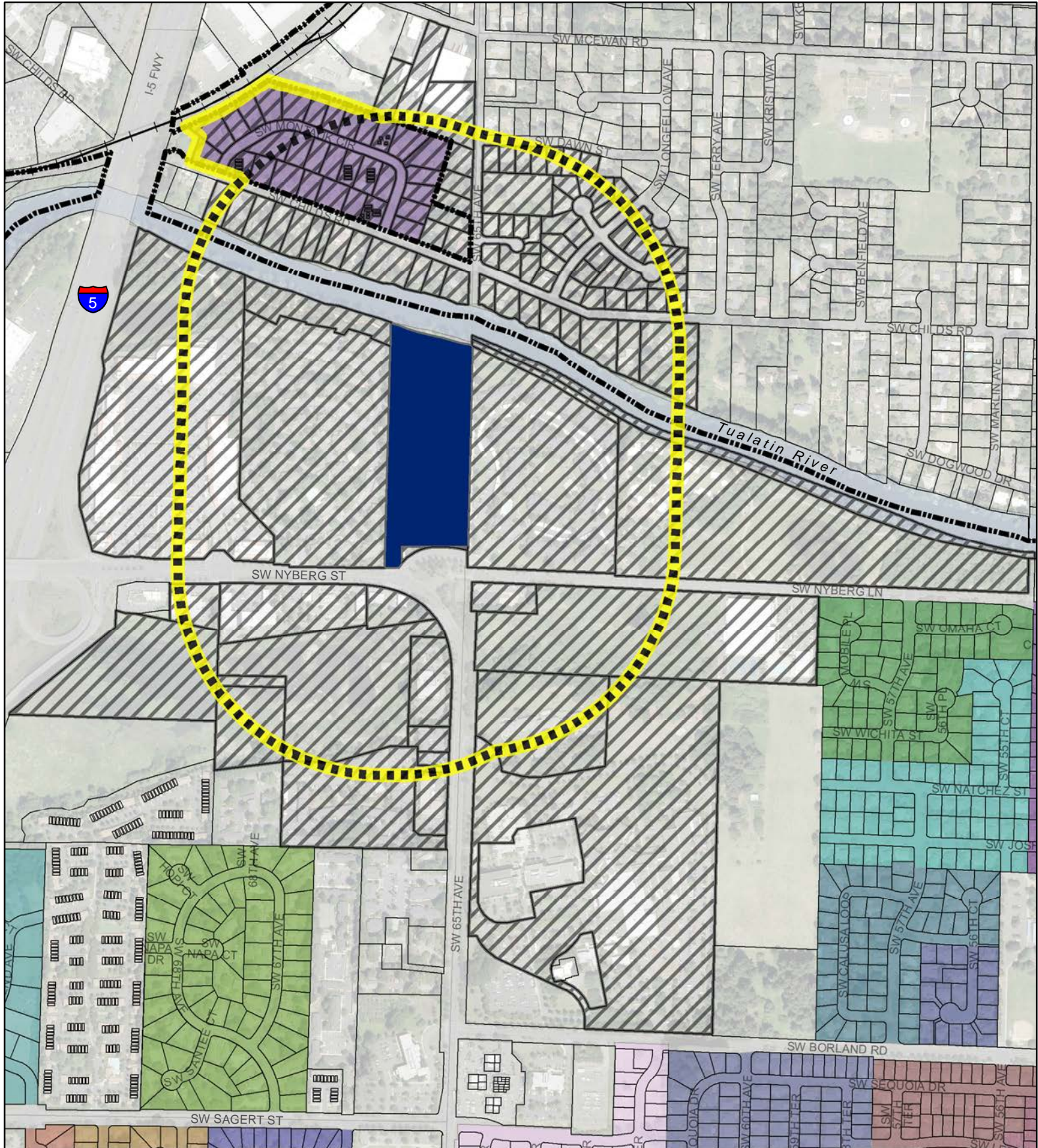
(VACATED 90-14169)

(C.S. No. 11,529)


TERM 591 & 857

1/4 SEC. COR.

2760.09' W. (1350.0' N)
TO SE COR. W.T. BARR CLAIM



 1000' Buffer

 1000' Buffer with Subdivisions


 Selected Taxlots



Exhibit A5

21E19BB12000
ALEXANDER JANET LEE, ,
6371 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA02900
ANDUEZA ANA I, ,
2231 NE HALSEY ST
PORTLAND, OR 97232-1616

21E19BB10400
BAPTISTE SARAH R JEAN, ,
6320 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

21E19BB05700
BEEHLER JOSEPH P & MARIANNE P, ,
6041 CAUFIELD ST
WEST LINN, OR 97068-3011

21E19BB04300
BUETTGENBACH KIMBERLY J & KEVIN, M,
6115 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB11800
CHANDLER & NEWVILLE INC, ,
20508 SW ROY ROGERS RD STE 147
SHERWOOD, OR 97140-9931

21E19BB12406
CHILDS ROAD ESTATES HOMEOWNERS, ASSN,
NO MAILING ADDRESS
AVAILABLE,

21E19C 00600
CITY OF TUALATIN, ,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

21E19BB11000
CRAWFORD MARK & KIRA, ,
19167 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA00800
ALLISON ELIZABETH A &, BRYANT ANN,
6550 SW CHILDS RD
RIVER GROVE, OR 97035

2S124DA01200
ANI-KAL LLC, BY FOCUS COMMERICAL INC,
9500 SW BARBUR BLVD #300
PORTLAND, OR 97219

21E19BB12403
BAYNE AARON P & LISA R H, ,
6435 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

2S124AA01100
BOHRER DANIEL M &, TALLENT-BOHRER JOY ANN,
6810 SW CHILDS RD
RIVER GROVE, OR 97035

21E19BB09900
BUNTYN CHERIE M & CHAD J, ,
4201 HAVEN ST
LAKE OSWEGO, OR 97035-6509

2S124AA03900
CHEN RENBO, ,
16869 65TH AVE #360
LAKE OSWEGO, OR 97035

2S124AA03500
CHILDS BARBARA C, ,
PO BOX 90
OCEANSIDE, OR 97134-0090

21E19BB10500
CLARK GREGORY E & ELIZABETH A, ,
6266 SW DAWN ST
LAKE OSWEGO, OR 97035-7910

21E19BB04500
DAY RENEE, ,
2942 E CHAPMAN AVE UNIT 234
ORANGE, CA 92869-3745

2S124AA96930
ANDREWS KRISTEN MICHAEL &, PAUL KEVIN,
6930 SW MONTAUK CIR
TUALATIN, OR 97035

2S124AA04800
ARI PROPERTIES LLC, ,
17960 SW JEREMY ST
BEAVERTON, OR 97007-6067

21E19BC00700
BEASTON VIRGIL LEE & WENFANG JI, ,
6210 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00200
BRICE GEORGE F IV, ,
18275 SW 65TH AVE
LAKE OSWEGO, OR 97035

21E19BC00600
CARTER NANCY J, ,
6164 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19C 00200
CITY OF TUALATIN, ,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA96928
COOKE EMILY ELIZABETH, ,
6928 SW MONTAUK CIR
TUALATIN, OR 97062

21E19BC00300
DAY TROY, ,
6161 CHILDS RD
LAKE OSWEGO, OR 97035-8011

Exhibit A5

2S124AA01400
DULL DAVID M & SALLY G, ,
6940 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA66929
FAHRENDORF JOSEPH B REV TRUST, ,
1143 MANOR DR
SONOMA, CA 95476-7422

2S124A002800
FOREST RIM INVESTORS LP, BY GERSON BAKAR &
ASSOCIATES,
201 FILBERT ST 7TH FL
SAN FRANCISCO, CA 94133

2S124DA00500
GONZALES BORING AND, TUNNELING CO INC,
PO BOX 187
NORTH PLAINS, OR 97133-0187

2S124AA77200
GRIFFITHS ROBERT L REV TRUST, BY WILLIAM L
GRIFFITH TR,
19748 WILDWOOD DR
WEST LINN, OR 97068-2246

21E19BB10200
HANCOCK JOHN & MATSUKO, ,
6372 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

2S124AA01900
HARVEY ROBERT E, ,
7170 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00500
HINSDALE KAREN H, ,
4525 SW CONDOR AVE
PORTLAND, OR 97239-4061

2S124AA56803
HOLLMAN PROPERTIES LLC, ,
3161 SW RIVERFRONT TER
WILSONVILLE, OR 97070-9716

2S124AA86882
DURAND SHAWN &, FRYETT KAYLEE,
6980 SW MONTAUK CIR #6882
TUALATIN, OR 97035

21E19BB10100
FAIRCHILD SUSAN, ,
6414 SW DAWN ST
LAKE OSWEGO, OR 97035-7914

2S124DB00100
G&S FAMILY LTD PARTNERSHIP THE, ,
20752 SW 120TH AVE
TUALATIN, OR 97062-6961

2S124AA04900
GRANT EUGENE L & JANET K, ,
13251 SE 130TH AVE
HAPPY VALLEY, OR 97086-9363

2S124AA02600
GUIDER ROBERT S TRUST, BY GUIDER ROBERT S TR,
17 LOCKE WAY
SCOTTS VALLEY, CA 95066-3910

21E19BB05500
HANSEN DAWN J, ,
6247 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB11700
HENDRICKS ELIZABETH, ,
19229 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

21E19BB05600
HOAGE BARBARA H TRUSTEE, ,
668 MCVEY AVE UNIT 21
LAKE OSWEGO, OR 97034-4856

2S124AA04700
HUNT TROY E, ,
8170 SW 87TH
PORTLAND, OR 97223

2S124AA01601
ELLIS DAVID &, WARD CECILIA,
6956 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00400
FEATHER E KAY REV LIV TRUST, BY E KAY FEATHER
TR,
18365 SW 65TH AVE
LAKE OSWEGO, OR 97035

2S124AA05700
GAGE ASSOCIATES LLC, ,
PO BOX 1318
LAKE OSWEGO, OR 97035-0516

21E19BC00400
GRAY CHARLES E TRUSTEE, ,
6050 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BC00801
HAN THO G, ,
6280 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA05100
HARRIS DENISE, BY ARTHUR WINN PROPERTY
SERVICES,
2401 NE MLK JR BLVD
PORTLAND, OR 97212

21E19BB11300
HINKLE THOMAS W, ,
6367 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

21E19BB04700
HODGE LLOYD F TRUSTEE, ,
4415 SE PINEHURST AVE
MILWAUKIE, OR 97267-1606

2S124AA03800
I & A CORP, ,
PO BOX 82002
PORTLAND, OR 97282-0002

Exhibit A5

21E19BB11900
 JAQUA LISA Y TRUSTEE, ,
 6353 CHILDS RD
 LAKE OSWEGO, OR 97035-7980

2S124AA03700
 KENNEDY EILEEN, ,
 7924 SE 7TH AVE
 PORTLAND, OR 97202-6462

21E19BB11400
 KIRALY JANOS, ,
 681 DIAMOND WAY APT 242
 VISTA, CA 92083-4449

21E19BC00500
 KUHN GERALD M, ,
 6110 SW CHILDS RD
 LAKE OSWEGO, OR 97035

21E19C 01200
 LEGACY MERIDIAN PARK HOSPITAL, ,
 1919 NW LOVEJOY ST
 PORTLAND, OR 97209-1503

21E19BB11600
 LUCKHAUPT ALICE L TRUSTEE, ,
 19215 SW LONGFELLOW AVE
 LAKE OSWEGO, OR 97035

2S124AA00700
 MASON CHRISTINE A &, MASON STEPHEN A,
 6540 SW CHILDS RD
 LAKE OSWEGO, OR 97035

2S124AA96926
 MERLO-FLORES VALERIA, ,
 6926 SW MONTAUK CIR
 LAKE OSWEGO, OR 97035

2S124AA03200
 MONTAUK LLC, BY FIFTH & C LLC,
 1795 PALISADES TERRACE DR
 LAKE OSWEGO, OR 97034-4623

2S124AA01700
 JONES JOEL S &, CORP JESSICA L,
 7050 CHILDS RD
 LAKE OSWEGO, OR 97035-7817

21E19BB12405
 KEPPEL ROBERT & AIRENE, ,
 6484 MCDUFF CT
 LAKE OSWEGO, OR 97035-8048

21E19BB05300
 KORDMAHALEH HADI & ZAHRA NARGES, ,
 6218 SW NOKOMIS CT
 LAKE OSWEGO, OR 97035

21E19BB04600
 LARSON JOHN K TRUSTEE, ,
 6235 SW CHILDS RD
 LAKE OSWEGO, OR 97035

2S124AA00300
 LEWIS MERRY BETH, ,
 18325 SW 65TH AVE
 LAKE OSWEGO, OR 97035

21E19BB05000
 MACPHERSON STUART S, ,
 2218 ROSE AVE
 SIGNAL HILL, CA 90755-3721

2S124AA86886
 MCCAGHREN KARIN A, ,
 6886 SW MONTAUK CIR
 LAKE OSWEGO, OR 97035

2S124AA04100
 MINOR MARYLUE &, MINOR J WARDEN & ELIOT
 QUINN &, RUST ELISSA MINOR
 16890 SW CAMINO DR
 KING CITY, OR 97224-2033

2S124AA03100
 NAZLEE TEMPLIN LLC, ,
 1940 NW MILLER RD #232
 PORTLAND, OR 97229

2S124AA77206
 JOREK KRISTEN, ,
 7206 SW MONTAUK CIR
 LAKE OSWEGO, OR 97035

2S124AA66927
 KERTLAND JOANNE, ,
 6927 SW MONTAUK CIR
 LAKE OSWEGO, OR 97035

2S124AA05000
 KUCERA DENNIS W &, KUCERA PEGGY U,
 7165 SW MONTAUK CIR
 TUALATIN, OR 97062

21E19BB10900
 LAWHEAD STEVE A & SHARON E, ,
 19125 SW LONGFELLOW AVE
 LAKE OSWEGO, OR 97035

2S124AA04400
 LU LAN, ,
 103 NW CANVASBACK WAY #202
 BEAVERTON, OR 97006

2S124AA86880
 MANNING LINDA L, ,
 6880 SW MONTAUK CIR
 LAKE OSWEGO, OR 97035

21E19C 01400
 MERIDIAN PARK HOSPITAL, ,
 1919 NW LOVEJOY ST
 PORTLAND, OR 97209-1503

2S124AA01500
 MOHR JOHN H &, DEERING-MOHR LORI,
 6950 SW CHILDS RD
 RIVERGROVE, OR 97035

21E19BB12300
 NELSON GARY, ,
 18909 65TH AVE
 LAKE OSWEGO, OR 97035-7836

Exhibit A5

2S124DB00400 NYBERG CREEK FOUNDATION LLC, BY JOHN C NYBERG, 5638 SW DOGWOOD DR RIVER GROVE, OR 97035	21E19BB11200 OLSON CARL JOHN, , 6343 SW HIAWATHA CT LAKE OSWEGO, OR 97035	2S124AA02700 OLSON GREGORY CHARLES &, OLSON CYNTHIA SUSAN, 4306 SW GALEBUM ST PORTLAND, OR 97219
2S124AA01000 OSBORNE DAVID H &, OSBORNE NOELLE N, 6720 SW CHILDS RD LAKE OSWEGO, OR 97035	21E19BB12402 PARK CHUNG JAE & JIYEON, , 6457 MCDUFF CT LAKE OSWEGO, OR 97035-8048	21E19BB05200 POWELL RICHARD ALLEN TRUSTEE, , 6248 SW NOKOMIS CT LAKE OSWEGO, OR 97035
21E19BB12401 POWERS JOHN W TRUSTEE, , 6479 MCDUFF CT LAKE OSWEGO, OR 97035-8048	21E19BB05400 RACKLEY FREDDY JOE & JANE CONNER, , 6221 SW NOKOMIS CT LAKE OSWEGO, OR 97035	2S124DA00100 REEVES RICHARD A, , 15174 NW TROON WAY PORTLAND, OR 97229-0931
2S124AA00100 REHSO LLC, , 1524 SE 38TH AVE PORTLAND, OR 97214-5202	21E19BB11500 RENFROW LORNA G TRUSTEE, , 6338 SW HIAWATHA CT LAKE OSWEGO, OR 97035	2S124AA00900 RICHARDS CAROL A, , 9312 NW FINZER CT PORTLAND, OR 97229-8035
2S124AA01200 RICHARDS MARK E & SHERI L, , 6820 SW CHILDS RD LAKE OSWEGO, OR 97035	2S124AA77204 ROBERTS WAYNE V & SHERL REV LIV, c/o THORPE TOM &, THORPE KRISS 7204 SW MONTAUK CIR LAKE OSWEGO, OR 97035	2S124AA86884 ROBERTS WAYNE V & SHERL, REVOCABLE LIVING TRUST, BY WAYNE V & SHERL G ROBERTS TR 3100 SW SCHAEFFER RD WEST LINN, OR 97068-9671
2S124DA00800 ROLLING HILLS-277 LLC, BY RANDALL REALTY CORP, 9500 SW BARBUR BLVD #300 PORTLAND, OR 97219	21E19BC00301 RUPERT MARTIN TRUSTEE, , 6048 SW CHILDS RD LAKE OSWEGO, OR 97035	2S124AA02400 SD @ PIPERS'S RUN LLC, , 3750 SAINT ANDREWS DR SANTA ROSA, CA 95403-0945
21E19BB04400 SEVDE DAPHNE E, , 6137 SW CHILDS RD LAKE OSWEGO, OR 97035	21E19BB12404 SHANNON MARY FRANCES, , 6413 MCDUFF CT LAKE OSWEGO, OR 97035-8048	21E19BB04900 SOOTS EVERETT C TRUSTEE, , 19232 SW LONGFELLOW AVE LAKE OSWEGO, OR 97035
21E19BB10000 SPARKS VICTORIA M TRUSTEE, , 6448 SW DAWN ST LAKE OSWEGO, OR 97035-7914	21E19C 00900 STAFFORD HILLS PROPERTIES LLC, , 5916 SW NYBERG LN TUALATIN, OR 97062-9750	2S124AA04300 STECKLEY FAMILY TRUST THE, , #227 12042 SE SUNNYSIDE RD CLACKAMAS, OR 97015-8382
2S124AA66925 STEINBERG TREVOR L, , 6925 SW MONTAUK CIR TUALATIN, OR 97062	2S124AA96924 STORY COLTON EDWARD, , 6924 SW MONTAUK CIR TUALATIN, OR 97035	21E19C 00700 SUNNY PATCH LLC, , PO BOX 16298 PORTLAND, OR 97292-0298

Exhibit A5

2S124AA05200
THOMAS THOMAS M, ,
19000 NW EVERGREEN PKWY #265
HILLSBORO, OR 97124

2S124A002503
TUALATIN FD LLC, BY FARMERS & MERCHANTS
BANK REO DEP,
302 PINE AVE 2ND FL
LONG BEACH, CA 90802

21E19BB05800
VALDES JEFFREY M & ERIN A, ,
17845 SW 106TH AVE
TUALATIN, OR 97062-9489

21E19BB11100
WALKER MARGARET ANN, ,
6327 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

2S124DA00900
WETLANDS CONSERVANCY INC THE, ,
4640 SW MACADAM AVE #50
PORTLAND, OR 97239

,,

,

2S124DA01000
TMV LLC, ,
19255 SW 65TH AVE #200
TUALATIN, OR 97062

2S124A002900
TUALATIN CITY OF, ,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA01800
VAYALKELOTH SALIM &, AHMED AZMA,
7140 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB10300
WANFORD SHAUN & KASEY, ,
6352 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

,,

,

,,

,

21E19BB05900
TSAI HSIU-CHEN, ,
5625 SUMMIT ST
WEST LINN, OR 97068-2833

2S124AA03600
USHER BRENT D & WENDY E, ,
814 SE LEXINGTON ST
PORTLAND, OR 97202-6334

21E19C 00500
W STONESTHROW II LLC, ,
4 EMBARCADERO CENTER STE 3330
SAN FRANCISCO, CA 94111

2S124AA77202
WARBERG JAMES J REVOCABLE, LIVING TRUST,
PO BOX 2287
LAKE OSWEGO, OR 97035-0662

,,

,

,,

,

City of Tualatin, Planning Division

18880 SW Martinazzi Ave.
Tualatin, OR 97062
Attn: Office Coordinator

Nyberg Road Property, LLC.

1200 SW 66th Ave, Suite 300
Portland, OR 97225
Attn: Tom & Campbell Clarey

Charlie Benson

5915 SW Sequoia Dr.
Tualatin, OR 97062

Heather George

7147 SW Sagert #101
Tualatin, OR 97062

Doug Ulmer

7149 SW Sagert St., Unit 105
Tualatin, OR 97062

April 16, 2018

Dear Neighbor,

Westlake Consultants, Inc. is representing Nyberg Road Property, LLC. who plans to develop approximately 9.38-acres of property located at 6645 SW Nyberg Ln. Tualatin, OR 97062 (Tax Map 2S124A0, Tax Lot 2601), in the RH Zoning District. We are preparing an Architectural Review Application for a 5-building apartment complex, with a total of 274-units.

The purpose of this meeting is to provide a forum for the applicant and the surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before the formal application is turned into the City of Tualatin. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with City of Tualatin's Community Development Code.

MEETING TIME AND PLACE

Wednesday, May 2nd, 2018 5:00PM – 6:00PM
Juanita Pohl Center, Large Classroom
8513 SW Tualatin Rd.
Tualatin, OR 97062

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required you will receive official notice from City of Tualatin upon submittal of a formal land use application.

We look forward to discussing the proposal in greater detail with you. Please feel free to call me at 503-684-0652 if you have any questions.

Sincerely,

Westlake Consultants, Inc.



Kenneth L. Sandblast, AICP
Director of Planning

KLS/mrd

NEIGHBORHOOD/DEVELOPER MEETING AFFIDAVIT OF MAILING

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

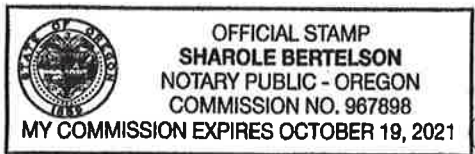
I, MACKENZIE DAVIS, being first duly sworn, depose and say:

That on the 17th day of APRIL, 2018, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 17th day of April 2018
20 .





Notary Public for Oregon
My commission expires: 10-19-2021

RE: _____

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

NOTICE

NEIGHBORHOOD /
DEVELOPER MEETING

__/__/2010 __:__.m.

SW _____

503-____-____

24"
18"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

ARCHITECTURAL REVIEW AT 6645 SW NYBERG LN. project, I

hereby certify that on this day, APRIL 17, 2018 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: KEN SANDBLAST
(PLEASE PRINT)

Applicant's Signature: 

Date: 04/17/18

Exhibit A5

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

5/2/2018 5:00-6:00 p.m.

8513 SW TUALATIN RD.

503-684-0652

Tualatin Waterfront Apartments - Community Meeting

May 2, 2018

Juanita Pohl Community Center
8513 SW Tualatin Rd. Tualatin, OR 97062

Sign-In Sheet

Name	Address	Phone	E-mail
Roger Mason	NATCHEZ ST		IMBOOKREADER@GMAIL.COM
Tom Conchust	Mobile RL		TomC1448@gmail
Dave Dillon	Natchez St.		davepda@yclo.com
Evan Zupancic	SW Nyberg Ln		evanz@staffordhills.com
Julie VanEtten	Wichita St.		jvanetten59@gmail.com
JIM ZUPANCIC	SW Nyberg Lane		jimz@staffordhills.com
OITA E MET	OMAHA CT		OSEMET@PACIFIC-UNIVERSITY.COM
ANDREW WILCOCK	OMAHA CT		Wilcock@gmail.com
ROBERT SHANORAW	5776 SW Calusa Loop		robertshoraw@msu.com
BILL & LESLIE WINTON	4575 SW NATCHEZ CT		BLWINTON@FRONTIER.COM
Kim Wright	5502 SW Natchez St		KimberlyJWright@gmail.com
TRAVIS BUBANIC	17445 SW 10th Ave		FBubanic@HOTMAIL.COM
ED CASEY	22253 SW 102nd Tu.		Edrcow@comcast.net
Erin Engman	CITY OF TUALATIN		eengman@tualatin.gov
Kaul Hennan	City of Tualatin		phenhenn@tualatin.gov
Rich Mueller	City of Tualatin		rmueller@tualatin.gov



MEETING MINUTES

ENGINEERING • SURVEYING • PLANNING

PHONE 503.684.0652

DATE OF MEMO: May 8, 2018 **PROJECT NAME:** Tualatin Waterfront Apartments

DATE OF MEETING: May 2, 2018 **PROJECT NUMBER:** 2752-001

LOCATION: Juanita Pohl Community Center
8513 SW Tualatin Rd. Tualatin, OR 97062

PRESENT: Westlake Consultants - Ken Sandblast and MacKenzie Davis
Tandem Property Management – Tom Clarey and Campbell Clarey
William Wilson Architects – Jennifer Nye
Neighbors (see attached list)

DISTRIBUTION:

SUBMITTED BY: MacKenzie Davis

Presentation:

Ken Sandblast of Westlake Consultants, Inc. opened the neighborhood meeting with introductions, and a brief summary of the land use process and the purpose of neighborhood meetings. He explained that the Applicant had attended a Pre-Application Conference with the City, and that the proposed design is still in a conceptual phase, having not yet been formally submitted to the City.

Ken explained the history of the subject property, having previously sited an RV park, as well as the existing Forest Rim and Stonestrow Apartment Complexes which are adjacent to the east and west of the subject property.

Ken went on to explain the exhibits presented at the meeting, including aerials of the subject property, the proposed site plan, and architectural graphics.

He explained the RH zoning designation of the subject property, and density, as well as dimensional requirements of the RH zoning district. He explained that the Tualatin *Community Development Code* regulates a wide variety of development concepts, including where and how the proposed development is oriented on the subject property. He noted that the proposed development would satisfy additional floodplain, vegetative corridor and sensitive area requirements of the City of Tualatin, as well as Clean Water Services due to its proximity to the Tualatin River.

Next, Ken addressed the Tualatin River Greenway Trail, in that the subject property is a missing link in the City's existing trail. He added that the Applicant has been working diligently with the City to ensure the ultimate connection of the existing trail, noting that the exact location of the trail on the subject property will likely be finalized following land use approval. Ken added that there is an existing public pathway on the entire length of the eastern boundary of the subject property. The existing pathway will remain, and will connect to the Tualatin River Greenway Trail.

Ken went on to discuss outdoor spaces required by the RH zoning district, before providing a more detailed analysis of the proposed site layout, including proposed active spaces, landscaped areas, and uses of proposed buildings, such as dwelling units, a leasing office, and a community building.

Ken discussed how parking is calculated based on the RH zoning district requirements, as well as that understory parking is proposed in the three southern-most proposed buildings. Next, he discussed the proposed drive aisles on the subject property, noting that the width of the drive aisles and sweeping corners are designed to satisfy applicable fire access standards.

Next, Ken discussed public facilities, noting that an existing sanitary line runs the length of the eastern property boundary, before being routed across the subject property to the west to provide sanitary sewer to the existing Forest Rim Apartments. Thus, sewer connections will be made on-site. He went on to describe that there is an existing water line in Nyberg Ln., which will provide water to future development of the subject property in satisfaction of applicable building and fire codes.

Ken addressed the topography of the subject property, and how the majority of stormwater from the development of the subject property will flow northward (due to topography), and will be treated prior to being discharged into the Tualatin River. Ken noted that the stormwater analysis is in the preliminary stages of design, and will be further reviewed prior to submittal to the City. Once additional stormwater analysis has been completed, if it is found that the upsizing of pipes or detention is necessary, the proposed development will satisfy all applicable City requirements.

Next, Ken addressed that the proposed development will be required to pay System Development Charges (SDCs) to the City – including parks, sanitary, water, and streets, etc. which will likely total 7-figures.

Jennifer Nye with William Wilson Architects added that the buildings are quite large, thus the design is intended to visually break buildings into smaller components, via the use of increased textures - stone, painted siding, and a variety of railing types. Jennifer added that the design team has done their best to hide parking when viewed from the street, and to provide areas for children to play. The center buildings on the property are similar in character, while buildings step down as they get closer to the River. She reiterated that they want to keep the development private, while welcoming to the neighborhood. The proposed community building will face the river and trail, and provide a pool area, fitness center, and lounge space with a kitchen for residents. She ended by noting that the development is in the early stages of design to ensure landscaped spaces interact with proposed buildings in an effective, and inviting manner.

Campbell with Tandem Property Management added that we're integrating the community and environment to the greatest extent feasible. She stated that Tandem Property Management owns and operates their developments, and are seeking a modernish look while keeping true to the Oregonian feel by integrating the development with the adjacent Tualatin River.

QUESTIONS & COMMENTS:

Q1: How many entrances will there be?

A1: There will be one entrance for vehicles, and another entrance for emergency vehicles.

Q2: Where will the entrance be?

A2: In about the same spot as the existing access point on the property.

Q3: You said the height requirement is 35', are the concept elevations in compliance?

A3: Yes the concept elevations (pointing to exhibits) depict buildings a maximum of 35' in height.

Q4: You mentioned understory parking, will there be Geotech work done to determine the water table for going subterranean?

A4: Yes, a Geotechnical Engineer will be part of the design team, and the water table, as well as infiltration rates will be analyzed. We're attempting to work with existing conditions on the property to the greatest extent feasible. Also, a stormwater assessment will be part of our formal submittal to the City.

Q5: Will the large trees remain?

A5: Trees along the bank of the river will be saved. The majority of existing trees on the property were planted in association with previous RV spaces. We will save as many trees as possible.

Q6: If you figure 2-cars per unit, won't that be an addition of 500 cars coming in and out of the site?

A6: The required number of parking spaces is typically based on the number of bedrooms (being 1-car per bedroom), rather than number of units. These calculations will be further refined prior to formal submittal to the City. Also, a Traffic Study will be required to determine the impact of the proposed development on the existing transportation system.

Comment: The cars coming out of the complex would be really close to the existing intersection, this seems like an issue.

A7: A Traffic Study will be required to show the existing system's ability to support the proposed development. The City will identify intersections which need to be studied, and the proposed development will have to comply with all applicable City standards.

Q8: Will all parking be on-site?

A8: Yes, all parking is proposed on-site.

Q9: How much parking is targeted on-site?

A9: Almost 500 spaces are proposed.

Q10: Is this an outright permitted use?

A10: Yes, this is a permitted use in the RH zoning district.

Q11: What is the approximate mix of 1, 2, and 3-bedroom units?

A11: We're still in the conceptual design phase. However, we're looking at approximately 30% 1-bedroom units, 15% 2-bedroom units, and a mix of studios and 3-

bedroom units. These percentages will be further refined through the design process, however, we're trying to target as large a demographic as possible.

Q12: What is the approximate timeline?

A12: A formal land use application will take several months to finalize prior to submittal to the City. Once submitted, the land use process typically takes 4-6 months. Then the development will undergo review for engineering and building permits. We are hoping to be approved by next spring or summer if possible.

Q13: What is the required front setback?

A13: The required front setback is 25'.

Q14: How tall are the buildings?

A14: The maximum building height is 35' feet.

Q15: Will the sidewalk still be there?

A15: Yes, the sidewalk will remain.

Comment: The existing turn lane distance of access to the site is not very long.

A16: Thank you for your comment. As you can see we have a representative from our office taking notes to ensure your opinions are heard, so that we can do our best to resolve any apparent issues prior to submittal to the City. Also, the required Traffic Study will analyze queuing, and whether signal timing is adequate.

Comment: The Willowbrook summer school causes an unusual number of cars on Nyberg Ln.

A17: The required Traffic Study will address a wide area of the City from I-5 to the hospital. If we cannot satisfy the City's standards, approval of the development is not likely.

Q18: When did you start the traffic study?

A18: We have data from past studies, including studies provided by the City from other projects in the area. A new Traffic Study will be conducted for the proposed development prior to submittal to the City.

Q19: I live in Fox Hills. From a common-sense stand point I don't understand how this is going to work. I don't understand how or why the City put all of these projects in at once. Has the City already approved this?

A19: No, the City has not approved this development. A formal application has yet to be submitted to the City. We are in a due diligence stage – there will be far more work completed to show that the proposed development can satisfy all applicable City standards – including standards regulations land use, traffic, engineering, building, etc.

In regard to the City's planning efforts – there are two levels of planning within the City – current and long-range planning. The City is looking at development in the immediate, as well as long-range planning over decades, to ensure the City's system, including roadways, can continue to function properly in the immediate, as well as over longer ranges of time.

Q20: Who ultimately makes the decision?

A20: The City's Architectural Review Board will make the Land Use Decision. Then the project will undergo additional engineering, fire, and building reviews.

Q21: Will the Traffic Study take into account approved but not yet built development?

A21: Yes, the Traffic Study will satisfy all applicable City standards, including accounting for traffic generated by approved, but not yet built development.

Q22: I have a question for City Staff – I live in Fox Hills – would the City consider adding a lane near the freeway?

A22: The Traffic Study will be required to provide mitigation ideas or measures to ensure if issues are identified, solutions are also proposed. The mitigation measures may include a roundabout, traffic light, additional lanes, etc. The value of required improvements are dependent on the value of the proposed development. The City will address warranted mitigation once the findings of the Traffic Report are available.

Q23: Will the Traffic Study take into account demographics for families/school buses?

A23: Traffic Studies typically look at uses, i.e. is it single-family/multi-family/commercial/industrial, rather than demographics. However, the Traffic Study will focus on peak periods (mornings and afternoons) to ensure the worst-case scenario of existing traffic is studied.

Q24: I live in Fox Hill – is the connection of Tualatin River Greenway an element of this project?

A24: Yes, the proposed development will allow for the connection of the existing Tualatin River Greenway. Also, the proposed development is focusing on the value of promoting a bike-friendly community, where residents can utilize the Greenway Trail and WES facilities. Campbell with Tandem Property Management added that the proposed development is providing required vehicle parking, as well as increased bicycle amenities.

Q25: Are these buildings as tall as the other two apartment complexes?

A25: We have a maximum height requirement of 35'. The Forest Rim Apartment Complex to the west sits on a hill, and should appear about even with the proposed development. Due to the topography of the subject property, and the style of the Stonestrow Apartment Complex to the east, the proposed development will be taller than the existing Stonestrow development.

Q26: Will the trail be completed before the buildings?

A26: It's possible the trail will be completed first. As you can imagine its complicated to design the trail, without having designed the entire complex, while still ensuring the trail is in the appropriate location. The design of the trail will take a fair amount of careful planning.

Q27: Do you have an estimate for when the trail will be completed?

A27: There is definite interest to see it built this year if possible. We've been working with City Staff for years to complete the trail. We want to see it built as soon as possible, but we also want to ensure it is built correctly. We hope to see it constructed by next summer at the latest.

Q28: Compared to the property to the east – the footprint is about half the size, and it has about 230-units. So you're proposing to squeeze 250 more units onto a smaller piece of land?

A28: The property to the east is a larger piece of land. Also, based on the time the development was built, it has a very different style – nowadays, market demand supports increased density to address housing and affordability issues.

City Staff added that the neighboring parcel is in a different land use zoning district, which requires a lower density than that of the subject property. The subject property is zoned RH, which is the City's highest density zone.

Q29: Do you know of other places in Tualatin with RH zoning?

A29: Not off the top of my head – I believe there are some examples near the hospital.

Q30: What is the mechanism for the Traffic Study – if adequate services aren't available will the project be abandoned or reduced?

A30: No, the project will not be abandoned - if the Traffic Study identifies an issue, it will also look at necessary measure to fix the issue – may require adding a lane, or improving signal timing. The Traffic Study will help ensure the proposed development satisfies all applicable City, as well as Metro standards.

Q31: How can you say the project won't be abandoned?

A31: I only meant it won't be abandoned in that a private party owns the property, ultimately something will happen with the property.

Q32: The speed limit on Nyberg is 35mph – which I think is already high – is there a way to reduce the speed limit?

A32: City Staff noted that a representative from the engineering department was not present at the meeting, but that they would glad to take contact information, and ensure a representative of the City answer questions regarding the existing speed limit on Nyberg.

Ken added that if you hope to see additional traffic calming anywhere within the City, you must advocate for it – usually through a Traffic Advisory Board, and ultimately the City Council. Independent of the proposed development, citizens can effect change within the City, but they most advocate for it.

Q33: When I moved here there were less people in Tualatin than there are in that aerial (pointing to Exhibit) – there is an increased workforce with additions to the south – where will the units be in the market place? High end apartments? Mid-range, low-range? There are almost 30,000 employees that drive in and out of Tualatin everyday - would workers that work in the area be able to live in the area?

A33: Tom with Tandem Property Management responded - while it may feel like there are a lot of apartments being built, there is still a demand for affordable housing within the City. We're hoping that the property's proximity to the river, as well as moderately priced homes, will encourage people who are currently working in Tualatin, but live elsewhere, to move to Tualatin – ultimately, reducing traffic caused by employee commuters. This is part of our intent to offer a range of studios to 3-bedroom units in

an effort to cater to a larger group of citizens, and thus fulfill a larger need. Tom added that Tandem Property Management has units they've owned for over 35 years – we own and operate our developments. We're locally based – where as the majority of units are built by outside investors who build fast and cheap. We on the other hand plan to be part of this community for years to come. Please visit our website - we're very proud of our product - we have projects we built in the 80's that we still own and maintain today.

Ken summarized that the next step would be to finalize development plans in the months to come, and to then submit a formal land use application to the City. He noted that if residents received notice of this neighborhood meeting, they should expect to receive notice from the City for future meetings regarding the proposed development.

The meeting adjourned at 5:56PM.

Agenda

Neighborhood Meeting

Tualatin Waterfront Apartments
Architectural Review

May 2, 2018 5:00PM
Juanita Pohl Community Center
8513 SW Tualatin Rd. Tualatin OR 97062

Meeting called by: Nyberg Road Property, LLC. / Tandem Property Management

Facilitators: Ken Sandblast – Westlake Consultants, Inc.

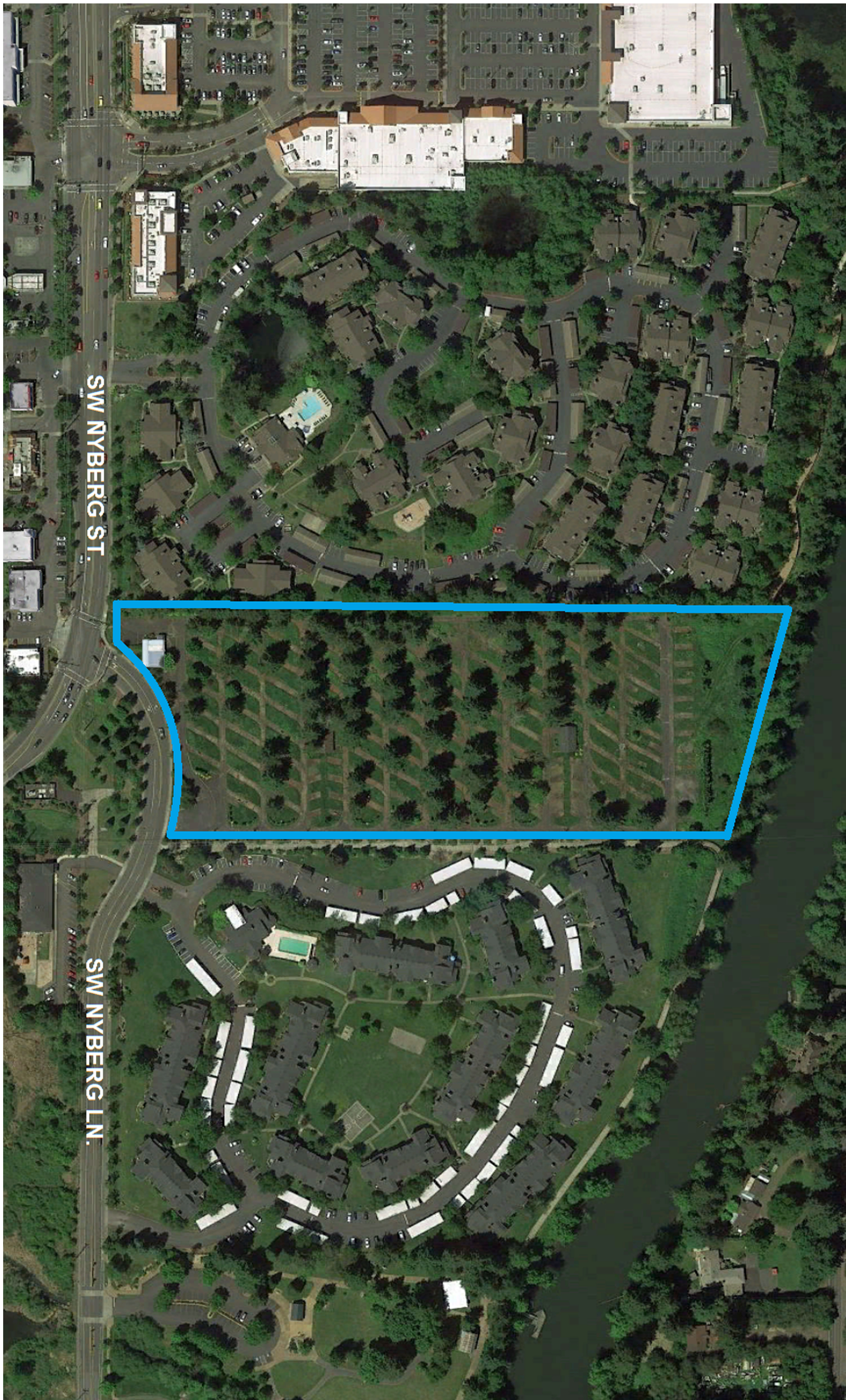
Agenda topics

- | | |
|------------|-----------------------------|
| 5 Minutes | Introductions |
| 10 Minutes | Zoning |
| 10 Minutes | Public Facilities/Utilities |
| 10 Minutes | Transportation |
| 10 Minutes | Architectural Design |
| 15 Minutes | Question and Answer |

Project Contacts:

Project Applicant:
Nyberg Road Property, LLC.
1200 SW 665th Ave., Ste. 300
Portland, OR 97225

Land Use & Civil:
Mr. Ken Sandblast
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy., Ste. 150
Tigard, OR 97224



SW NYBERG ST.

SW NYBERG LN.

JOB NO. 2752-001

SHEET 1 OF 1

REVISIONS	
NO.	DATE
1	MAY '18

NO.	DATE	DESCRIPTION	DESIGN BY:	DRAFT BY:	CHECK BY:	ENGN. BY:	CAD COMP.

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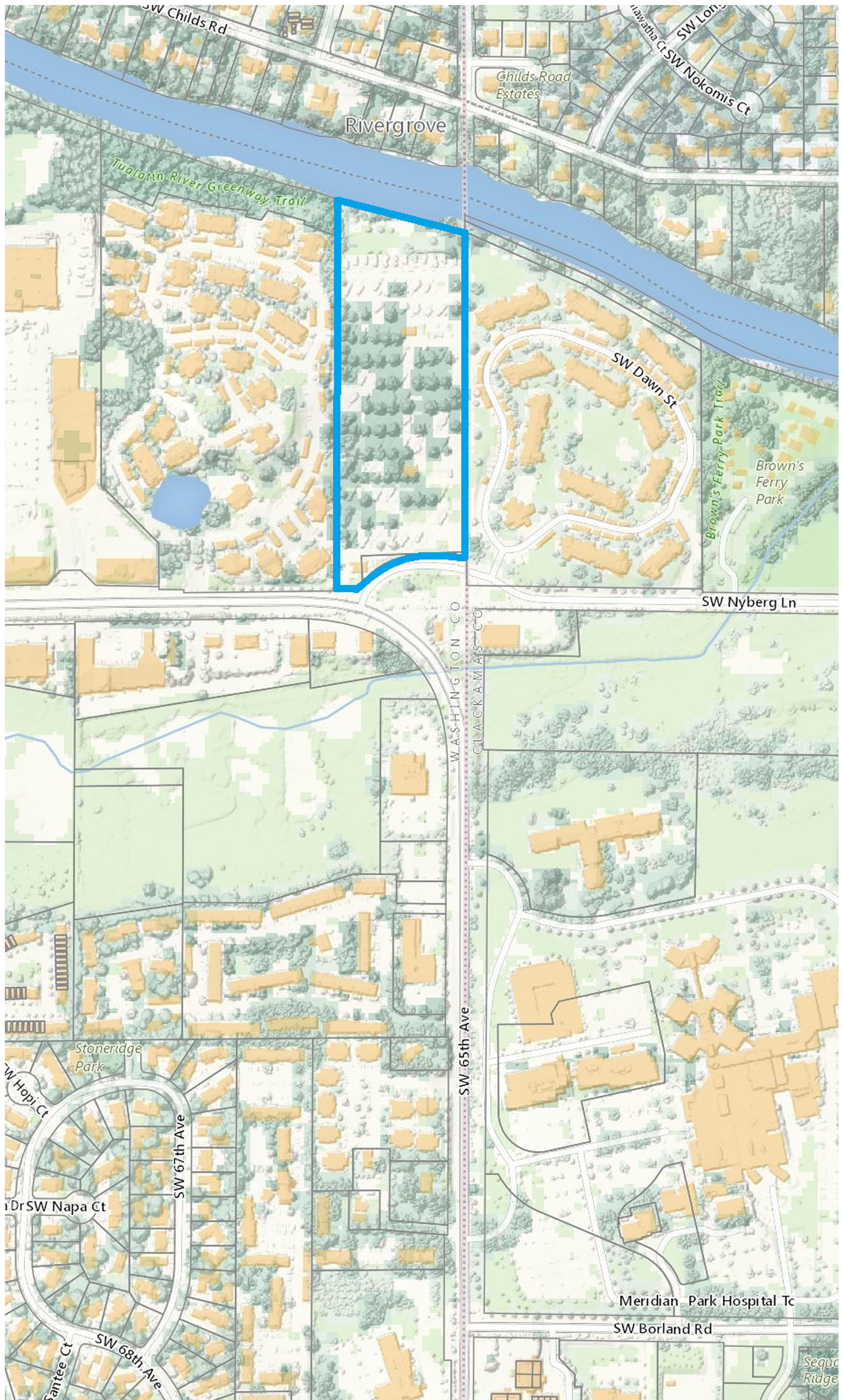
TUALATIN WATERFRONT APARTMENTS
 NYBERG ROAD PROPERTY, LLC. /
 TANDEM PROPERTY MANAGEMENT
 TUALATIN, WASHINGTON COUNTY, OREGON

WESTLAKE
 CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER
 15115 S.W. SEQUOIA PARKWAY, SUITE 150
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 FAX (503) 624-0157

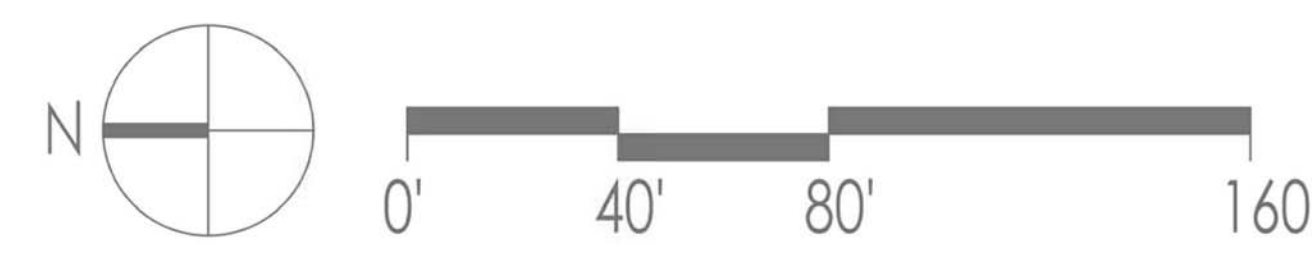
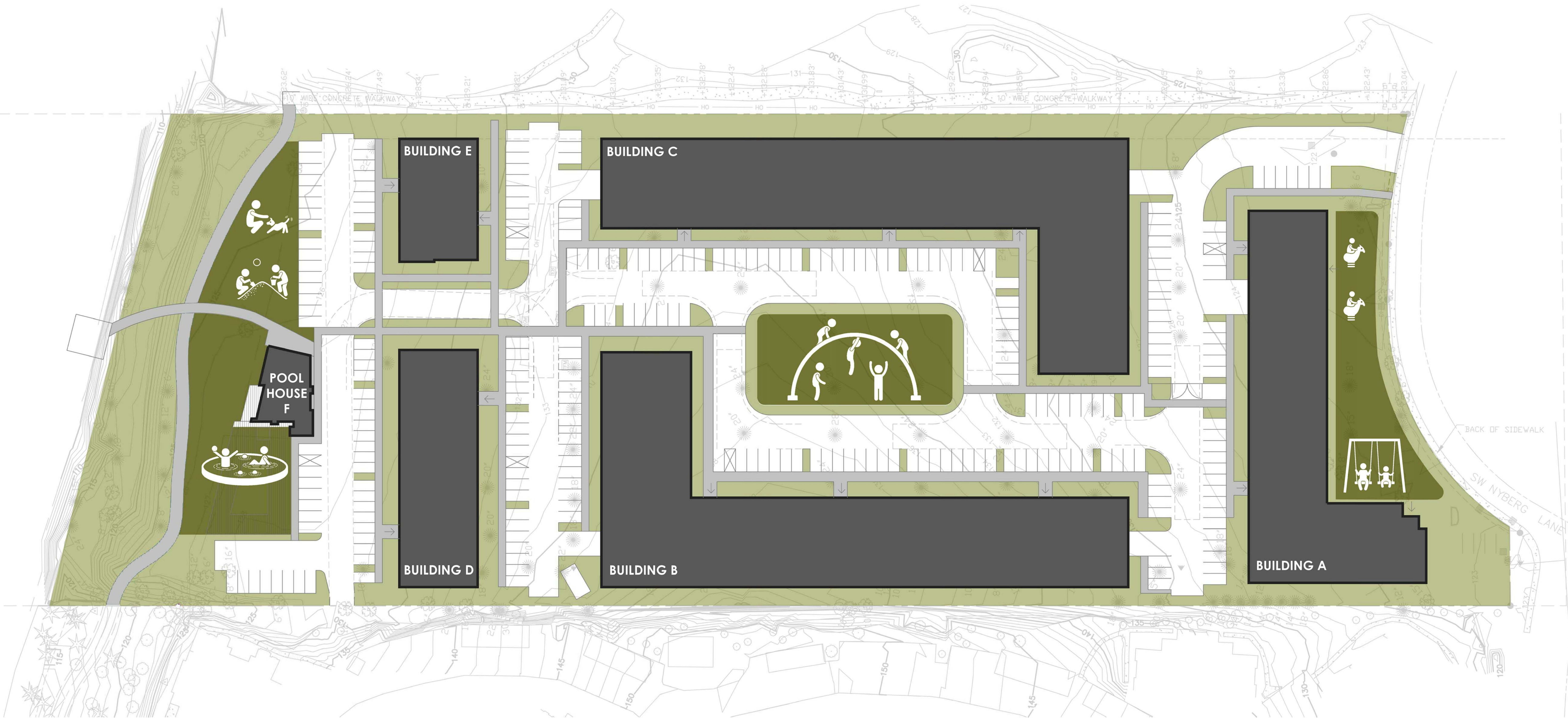


NO.	DATE	DESCRIPTION	DESIGN BY:	DRAFT BY:	CHECK BY:	ENGN. BY:	CAD COMP.
1	MAY '18	Neighborhood Meeting Presentation					KLS

TUALATIN WATERFRONT APARTMENTS
 NYBERG ROAD PROPERTY, LLC. /
 TANDEM PROPERTY MANAGEMENT
 TUALATIN, WASHINGTON COUNTY, OREGON

WESTLAKE CONSULTANTS INC.
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JOB NO. 2752-001
 SHEET 1 OF 1











CITY OF TUALATIN
COMMUNITY DEVELOPMENT
PLANNING DIVISION
MAR 16 2018
CITY OF TUALATIN
RECEIVED



City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Pre-Application Meeting Request

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: Tualatin Apartments

What is the primary purpose of this pre-application meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

verify requirements for Design Review submittal

PROPERTY INFORMATION

Property address/location(s): _____

6625 SW Nyberg Ln, Tualatin, OR 97062

6645

Tax map and tax lot no.(s): _____

Zoning: RH

PROPERTY OWNER/HOLDER INFORMATION

Name(s): Tandem Properties

Address: 12600 SW 66th Ave, Suite 300 Phone: 503-222-0007

City/state: Portland, Oregon Zip: 97225

APPLICANT INFORMATION

Name: William Wilson Architects, PC

Address: 1022 SW Salmon St, Suite 350 Phone: 503-223-6693

City/state: Portland, OR Zip: 97005

Contact person: Jennifer Nye

Phone: 503-223-6693x16 Email: jnye@wwarchitects.com

Pre-application Conference Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Pre-application conferences are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the pre-application conference in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: Requests will not be accepted without the required submittal elements)

A complete application form and accompanying fee.

1 hard copy and an electronic set of the following:

Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)

A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.

A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No: PRE 18-0057

Related Case No.(s): _____

Application fee: \$220.00

Application accepted:

By: [Signature] Date: 3-16-18

Date of pre-app: April 4

Time of pre-app: 3 pm

Planner assigned to pre-app: _____

What type of development are you proposing? (Check all that apply)

Industrial Commercial Residential Institutional Mixed-use

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

new 274 unit apartment complex on a former trailer park site

Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Yes No

If yes, please identify an example project:

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Yes No

Is the property under enforcement action? If yes, please attached a notice of the violation.

no

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:



Tualatin Apartments
Tualatin, Oregon

To: City of Tualatin Project No: 1711
From: Jennifer Nye File No: 230
Subject: Pre-App Meeting Request Date: 3/16/2018

Project Narrative

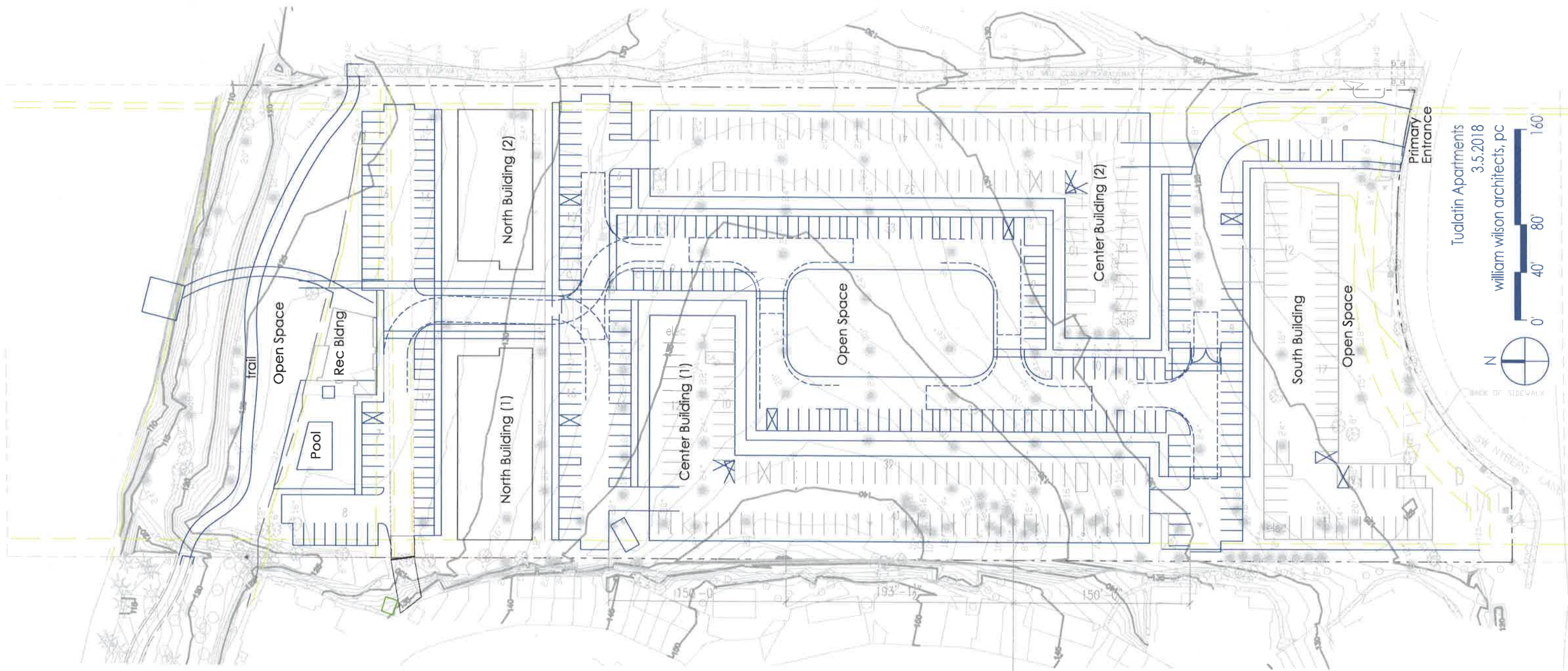
We are proposing a 274 unit apartment complex. The project will include parking, leasing office, open space, a community building, outdoor pool & hot tub along with the new public trail connecting the two segments of the existing Tualatin River Greenway.

The majority of the buildings on site are planned to be 3-story, either slab on grade or over a basement garage.

The Southeast corner of the South Building may be within the flood plain but only parking would be below the flood level.

Parking is proposed of a mix of surface parking and structured parking under the buildings.

A fire access easement is anticipated at the north end of the site to satisfy the two points of access requirement. An alternative means & methods will be submitted to TVF&R for fire access distance around the center buildings.

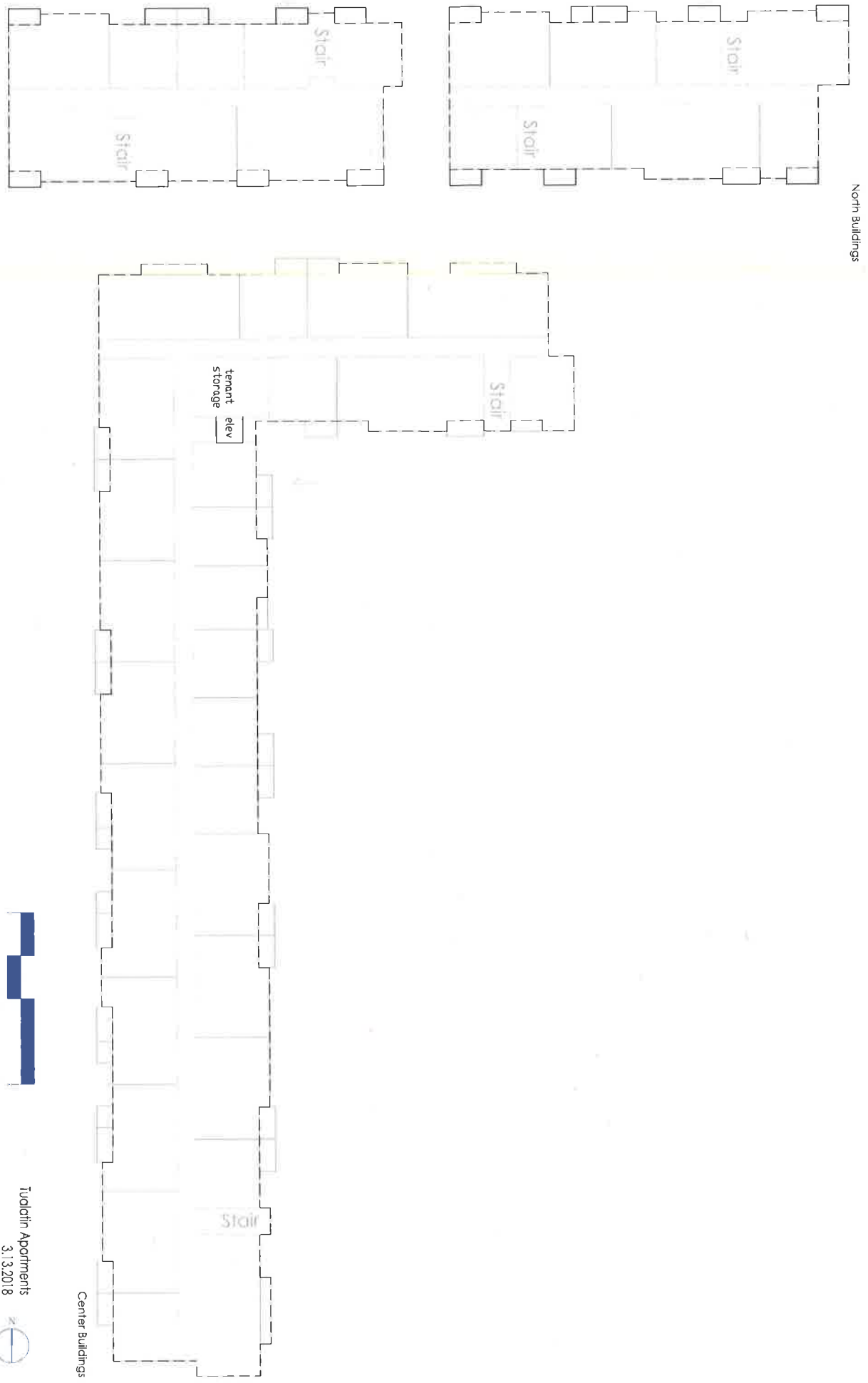


Tualatin Apartments
3.5.2018

william wilson architects, pc



Exhibit A5



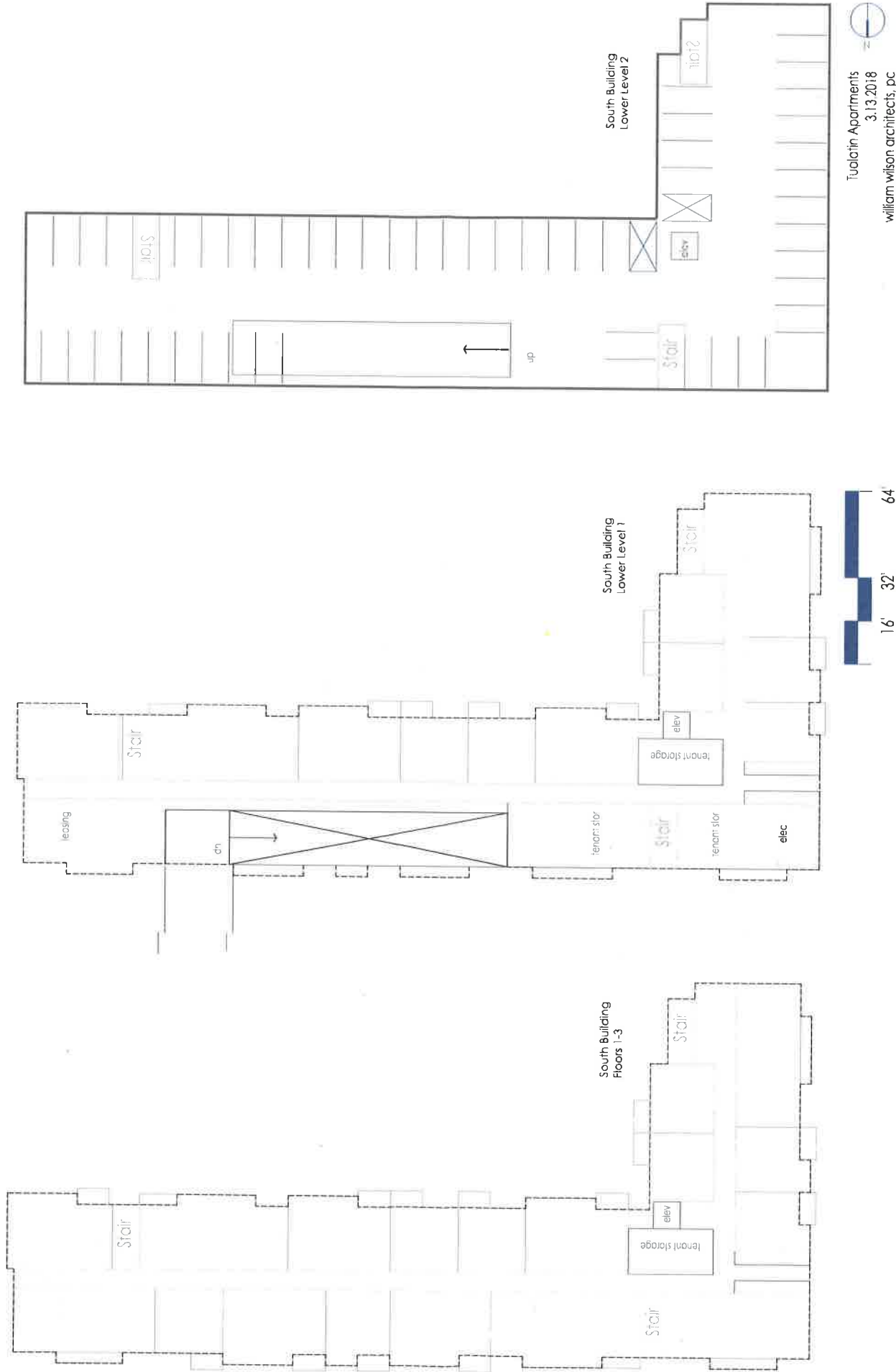
16' 32' 64'

Tuohiti Apartments
3.13.2018
william wilson architects, pc



Center Buildings

North Buildings



Tuolatin Apartments
3.13.2018
william wilson architects, pc



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Chicago Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

A handwritten signature in cursive script that reads "Maggie Metcalf". The signature is written in black ink and is positioned above a horizontal line.



1211 SW Fifth Ave., Ste 2130, Portland, OR 97204
 (503)973-7400 FAX (503)248-0324

PRELIMINARY REPORT

ESCROW OFFICER: Jennifer Lyke
 Jennifer.Lyke@CTT.com
 503-973-7408

ORDER NO.: 472518004584

TITLE OFFICER: Tony Schadle

TO: Chicago Title Company of Oregon
 1211 SW Fifth Ave., Ste 2130
 Portland, OR 97204

ESCROW LICENSE NO.: 201004072

BUYER/BORROWER: Nyberg Road Property, LLC

PROPERTY ADDRESS: 6645 S.W. Nyberg Lane, Tualatin, OR 97062

EFFECTIVE DATE: September 10, 2018, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Extended Loan Policy 2006 Extended Lender's	\$ TBD	\$ TBD
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Nyberg Road Property, LLC, an Oregon limited liability company, which acquired title as Nyberg Road Property LLC

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

A tract of land in the Donation Land Claim of William J. Barr and Mary J. Barr, in the Northeast one-quarter of Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:

Beginning at a point on the East line of Section 24, 20 chains North of the Southeast corner of the North one-half of the South one-half of said Section 24; thence Northerly 1275 feet, more or less, to the Northeast corner of the Donation Land Claim of William J. Barr and Mary J. Barr; thence West along the North line of said Barr Donation Land Claim, 6 chains; thence South on a line parallel with the East line of said section a distance of 20 chains to the North line of the South one-half of said Section 24; thence East along the North line of the South one-half of said Section 24, approximately 396 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within County Road No. 1153 also known as S.W. Nyberg Road and also S.W. Nyberg Lane, including but not limited to that portion of said land dedicated to the City of Tualatin in Deed recorded on June 2, 2003 as Fee No. 2003-088103.

FURTHER EXCEPTING THEREFROM Ownership of the State of Oregon in and to that portion of the premises herein described lying below the line of ordinary high water of the Tualatin River.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.
7. City Liens, if any, in favor of the City of Tualatin. None found as of September 13, 2018.
8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Tualatin River.
9. Any adverse claims based upon the assertion that the Tualatin River has changed in location.
10. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created.
11. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Tualatin
Purpose: Sanitary sewer
Recording Date: July 27, 1970
Recording No.: 79-029909
Affects: The Southeasterly portion

13. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: Forest Rim Associates, Ltd.
Purpose: Sanitary sewer improvements and appurtenances
Recording Date: December 11, 1992
Recording No.: 92-088561
Affects: Various strip throughout said property
- Said interest was assigned by instrument:
To: The City of Tualatin
Recording Date: January 13, 1995
Recording No.: 95-003174
14. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Tualatin
Purpose: Storm drainage
Recording Date: June 2, 2003
Recording No.: 2003-088103
Affects: A 5 foot wide strip through the Southerly portion
15. A Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,
Amount: \$15,000,000.00
Dated: March 27, 2015
Grantor: Nyberg Road Property, LLC, an Oregon limited liability company
Borrower: Thomas V. Clarey and Molly H. Clarey
Trustee: Chicago Title Insurance Company of Oregon
Beneficiary: Umpqua Bank
Loan No.: 70037755
Recording Date: March 27, 2015
Recording No.: 2015-021549
16. An Assignment of Rents and Income of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein;
Assigned to: Umpqua Bank
Recording Date: March 27, 2015
Recording No.: 2015-021550
17. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.
Limited Liability Company: Nyberg Road Property, LLC
- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

19. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

20. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require an inspection of the premises, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. NOTE: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2017-2018

Amount: \$61,654.25

Levy Code: 023.76

Account No.: R532980

Map No.: 2S124A-02601

Amount: \$328.48

Levy Code: 023.76

Account No.: R532971

Map No.: 2S124A-02600

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- C. NOTE: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- D. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

E. NOTE: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

F. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Washington	\$81.00	\$5.00

NOTE: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

G. NOTICE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

EXHIBIT ONE**2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complain Center:

<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



CWS File Number

18-003752

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5).

Jurisdiction:	<u>City of Tualatin</u>	Review Type:	<u>Minor Encroachment</u>
Site Address / Location:	<u>6645 SW Nyberg Lane</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>August 19, 2019</u>
		SPL Expiration Date:	<u>August 19, 2021</u>

Applicant Information:

Name KEN SANBLAST
 Company WESTLAKE CONSULTANTS, INC
 Address 15115 SW SEQUOIA PKWY. STE. 150
TIGARD, OR 97224
 Phone/Fax (503) 684-0652
 E-mail: ksandblast@westlakeconsultants.com

Owner Information:

Name TOM CLAREY
 Company NYBERG ROAD PROPERTY, LLC
 Address 1200 SW 66TH AVE. STE. 300
PORTLAND, OR 97225
 Phone/Fax (503) 750-1012
 E-mail: tandem1@tandemprop.com

Tax lot ID

2S124A002601
21E19C00300 (off-site trail extension)

Development Activity

Tualatin Waterfront Apartments and Trail

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 125
 Vegetated Corridor Condition: Marginal/Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 17,340

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Building (Permanent Encroachment; Mitigation Required)</u>	<u>3,745</u>
<u>Pathway (Permanent Encroachment; Mitigation Required beyond 3' width for Allowed Use Path)</u>	<u>5,895</u>
<u>Grading for removal of existing fill (Permanent Encroachment for Enhancement; Restoration & Planting In-Place Required)</u>	<u>2,905</u>
<u>Stormwater outfall (Permanent Encroachment; No Mitigation Required for up to 100 SF)</u>	<u>50</u>
<u>Stormwater pipe (Temporary Encroachment; Restoration & Planting In-Place Required)</u>	<u>1,320</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Enhancement of Existing VC as Mitigation for total of 8,550 SF of Permanent Encroachment</u>	<u>20,130/2.35:1</u>

Conditions Attached Development Figures Attached (3) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1 and per approved plans.
3. Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. **No wetland or non-wetland water impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 125 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3.**
13. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A).
17. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
19. **Clean Water Services will require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.



Lindsey Obermiller
Environmental Plan Review

Attachments (3)

COMMONS ON THE TUALATIN
TUALATIN, OREGON
EXISTING CONDITIONS PLAN
OVERALL

DATE	2019-08-14
REVISION	3
DRAWN BY	JAB
CHECKED BY	KLJ
JOB NO.	WCI 2752-001

EXISTING VEGETATED CORRIDOR AREAS
(TOTAL AREA 51,080 SF)

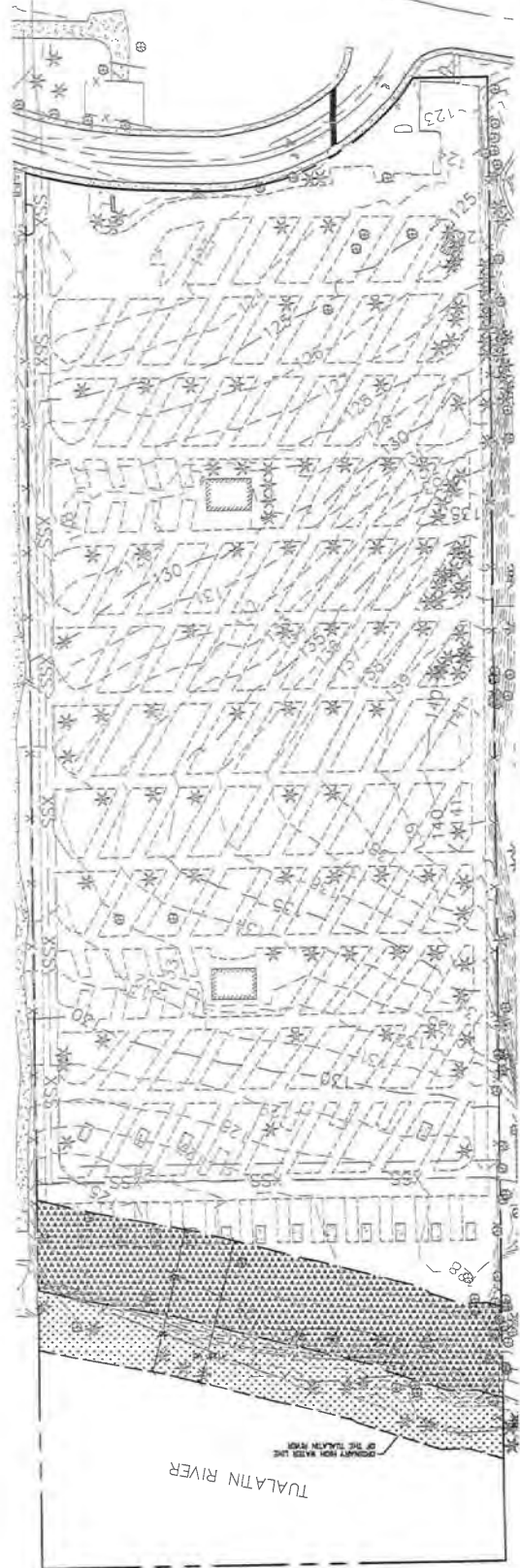
50' VEGETATED CORRIDOR (Marginal Condition)
20,435 SF

ADDITIONAL 75' VEGETATED CORRIDOR (Degraded Condition)
30,645 SF



0 50' 100'
SCALE: 1" = 100'









CWS FILE NO. **18-003152**
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By **KLJ** Date **8/19/2019**
SPL ATTACHMENT **1** OF **3**



DATE	2019-07-08
REVISION	3
DRAWN BY	JAB
CHECKED BY	KLS
JOB NO.	WCI 2752-001

COMMONS ON THE TUALATIN
TUALATIN, OREGON
DEVELOPMENT PLAN
OVERALL

VEGETATED CORRIDOR
ENCROACHMENT AND PLANTING AREAS

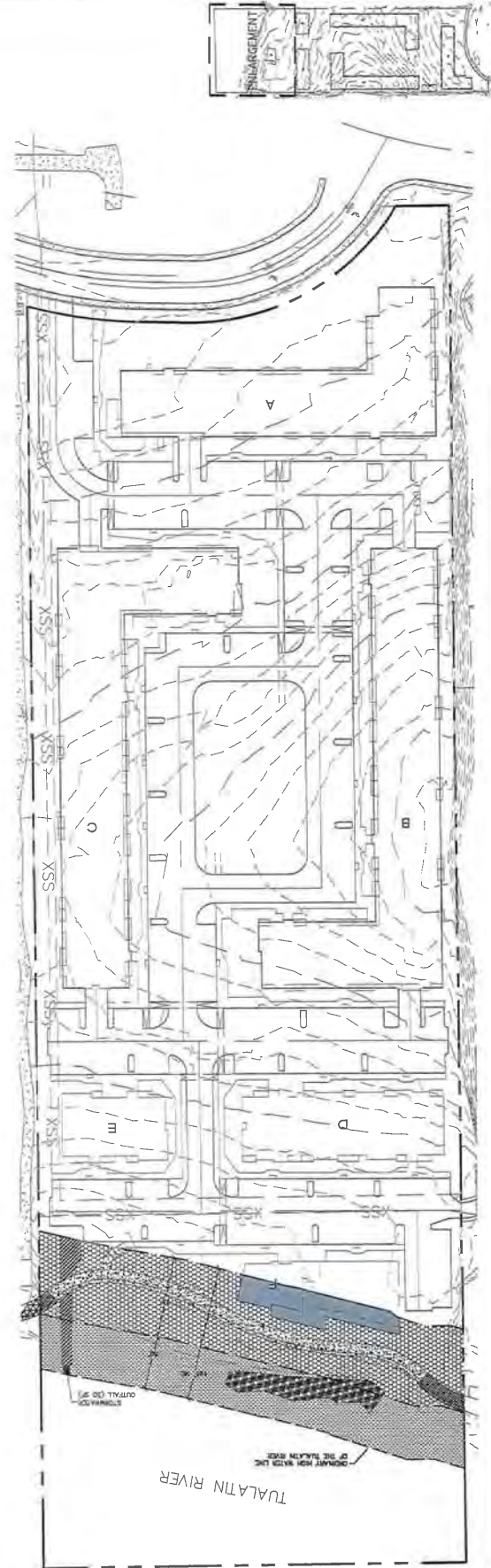
	SITE DEVELOPMENT ENCROACHMENT 3,745 SF (BUILDING F - 3,740 SF, PARKING - 5 SF)
	12' GREENWAY PATH ENCROACHMENT 4,765 SF (3' - 1,090 SF, 9' - 3,675 SF)
	14' GREENWAY AERIAL PATH ENCROACHMENT 830 SF
	OFFSITE 14' GREENWAY AERIAL PATH 300 SF
	ENHANCEMENT (1ST 50' VC) PLANTING REQUIRED 17,340 SF
	ENHANCEMENT OF EXISTING VC AS MITIGATION (2:1) 20,130 SF
	TEMPORARY VC ENCROACHMENTS, RESTORED AND PLANTED TO GOOD CORRIDOR CONDITION 1,320 SF
	GRADING FOR REMOVAL OF EXISTING FILL AND PLANTING TO GOOD CORRIDOR CONDITION: MITIGATED IN PLACE 2,905 SF



0 50' 100'
SCALE: 1" = 100'

CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By: *[Signature]* Date: 8/19/2019
SPL ATTACHMENT 7 OF 3

** TOTAL PERMANENT VC ENCROACHMENTS REQUIRING MITIGATION:
8,550 SF
(DOES NOT INCLUDE 1,090 SF OF FIRST 3' OF 12' WIDE ALLOWED USE PATH)











COMMONS ON THE TUALATIN

DEVELOPMENT PLAN
ENLARGEMENT

TUALATIN, OREGON

DATE	2019-07-08
REVISION	C
DRAWN BY	JAB
CHECKED BY	KLS
JOB NO.	WCI 2752-001

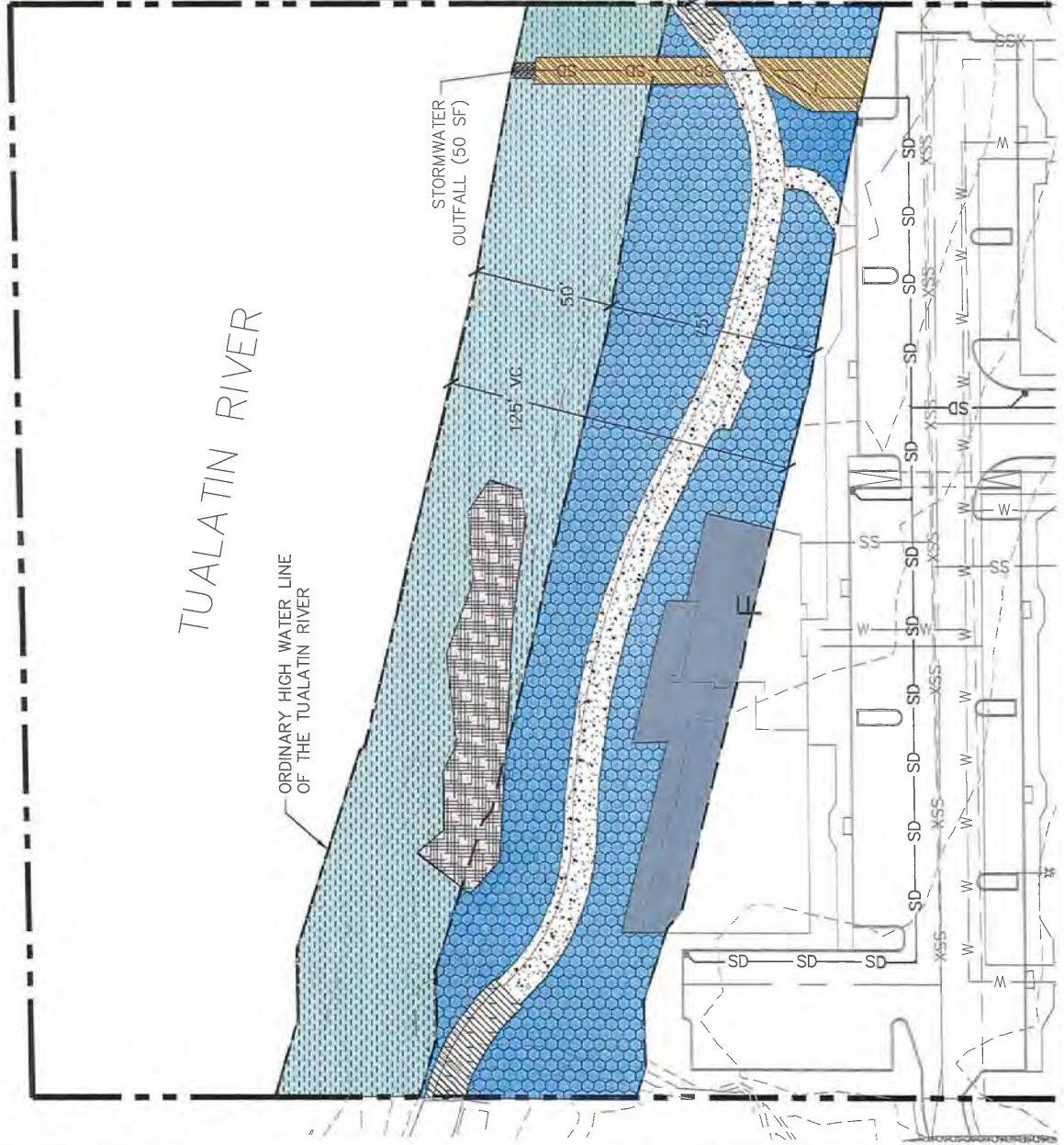
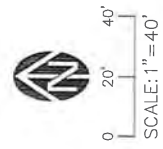
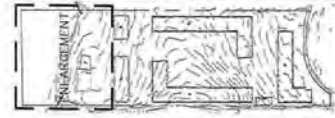
VEGETATED CORRIDOR
ENCROACHMENT AND PLANTING AREAS

-  SITE DEVELOPMENT ENCROACHMENT
3,745 SF (BUILDING F - 3,740 SF, PARKING - 5 SF)
-  12' GREENWAY PATH ENCROACHMENT
4,765 SF (3' - 1,090 SF, 9' - 3,675 SF)
-  14' GREENWAY AERIAL PATH ENCROACHMENT
830 SF
-  OFFSITE 14' GREENWAY AERIAL PATH
300 SF
-  ENHANCEMENT (1ST 50' VC) PLANTING REQUIRED
17,340 SF
-  ENHANCEMENT OF EXISTING VC AS MITIGATION (2:1)
20,130 SF
-  TEMPORARY VC ENCROACHMENTS: RESTORED AND
PLANTED TO GOOD CORRIDOR CONDITION
1,320 SF
-  GRADING FOR REMOVAL OF EXISTING FILL AND PLANTING
TO GOOD CORRIDOR CONDITION : MITIGATED IN PLACE
2,905 SF

** TOTAL PERMANENT VC ENCROACHMENTS REQUIRING MITIGATION:
8,550 SF
(DOES NOT INCLUDE 1,090 SF OF FIRST 3' OF 12' WIDE ALLOWED USE PATH)

COLOR COPY

CWS FILE NO. 18-003752
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By N.D. Date 8/14/2019
SPL ATTACHMENT 3 OF 3



Water supply modeling is necessary for larger projects to determine the impact of the project’s water demand on the water supply system. Water supply modeling will be performed by a consulting engineer based on the most recent version of the Tualatin Water System Master Plan.

Due to possible impacts to the water supply system, the following projects in Tualatin require hydraulic modeling based on the size and type of the project and projected water use for the finished project. The outcome of modeling could require offsite improvements to the water supply system in order to ensure that adequate water supply is available to serve the project and reduce impacts to the overall system.

Hydraulic modeling of the water supply system is required for the following project type/sizes/demand:

Project Type	Criteria	Permit Fee
Commercial or Industrial Building	Building floor area greater than 48,300 square feet or Anticipated daily water demand greater than 870 gallons per acre per day	\$ 300 per building
Residential development	More than 49 dwelling units	\$ 1,000
Multi-family development	More than 49 dwelling units or a combined building floor area greater than 48,300 square feet	\$ 300 per building

Please complete this form and submit the form and required fee (if applicable) with your land-use application (architectural review, subdivision, etc.).

Commercial or Industrial Development

- Building floor area _____ square feet
- Anticipated water demand (if known) _____ gallons per day
- Described planned building use _____

Residential Development

- Number of dwelling units or single family home lots _____

Multi-Family Residential Development

- Number of dwelling units 264
- Building floor area (sum of all building) _____
- Number of multi-family buildings (5) MF Blds + Clubhouse = 2,494 SF

Permit fee required based on the information provided above \$ 1,500

- If no fee is required, enter \$0.

NOTE: Water Supply Modeling does not replace the requirement for fire hydrant flow testing. Flow testing of fire hydrants will still be required to verify adequate fire flow of finished system



10295 Southwest Ridder Road, Wilsonville, OR 97070
o 503.570.0626 f 503.582.9397 republicservices.com

November 16, 2018

Campbell Clarey
Tandem Property Management

Re: Commons on the Tualatin
6625 SW Nyberg Ln.
Tualatin, OR 97062

Dear Campbell,

Thank you, for sending us the final site plans for this proposed development in Tualatin.

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

The design location of the recycle enclosure sent 11/14/2018 repositioned to the South to allow for greater separation between enclosure and any obstacles to the North, with gate post width of no less than 8'feet wide post to post Inside Diameter and, minimum 90 degree swing radius opening is adequate for our trucks to service the recycle containers. Gate cane poles will need to be installed and pin holes drilled in the floor surface to secure the gates in the open and closed positions. Back stop rails should be installed on the interior walls to protect the walls from coming into contact with the containers. The floor transition between the enclosure and the driveway should be level with no curbs or speedbumps to allow unobstructed rolling of recycle containers.

The Compactor enclosure design dimensions sent 11/14/2018 which includes removal of the roof above the compactor stall with gate post width of no less than 13' feet wide post to post Inside Diameter and 120 degree swing radius opening. The gate hinges should be mounted on the front of the posts facing outward in order to maintain the full 13' feet of clearance between gate posts when gates are fully opened to allow sufficient clearance for our trucks to service the compactor. Gate cane poles will need to be installed and pin holes drilled in the floor surface to secure the gates in the open and closed positions. Additionally, location of the hydraulic power unit inside the enclosure should be positioned away from the compactor as to not impede full access around the compactor unit. Compactor wheel guides and wheel stops will need to be installed to ensure proper placement of the unit when returned after servicing.



10295 Southwest Ridder Road, Wilsonville, OR 97070
o 503.570.0626 f 503.582.9307 republicservices.com

Operating controls must be available to our drivers as needed to disable the parking garage door located on the South end of Building B immediately North of the trash/recycle enclosures (see diagram).

The designated pedestrian crossing located between building B and building C should be removed (see diagram).

Cautionary signage should be installed in high visibility locations to alert motorists and pedestrians of truck traffic in the service area.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a horizontal line.

Kelly Herrod
Operations Supervisor
Republic Services Inc.

STORMWATER ANALYSIS TUALATIN WATERFRONT APARTMENTS 2018

For:

Tandem Development
c/o Tom & Campbell Clarey
34 NW First, Ste 401
Portland, Oregon 97209

Prepared By:

Westlake Consultants Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 972247
Phone: (503) 684-0652
Fax: (503) 624-0157

August 30, 2018
WCI #2752-001



Table of Contents:

PROJECT OVERVIEW:.....2
SITE ASSESSMENT AND FEASIBILITY ANALYSIS:.....2
WATER QUALITY ANALYSIS:3
BASIN NORTH4
BASIN SOUTH4
CONVEYANCE ANALYSIS:.....5
DOWNSTREAM ANALYSIS:6
CONCLUSION:.....6

Appendix:

- A) Preliminary Plans**
- B) As-Built Record Drawings - Nyberg Lane**
- C) Developed Drainage Basin Map**
- D) Inspection & Maintenance Procedures for Storm Facilities**
- E) Geotech Report**
- F) NRCS Soils Report**
- G) WQ Vault (Stormfilter) Details**
- H) HydroCAD Report**
 - a. Conveyance Model**
 - b. Nyberg Downstream Model**
- I) Sensitive Area Map (Vegetative Corridor)**
- J) Flood Plain Map FEMA**

PROJECT OVERVIEW:

It has been requested of Westlake Consultants, Inc. to prepare a storm water analysis report for the Tualatin Waterfront Apartments for the design development stage with the City of Tualatin. The purpose of this report is to identify the conveyance capacity of the proposed storm sewer system on-site, provide adequate storm water treatment per Clean Water Services standards and review potential conveyance issues for the downstream portion of runoff that will discharge to the Nyberg right-of-way. There is no detention requirement for direct discharge to the Tualatin River.

The project site is located at 6645 SW Nyberg Lane and has a total area of 10.99 acres. The site contains an abandoned RV park with primitive roads, pedestrian paths, outhouses and sanitary sewer connection points blanketing the site for RV parking. The remainder of the site consists of gravel stock piles, a dog park located near the river and a combination of grass and trees (Appendix A, P200).

Development will consist of removing the RV park in its entirety to perform mass grading to allow construction of 5 separate apartment buildings containing 264 units, a club house with a swimming pool, access roads, parking lots and sidewalks. The remainder of the site will be covered in landscaping. Under a separate permit, a public pedestrian path will be constructed along the northern portion of the site along the frontage of the Tualatin River to make a continuous connection with existing paths on east and west side of the site. (Appendix A, P400, P500, P600)

Water quality will be provided by a pair of underground Stormfilter Vaults (Appendix G) as an approved proprietary filtration system per Clean Water Services "2007 Design and Construction Standards for Sanitary and Surface Water Management" Chapter 4, Section 4.05.8. The outfall from the treatment facilities will be to the Tualatin River for the north basin and to the Nyberg Lane ROW for the south basin. Detention is not required for discharge to the Tualatin River. A downstream analysis is included in this report for the Nyberg Lane ROW.

SITE ASSESSMENT AND FEASIBILITY ANALYSIS:

Preliminary Plans (Appendix A) and Basin Maps (Appendix C) for the proposed development application have been included in this report and consist of the following:

- Existing Conditions and Demolition Plan
- Grading and Erosion Control Plan
- Composite Utility Plan
- Post Developed Basin Map
- Overall Basin Map (including downstream analysis basin map)

Westlake Consultants Inc. has completed a topo and boundary survey of the site including trees located on the site and the adjacent off-site western boundary (Appendix A, P300).

Maps have been downloaded from FEMA’s on-line mapping tool or drafted based on CWS table 3-1 for Perennial Streams and are included in Appendix I & J:

- Sensitive Area Map (vegetative corridor)
- Flood Plain Map

The Northern portion of the site is located within both the 100-year flood plain (Appendix J) and is also categorized as a sensitive area (Appendix I). This portion of the site will be developed under a separate permit to construct a public pedestrian path. Stormwater facilities for the path are to be addressed with that permit and land use application. Stormwater discharge from the Apartment site will be a pipe outfall to the Tualatin River that must cross the sensitive area. The limits of disturbance to install the pipe will be accounted for in the sensitive area mitigation requirement presented to CWS as a separate report.

There is also a 100-year flood plain located on the southeast and southwest corners of the site adjacent to the Nyberg Road ROW. Any placement of fill material in the flood plain will be mitigated with an equal amount of cut in the flood plain to ensure a balanced net neutral effect.

WATER QUALITY ANALYSIS:

Proposed water quality treatment for the Tualatin Waterfront Apartments will be provided by Stormfilter vaults (Appendix G) produced by Contech Engineered Solutions. These systems are available per the CWS approved vendor list and meet the code section: 4.05.8(c)1 & 2. The systems will be sized to treat the total precipitation of 0.36 inches falling in a 4-hour duration with a storm return period of 96 hours.

TABLE 1: AREA CALCULATIONS

Site Areas:	Area (SF)
Total Raw Site Area	478,754
River below OHW	55,244
Vegetative Corridor	44,031
ROW Dedication	4,339
Developed Site Area	375,140

Impervious Areas:	
<i>Basin North</i>	
Building B	33,886
Building C	33,886
Building D	12,123
Building E	6,087
Building F	2,836
Pool	4,930
Roads, Parking Lots and Sidewalks	101,830

**Basin North Impervious Area (SF)
195,578**

<i>Basin South</i>		
Building A	24,421	Basin South Impervious Area (SF) 63,840
Roads, Parking Lots and Sidewalks	39,419	
Total Impervious Area (SF) = 259,418		

Pervious*:		
Yards and Landscaping	375,140 – 259,418 =	115,722

* Pervious = Total Developed Site Area – Total Impervious improvements

BASIN NORTH

Water Quality Volume (WQV)

$$WQV (cf) = \frac{0.36 (in) \times \text{Impervious area (sf)}}{12 (in/ft)} = \frac{0.36 (in) \times 195,578 (sf)}{12 (in/ft)} = 5,867.3 CF$$

Water Quality Flow (WQF)

$$WQF (cfs) = \frac{WQV (cf)}{14,400 \text{ seconds}} = \frac{5,867.3 (cf)}{14,400 \text{ seconds}} = 0.407 CFS$$

BASIN SOUTH

Water Quality Volume (WQV)

$$WQV (cf) = \frac{0.36 (in) \times \text{Impervious area (sf)}}{12 (in/ft)} = \frac{0.36 (in) \times 63,840 (sf)}{12 (in/ft)} = 1,915.2 CF$$

Water Quality Flow (WQF)

$$WQF (cfs) = \frac{WQV (cf)}{14,400 \text{ seconds}} = \frac{1,915.2 (cf)}{14,400 \text{ seconds}} = 0.133 CFS$$

The water quality vaults will be sized to treat the WQF for each contributing basin. The North basin will have (13) 18" ZPG cartridges in a 96" MH with a maximum treatment rate of 0.434 cfs. The South basin will have (4) 18" ZPG cartridges in a 60" MH with a maximum treatment rate of 0.133 cfs. Both structures will require a flow diversion MH to route larger storm events around the treatment facility as not to resuspend captured pollutants. A copy of the manufacturers Inspection and maintenance procedures is included in Appendix D. Pre-treatment will be provided by trapped catch basins through out the site per CWS manual section 4.05.7(a).

CONVEYANCE ANALYSIS:

Calculations have been performed using the HydroCAD Version 10.00-16 design and analysis software (Appendix H-a). Calculations are based on the Santa Barbara Urban Hydrograph runoff method (SBUH) using the Type 1A, 24-hour storm events as required in the Clean Water Services Design and Construction Standards dated April 2017 section 5.04.2(b)2.

The design storm used for conveyance design is the following:
25-year 24-hour storm (3.9 inches)

The stormwater conveyance design for the development is based on conveyance requirements in the Clean Water Services Design and Construction Standards dated April 2017, which require a minimum 10-inch pipe size and conveyance for the runoff based on a 25-year storm event.

The United States Department of Agriculture Natural Resources Conservation Service (NRCS) websoil survey (Appendix F) was utilized to determine the hydrological soil group for the project site. The site is approximately 67% hydrological soils group B and 33% hydrological soils group C, see appendix.

(<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

CONVEYANCE DESIGN:

The on-site contributing basin areas were created for both the North and South conveyance systems to ensure adequate pipe size for the Tualatin Riverfront Apartments. The specifics of the basins are shown below in Table 3. All of the main line conveyance pipe for both basins shall be HDPE N-12 Pipe (AASHTO M294) with a Manning’s “n” of 0.013.

TABLE 2: CONTRIBUTING DRAINAGE BASINS

Drainage Basin	Area (SF)	CN	TC (min)	25-Year Peak Flow Rate (CFS)
North Basin	195,578	98	5.0	4.17
	49,313	61		
South Basin	63,840	98	5.0	1.47
	18,253	74		

The north basin will have 10” diameter pipes at the upper end of the system where flows are lower and 12” pipes for the remainder. All slopes on the north basin will be at least 2% slope. The capacity of 12” diameter pipe at a slope of 2% is calculated to be 5.04 cfs. The south basin will be composed of 10” pipes and the minimum slope due to grade is 1%. The capacity of 10” diameter pipe at a slope of 1% is calculated to be 2.19 cfs. Therefore, both systems are adequately sized with reserve capacity as a safety factor.

DOWNSTREAM ANALYSIS:

The “north basin” of the site will discharge directly to the Tualatin River and has been determined by rule to not require detention. The “south basin” will discharge to the Public Storm Sewer system located in the western frontage of the site within the Nyberg Lane and Street Right-of-Way (Appendix B). Detention shall not be required when the existing system has been determined to have the capacity to convey the existing base flow from the full build-out of the contributing basin with the addition of the proposed developments runoff. The existing Nyberg Street storm sewer discharges to the wetland located on the south side of the Nyberg Street Right-of-Way.

The existing basin delineation (Appendix C) has been modeled in HydroCAD as a separate “downstream” file (Appendix H-b). The limiting pipe within the existing conveyance system is the conveyance pipe that crosses Nyberg Street. Base flow runoff for the 25-year storm event is 2.58 cfs. With the addition of runoff from the proposed development (south basin) the peak flow during the 25-year event will increase to 3.85 cfs. The capacity of the 15” pipe ($n=0.013$) at 1.45% slope is calculated to be 7.78 cfs. Therefore, detention shall not be required.

CONCLUSION:

The proposed water quality facilities in both the north and south basins can adequately treat the anticipated development of impervious area for the proposed project. The Geotechnical Report prepared by GeoPacific dated January 6, 2012 (Appendix E) shows the boring logs and provides evidence of variable ground water depth. Due to the proximity to the river and a wetland south of Nyberg Road, infiltration of storm water is not feasible and discharge off-site will be proposed. Additionally, no conveyance issues for the existing downstream system of the south basin were identified. Therefore, the proposed storm sewer design for the developments meets the requirements of CWS and the City of Tualatin.

Appendix A:

Preliminary Plans

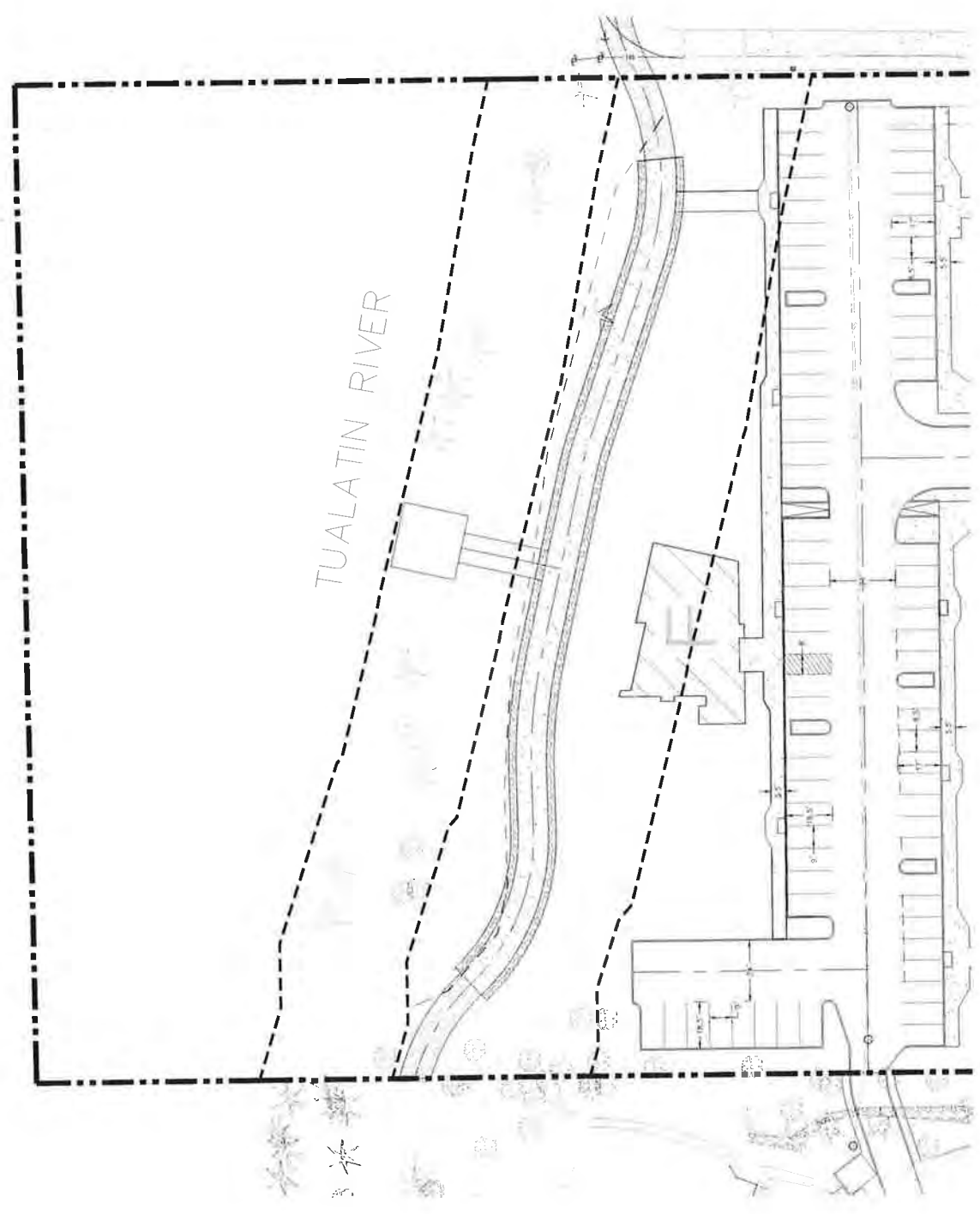
SHEET
P404
 JOB NO.
 2752-001

NO.	DATE	DESCRIPTION
1	10/20/10	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY

COMMONS ON THE TUALATIN
 TUALATIN, OR
 5A PRELIMINARY SITE PLAN 4

WESTLAKE
 CONSULTANTS PC
 ENGINEERING • SURVEYING • PLANNING
 14111 N. MICHIGAN AVENUE, SUITE 100
 PORTLAND, OREGON 97227
 (503) 654-6432 FAX (503) 654-9135

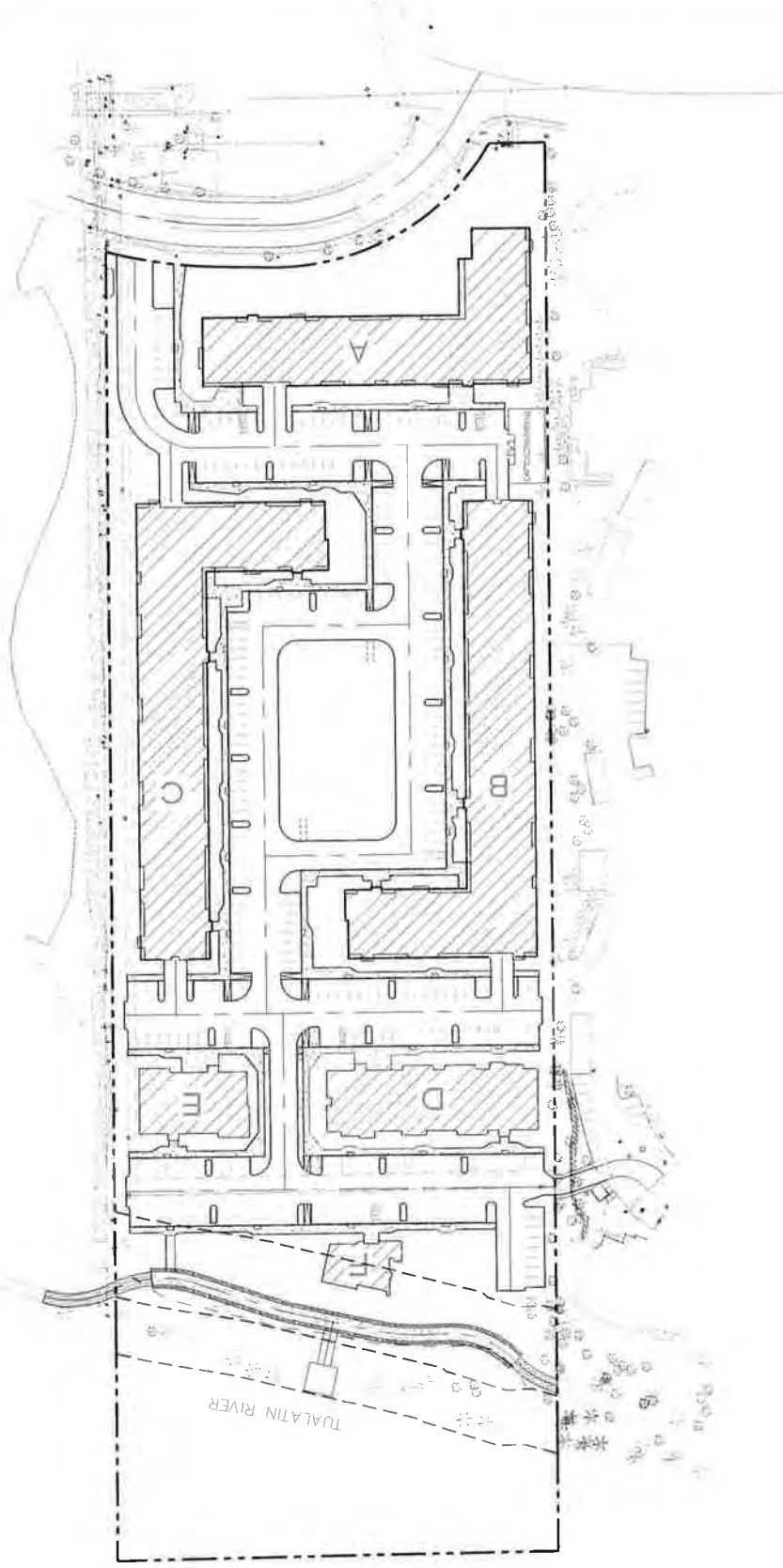


SHEET NO. 2752-001
JOB NO. P600

NO.	DATE	DESCRIPTION
1		PRELIMINARY

COMMONS ON THE TUALATIN TUALATIN, OR 55 SECONDARY UTILITY PLAN OVERALL

WESTLAKE
CONSULTANTS INC.
ENGINEERING • SURVEYING • PLANNING
1311 N. GERING AVENUE, SUITE 100
TUALATIN, OREGON 97146
PAX (503) 844-4434
FAX (503) 844-4135

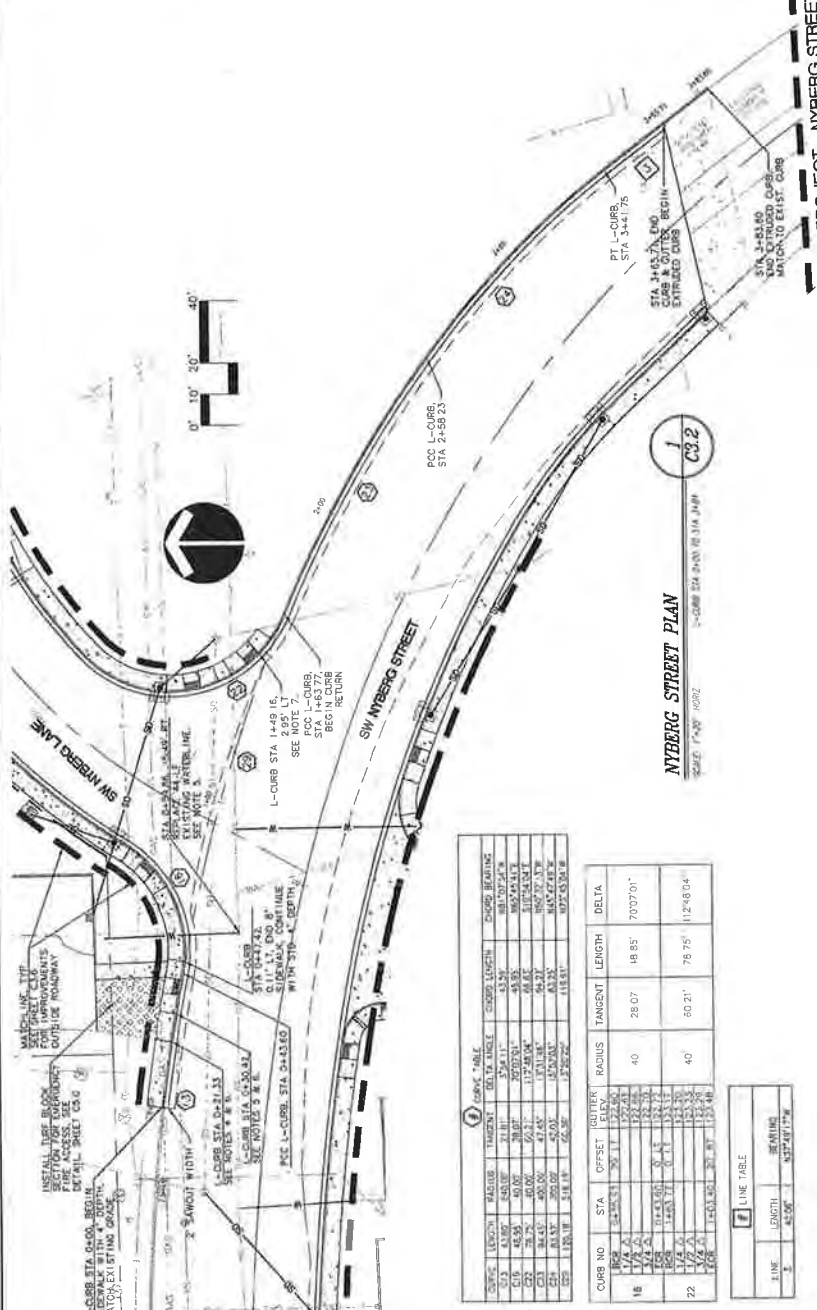


Appendix B:

Existing Storm Sewer – Nyberg Street

5. ALL...
 6. ALL...
 7. ALL...
 8. ALL...
 9. ALL...
 10. ALL...

- CROSSING INFORMATION IS A GRAPHICAL REPRESENTATION ONLY. CONTRACTOR SHALL CONFIRM ACTUAL CLEARANCES BEFORE INSTALLATION OF UNDERGROUND UTILITIES.
- SEED TURF BLOCK SECTION WITH SAME MIX SPECIFIED IN EROSION CONTROL NOTES. C2.4
- ALL SIDEWALKS TO BE CONSTRUCTED PER CITY OF TULALAM STANDARD DETAIL #474 UNLESS OTHERWISE NOTED. ALL CURB ON NYBERG STREET TO BE CONSTRUCTED AS CURB AND GUTTER PER CITY OF TULALAM STD. DETAIL #470 OR WASHINGTON COUNTY STD. DETAIL CS-300.
- BEGIN CONSTRUCTION OF CURB & GUTTER PER WASHINGTON COUNTY STD. DETAIL CS-300. CONSTRUCT SIDEWALK TO 8" DEPTH. SEE DETAIL SHEET C5-0.
- BEGIN CONSTRUCTION OF CURB RAMP PER CITY OF TULALAM STD. DETAIL #463. CONTAIN WASH. CO. CURB & GUTTER THROUGH LANDING OF CURB RAMP. ONLY. COMPLETE CURB RAMP CURB & GUTTER PER CITY OF TULALAM STD. DETAIL #470.
- CURB AND GUTTER ALONG THE LEFT CURB LINE OF NYBERG STREET SHALL BE CONSTRUCTED WITH ADVERSE GRADE TO CURB STA 0+00 TO 0+43.60, STA 1+463.77 TO 2+465.71, TRANSITION FROM ADVERSE GRADE TO FLAT GUTTER GRADE FROM L-CURB STA 0+43.60 TO 0+55.84, 1.74' LT AND STA 1+45.03 TO 1+63.77.
- BEGIN CONSTRUCTION OF CURB AND GUTTER AT END OF CURB RAMP LANDING PER REMAINING CITY OF TULALAM STANDARD DETAIL #474. CURB AND GUTTER ALONG NYBERG LANE SHALL BE CONSTRUCTED PER CITY OF TULALAM STD. DETAIL #470.
- REPLACE EXISTING WATER SERVICE LINE FROM MARLINE TO EXISTING METER WITH COPPER PIPE PER CITY OF TULALAM STANDARD DETAIL #531. MATCH DIAMETER, TAP INTO EXISTING WATER SERVICE LINE. CONNECT NEW PIPE TO EXISTING METER THROUGH BRASS VALVE. CONNECT NEW PIPE TO EXISTING METER.



7 CURVE TABLE

CURVE NO.	STA.	OFFSET	RADIUS	TANGENT	LENGTH	DELTA
18	0+00.00	1.74	40	28.07	18.85	70.0701°
22	1+45.03	1.74	40	80.21	75.75	112.804°

8 LINE TABLE

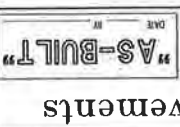
LINE	LENGTH	BEARING
1	42.50'	N37°48'17"W



Washington County, Oregon
 Project No. 01-010
 Sheet No. C3.2

DATE	BY	REVISION

SW 65th/Nyberg St Improvements
 Nyberg Street & Storm Sewer - Left Gutter
 Tualatin, Oregon
 PLAN AND PROFILE L-CURB STA 0+00 TO STA 3+84



oak
 PROJECT
 17805 SW Boston Perry Rd.
 Tualatin, Oregon 97148
 TEL: 503-261-0000
 FAX: 503-261-0001
 WWW.OAK.COM

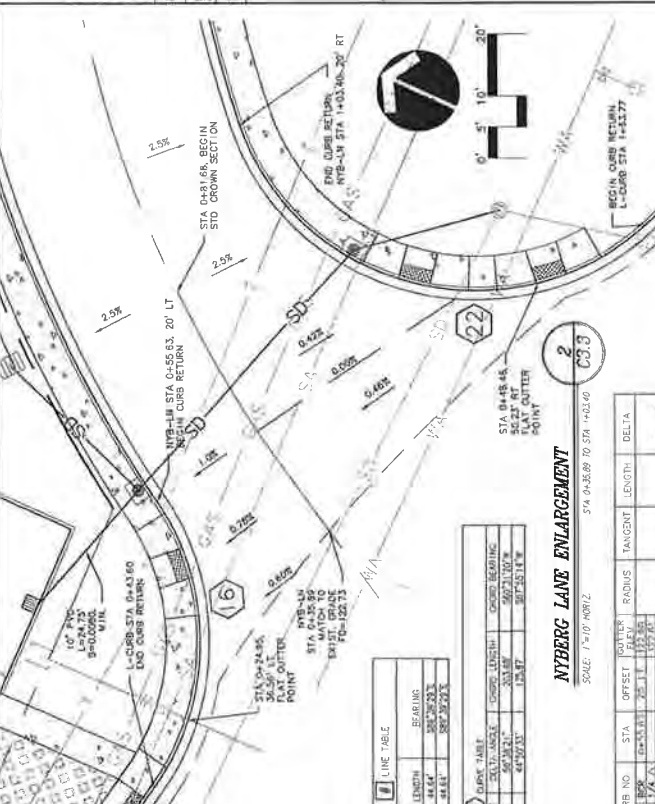
PROJECT NO. 01-010
 SHEET NO. C3.2

DATE	DESCRIPTION
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS
08/11/00	ISSUED FOR PERMITS

"AS-BUILT"

Tudlet, Oregon
 NYBERG LANE STREET & STORM SEWER - SEWER/STORM
 PLAN AND PROFILE STA 0+00 TO STA 3+00

otak
 INCORPORATED
 1055 SE Beavercreek Rd
 Portland, OR 97202
 Phone: 503-251-2000
 Fax: 503-251-2001
 Website: www.otak.com
 Project No. Drawing No.
 10684 CGB45033
C3.3
 SHEET NOS.
 Copyright 2002



LINE TABLE

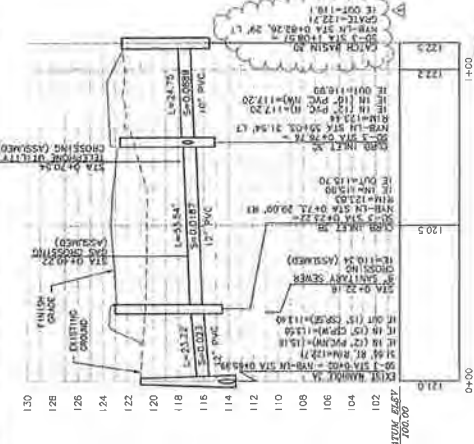
LINE NO.	LENGTH	BEARING
1	44.11	S89°28'33"W
2	44.11	S89°28'33"W

PIPE SIZES

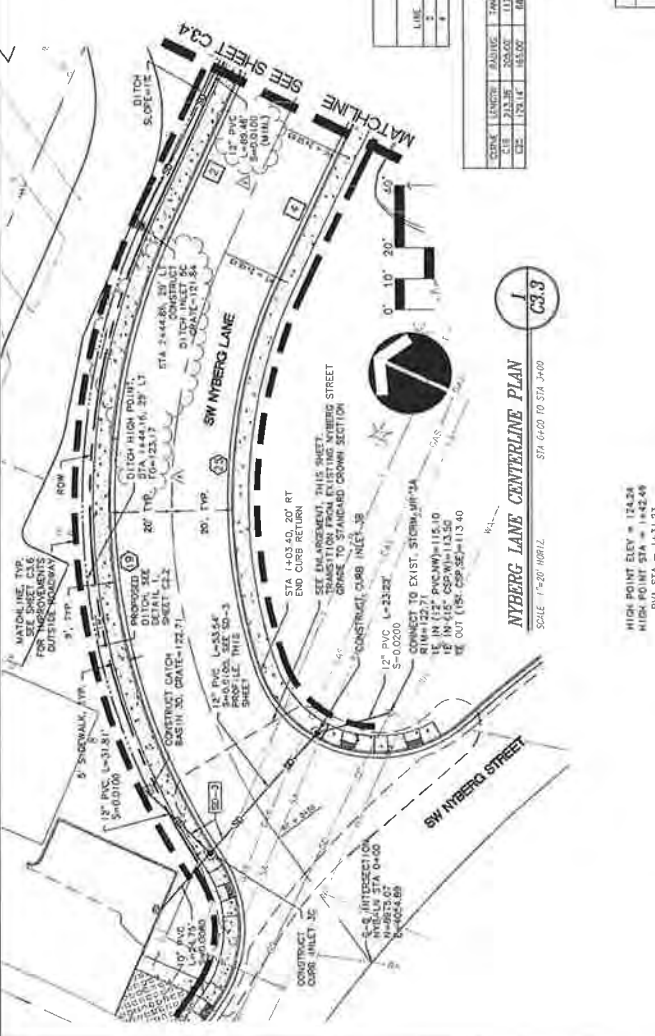
PIPE SIZES	LENGTH	BEARING
12" PVC	117.50	S89°28'33"W
18" PVC	47.00	S89°28'33"W
24" PVC	66.00	S89°28'33"W

2 NYBERG LANE ENLARGEMENT
 SCALE: 1"=20' HORIZ. STA 0+38.89 TO STA +02.40

CURB NO.	STA	OFFSET	RAVINE	WIDTH	TANGENT	LENGTH	DELTA
16	0+38.89	25.11	10.00	40	28.07	48.95	70°07'01"
22	0+75.89	0.00	10.00	40	60.21	78.75	172°48'04"



4 SD-3 PROFILE
 SCALE: 1"=20' HORIZ. 1"=5' VERT. STA 0+00 TO STA 3+00



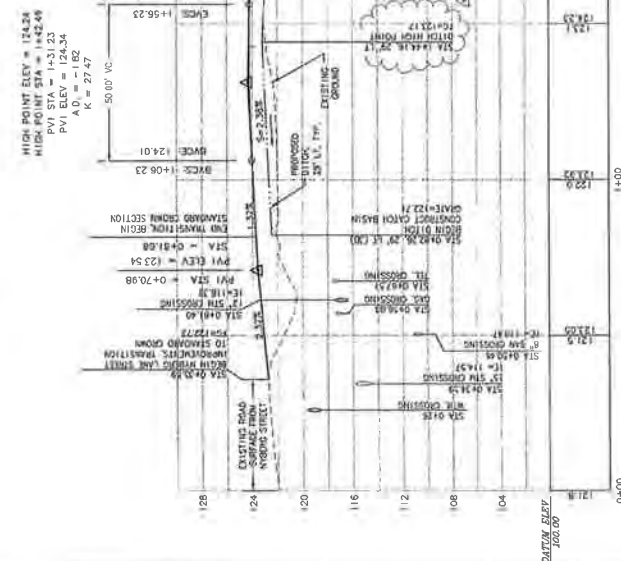
LINE TABLE

LINE NO.	LENGTH	BEARING
1	44.11	S89°28'33"W
2	44.11	S89°28'33"W

PIPE SIZES

PIPE SIZES	LENGTH	BEARING
12" PVC	117.50	S89°28'33"W
18" PVC	47.00	S89°28'33"W
24" PVC	66.00	S89°28'33"W

3 NYBERG LANE CENTERLINE PROFILE
 SCALE: 1"=20' HORIZ. 1"=5' VERT. STA 0+00 TO STA 3+00



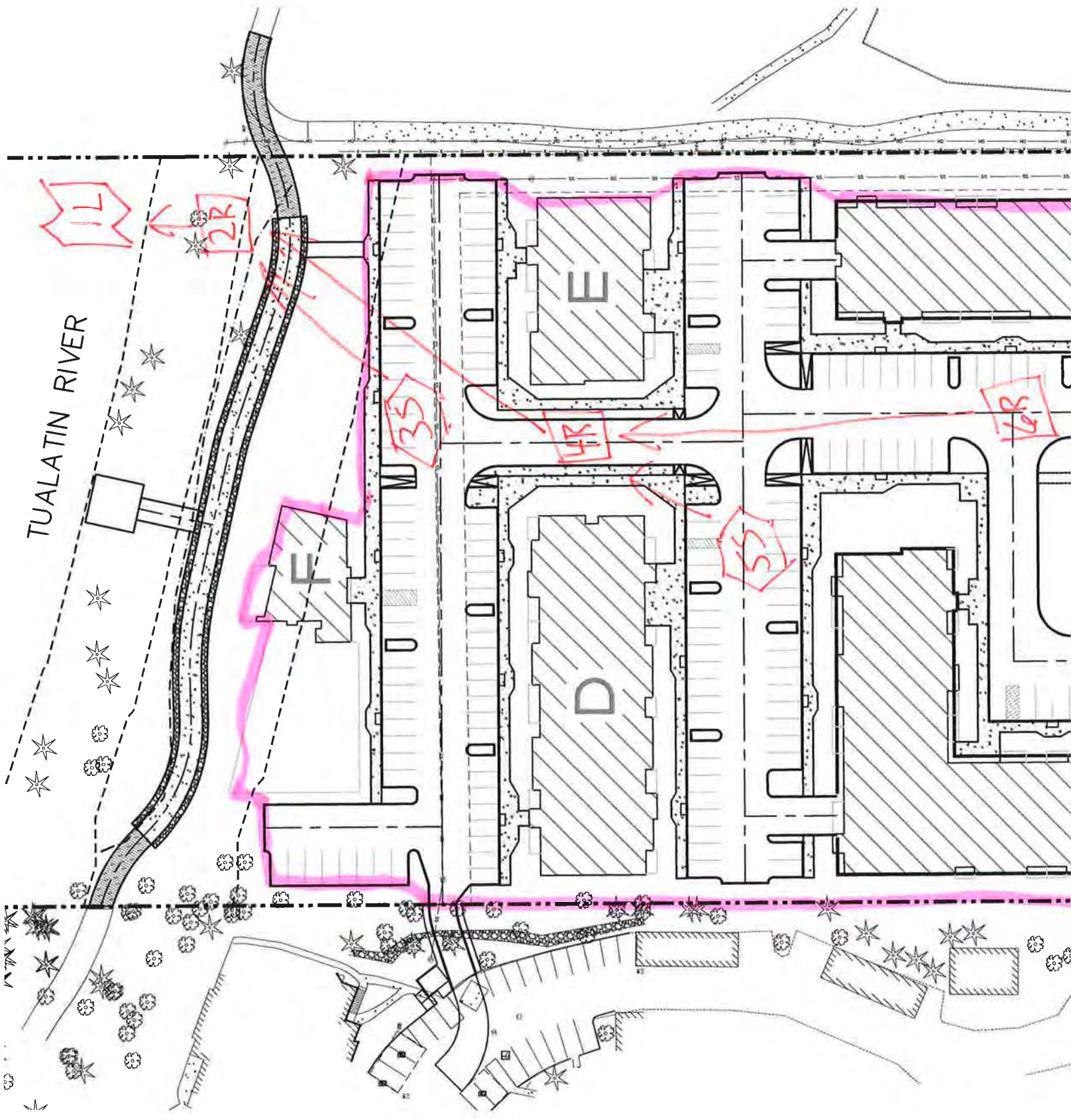
3 NYBERG LANE CENTERLINE PROFILE
 SCALE: 1"=20' HORIZ. 1"=5' VERT. STA 0+00 TO STA 3+00

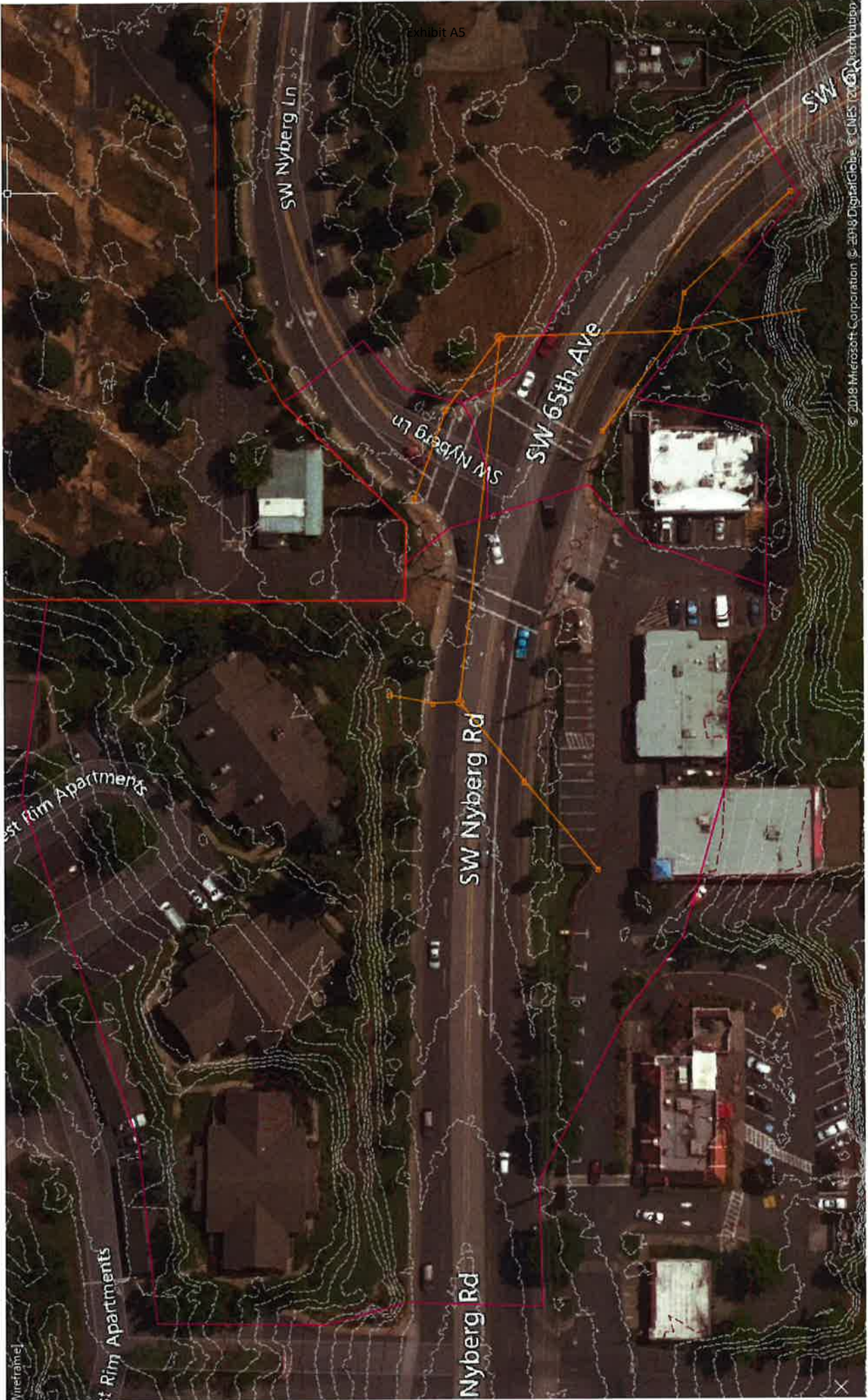
1"=20' HORIZ. 1"=5' VERT.
 08/11/00

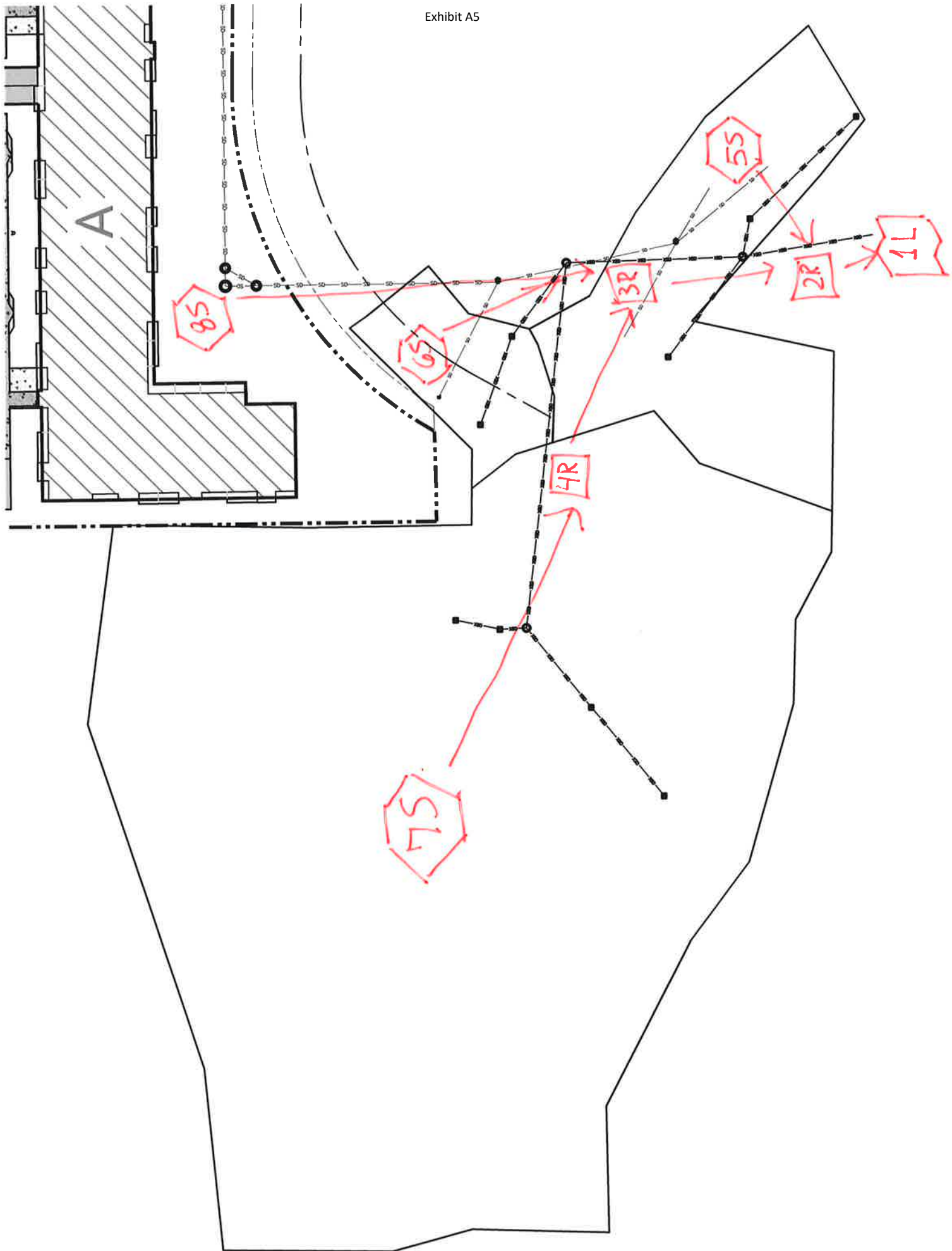
Washington County File No. 98-010

Appendix C:

Developed Drainage Basin Map







Appendix D:

Inspection & Maintenance

StormFilter Inspection and Maintenance Procedures



Maintenance Guidelines

The primary purpose of the Stormwater Management StormFilter® is to filter and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site. Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is a good practice to inspect the system after major storm events.

Maintenance Procedures

Although there are many effective maintenance options, we believe the following procedure to be efficient, using common equipment and existing maintenance protocols. The following two-step procedure is recommended::

1. Inspection

- Inspection of the vault interior to determine the need for maintenance.

2. Maintenance

- Cartridge replacement
- Sediment removal

Inspection and Maintenance Timing

At least one scheduled inspection should take place per year with maintenance following as warranted.

First, an inspection should be done before the winter season. During the inspection the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, a maintenance (replacement of the filter cartridges and removal of accumulated sediments) should be performed during periods of dry weather.

In addition to these two activities, it is important to check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the inspection/maintenance schedule depending on the actual operating conditions encountered by the system. In general, inspection activities can be conducted at any time, and maintenance should occur, if warranted, during dryer months in late summer to early fall.

Maintenance Frequency

The primary factor for determining frequency of maintenance for the StormFilter is sediment loading.

A properly functioning system will remove solids from water by trapping particulates in the porous structure of the filter media inside the cartridges. The flow through the system will naturally decrease as more and more particulates are trapped. Eventually the flow through the cartridges will be low enough to require replacement. It may be possible to extend the usable span of the cartridges by removing sediment from upstream trapping devices on a routine as-needed basis, in order to prevent material from being re-suspended and discharged to the StormFilter treatment system.

The average maintenance lifecycle is approximately 1-5 years. Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction may need to be inspected and maintained more often than those with fully stabilized surface conditions.

Regulatory requirements or a chemical spill can shift maintenance timing as well. The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after major storms. Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system or site. It is recommended that the site owner develop a database to properly manage StormFilter inspection and maintenance programs..





Inspection Procedures

The primary goal of an inspection is to assess the condition of the cartridges relative to the level of visual sediment loading as it relates to decreased treatment capacity. It may be desirable to conduct this inspection during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct an inspection:

Important: Inspection should be performed by a person who is familiar with the operation and configuration of the StormFilter treatment unit.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to whether or not maintenance is needed.

Maintenance Decision Tree

The need for maintenance is typically based on results of the inspection. The following Maintenance Decision Tree should be used as a general guide. (Other factors, such as Regulatory Requirements, may need to be considered)

1. Sediment loading on the vault floor.
 - a. If >4 " of accumulated sediment, maintenance is required.
2. Sediment loading on top of the cartridge.
 - a. If $>1/4$ " of accumulation, maintenance is required.
3. Submerged cartridges.
 - a. If >4 " of static water above cartridge bottom for more than 24 hours after end of rain event, maintenance is required. (Catch basins have standing water in the cartridge bay.)
4. Plugged media.
 - a. If pore space between media granules is absent, maintenance is required.
5. Bypass condition.
 - a. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), maintenance is required.
6. Hazardous material release.
 - a. If hazardous material release (automotive fluids or other) is reported, maintenance is required.
7. Pronounced scum line.
 - a. If pronounced scum line (say $\geq 1/4$ " thick) is present above top cap, maintenance is required.



Maintenance

Depending on the configuration of the particular system, maintenance personnel will be required to enter the vault to perform the maintenance.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows is occurring.

Replacement cartridges can be delivered to the site or customers facility. Information concerning how to obtain the replacement cartridges is available from Contech Engineered Solutions.

Warning: In the case of a spill, the maintenance personnel should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions immediately.

To conduct cartridge replacement and sediment removal maintenance:

1. If applicable, set up safety equipment to protect maintenance personnel and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact Contech Engineered Solutions for suggested attachment devices.

- B. Remove the used cartridges (up to 250 lbs. each) from the vault.



Important: Care must be used to avoid damaging the cartridges during removal and installation. The cost of repairing components damaged during maintenance will be the responsibility of the owner.

- C. Set the used cartridge aside or load onto the hauling truck.
- D. Continue steps a through c until all cartridges have been removed.

Method 2:

- A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Disconnect each filter cartridge from the underdrain connector by rotating counterclockwise 1/4 of a turn. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.
- B. Unscrew the cartridge cap.
- C. Remove the cartridge hood and float.
- D. At location under structure access, tip the cartridge on its side.
- E. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.
- F. Set the empty, used cartridge aside or load onto the hauling truck.
- G. Continue steps a through e until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. This can most effectively be accomplished by use of a vacuum truck.
9. Once the sediments are removed, assess the condition of the vault and the condition of the connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Once again, take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used **empty** cartridges to Contech Engineered Solutions.

Related Maintenance Activities - Performed on an as-needed basis

StormFilter units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance/repair of upstream facilities should be carried out prior to StormFilter maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.



Inspection Report

Date: Personnel:

Location: _____ System Size: _____

System Type: Vault Cast-In-Place Linear Catch Basin Manhole Other

Sediment Thickness in Forebay: _____ Date: _____

Sediment Depth on Vault Floor: _____

Structural Damage: _____

Estimated Flow from Drainage Pipes (if available): _____

Cartridges Submerged: Yes No Depth of Standing Water: _____

StormFilter Maintenance Activities (check off if done and give description)

Trash and Debris Removal: _____

Minor Structural Repairs: _____

Drainage Area Report _____

Excessive Oil Loading: Yes No Source: _____

Sediment Accumulation on Pavement: Yes No Source: _____

Erosion of Landscaped Areas: Yes No Source: _____

Items Needing Further Work: _____

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals.

Other Comments:

Review the condition reports from the previous inspection visits.

StormFilter Maintenance Report

Date: _____ Personnel: _____

Location: _____ System Size: _____

System Type: Vault Cast-In-Place Linear Catch Basin Manhole Other

List Safety Procedures and Equipment Used: _____

System Observations

Months in Service: _____

Oil in Forebay (if present): Yes No

Sediment Depth in Forebay (if present): _____

Sediment Depth on Vault Floor: _____

Structural Damage: _____

Drainage Area Report

Excessive Oil Loading: Yes No Source: _____

Sediment Accumulation on Pavement: Yes No Source: _____

Erosion of Landscaped Areas: Yes No Source: _____

StormFilter Cartridge Replacement Maintenance Activities

Remove Trash and Debris: Yes No Details: _____

Replace Cartridges: Yes No Details: _____

Sediment Removed: Yes No Details: _____

Quantity of Sediment Removed (estimate?): _____

Minor Structural Repairs: Yes No Details: _____

Residuals (debris, sediment) Disposal Methods: _____

Notes:



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Support

- Drawings and specifications are available at www.conteches.com.
- Site-specific design support is available from our engineers.

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Appendix E:

Geotechnical Report



**Real-World Geotechnical Solutions
Investigation • Design • Construction Support**

January 6, 2012
Project No. 11-2475

Tom Clarey
HMI Management
1200 SW 66th Avenue, Suite 300
Portland, Oregon 97225
Via email: tandem1@tandemprop.com

**SUBJECT: PRELIMINARY GEOTECHNICAL ENGINEERING REPORT
RV PARK OF PORTLAND
6645 SW NYBERG LANE
TUALATIN, OREGON**

This report presents the preliminary results of a geotechnical engineering study conducted by GeoPacific Engineering, Inc. (GeoPacific) for the above-referenced project. The purpose of our investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for site development. This geotechnical study was performed in accordance with GeoPacific Proposal No. P-4059, dated October 13, 2011, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is approximately 9.5 acres in size and is located on the north side of SW Nyberg Lane in the City of Tualatin, Washington County, Oregon. Topography at the site is gently sloping to the northeast and southwest from a topographical high located in the central western boundary of the site. Slopes steepen adjacent to the Tualatin River, which forms the northern property boundary of the site. The majority of the site is currently occupied by a RV Park. Two structures that house restroom and laundry facilities are present on the site. A manufactured home that serves as an office is located in the southwestern portion of the site.

Based on the preliminary site plans provided, the proposed development consists of the construction of a new apartment building that may be up to three stories in height, driveway and parking areas, and associated underground utilities. A grading plan has not been provided for our review, however; we understand that grading will be minimized.

REGIONAL AND LOCAL GEOLOGIC SETTING

Regionally, the subject site lies within the Willamette Valley/Puget Sound lowland, a broad structural depression situated between the Coast Range on the west and the Cascade Range on the east. A series of discontinuous faults subdivide the Willamette Valley into a mosaic of

RV Park of Portland
Project No. 11-2475

rate of 4 cm per year (Goldfinger et al., 1996). A growing body of geologic evidence suggests that prehistoric subduction zone earthquakes have occurred (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). This evidence includes: (1) buried tidal marshes recording episodic, sudden subsidence along the coast of northern California, Oregon, and Washington, (2) burial of subsided tidal marshes by tsunami wave deposits, (3) paleoliquefaction features, and (4) geodetic uplift patterns on the Oregon coast. Radiocarbon dates on buried tidal marshes indicate a recurrence interval for major subduction zone earthquakes of 250 to 650 years with the last event occurring 300 years ago (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). The inferred seismogenic portion of the plate interface lies approximately along the Oregon Coast at depths of between 20 and 40 kilometers below the surface.

SUBSURFACE CONDITIONS

Our site-specific exploration for this report was conducted on December 16 and 19, 2011. A total of fourteen exploratory borings were drilled to depths of 2.2 to 13.8 feet at the approximate location indicated on Figure 2. It should be noted that the boring location was located in the field by pacing or taping distances from apparent property corners and other site features shown on the plans provided. As such, the locations of the explorations should be considered approximate.

The borehole was drilled using a trailer-mounted drill rig and solid stem auger methods. At boring location B-1, SPT (Standard Penetration Test) sampling was performed in general accordance with ASTM D1586 using a 2-inch outside diameter split-spoon sampler and a 140-pound hammer equipped with a rope and cathead mechanism. During the test, a sample is obtained by driving the sampler 18 inches into the soil with the hammer free-falling 30 inches. The number of blows for each 6 inches of penetration is recorded. The Standard Penetration Resistance ("N-value") of the soil is calculated as the number of blows required for the final 12 inches of penetration. If 50 or more blows are recorded within a single 6-inch interval, the test is terminated, and the blow count is recorded as 50 blows for the number of inches driven. This resistance, or N-value, provides a measure of the relative density of granular soils and the relative consistency of cohesive soils. At the completion of the borings, the holes were backfilled with bentonite.

A GeoPacific geologist continuously monitored the field exploration program and logged the boring. Soils observed in the explorations were classified in general accordance with the Unified Soil Classification System. Rock hardness was classified in accordance with Table 1, modified from the ODOT Rock Hardness Classification Chart.

Soil Moisture and Groundwater

On December 16 and 19, 2011, static groundwater was encountered in boring B-6 at a depth of 8.45 feet below the ground surface. Groundwater seepage was not encountered in borings B-1 through B-5 and B-7 through B-14 to a maximum depth of 13.75 feet. Soil and rock encountered in our explorations were generally moist. Experience has shown that temporary storm related perched groundwater within surface soils often occur over native deposits such as those beneath the site, particularly during the wet season. It is anticipated that groundwater conditions will vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Our investigation indicates that the proposed development may be geotechnically feasible, provided that the recommendations of this report are incorporated into the design and construction phases of the project. Practical refusal on medium hard (R4) basalt was encountered in all borings at depths of 2.2 feet (western central portion of site) to 13.75 feet (southwestern portion of the site) as indicated on Figure 2. The nature of the drilling operation could not discern solid bedrock from large boulders; therefore, it is possible that deeper excavations may be obtainable with a large excavator equipped with ripper teeth. It is our understanding that extreme measures (including blasting) were required to install the utilities on the adjacent property to the west. Similar methods would likely be necessary at this site in order to maintain proper drainage for utilities.

The existing soil could be reused as engineered fill provided that the soil is properly moisture treated prior to compaction.

UNCERTAINTIES AND LIMITATIONS

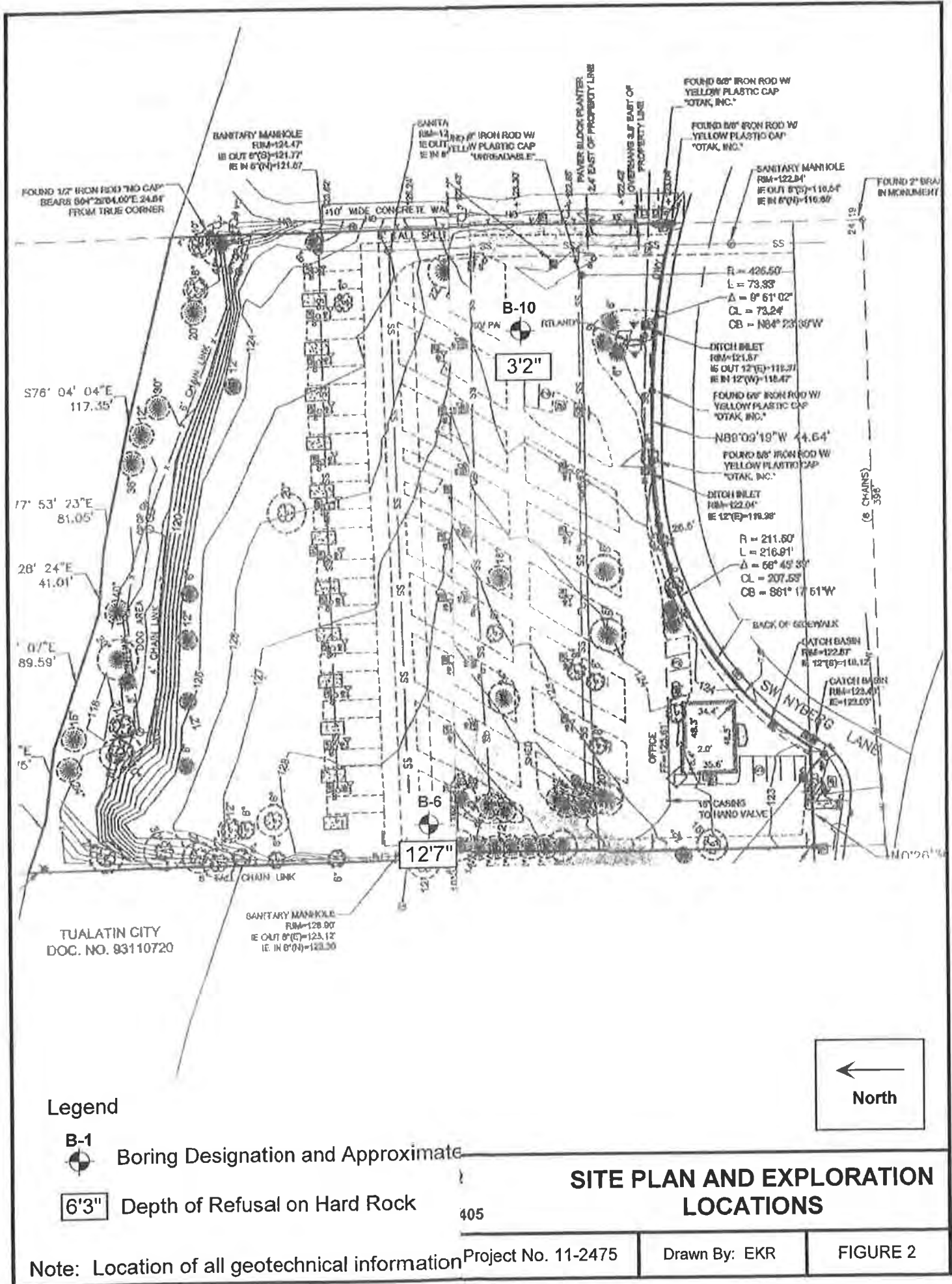
We have prepared this report for the owner and their consultants for use in design of this project only. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, GeoPacific should be notified for review of the recommendations of this report, and revision of such if necessary.

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. The checklist attached to this report outlines recommended geotechnical observations and testing for the project. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

Within the limitations of scope, schedule and budget, GeoPacific attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared.

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Legend

B-1 Boring Designation and Approximate

Depth of Refusal on Hard Rock

SITE PLAN AND EXPLORATION LOCATIONS

Note: Location of all geotechnical information Project No. 11-2475

Drawn By: EKR

FIGURE 2






13910 SW Galbreath Drive, Suite 102
 Sherwood, Oregon 97140
 Tel: (503) 625-4455 Fax: (503) 625-4405

BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-2**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
						Stiff, clayey SILT (ML) to silty CLAY (CL), light reddish brown, moist (Residual Soil)
5		8/50 for 5"				Soft (R2) to Hard (R4), BASALT, with trace silty clay to clayey silt matrix, dark brown to gray, strong to subtle orange and gray mottling, iron staining, trace yellow secondary mineralization, moist (Columbia River Basalt Formation)
		50 for 3"				
		50 for 3"				Practical Refusal on Hard (R4) Basalt at 6.25 Feet.
10						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/16/2011
 Logged By: B. Rapp
 Surface Elevation: 136 Feet



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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-4**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
0						Stiff, clayey SILT (ML) to silty CLAY (CL), reddish brown, moist (Residual Soil)
0 - 2.2		50 for 2"				Hard (R4), BASALT, trace reddish brown silty clay matrix, gray, moist (Columbia River Basalt Formation)
2.2 - 35						Practical Refusal on Hard (R4) Basalt at 2.2 Feet. No Groundwater or Seepage encountered.

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/16/2011
 Logged By: B. Rapp
 Surface Elevation: 140 Feet









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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-6**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		2/4/4	8			Stiff, clayey SILT (ML) to silty CLAY (CL), trace coarse grained sand, light reddish brown, strong orange and gray mottling, moist (Residual Soil)
		5/5/5	10			
		4/6/7	13			
10		3/35/50 for 3"				Medium Hard (R3) to Hard (R4), BASALT, gray, vesicular, moist (Columbia River Basalt Formation)
15		50 for 1"				Practical Refusal on Hard (R4) Basalt at 12.6 Feet.
						Groundwater Encountered at 8.45 Feet.
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling

10-20-99



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 129 Feet






13910 SW Galbreath Drive, Suite 102
 Sherwood, Oregon 97140
 Tel: (503) 625-4455 Fax: (503) 625-4405

BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-8**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		3/7/12	19			Stiff, clayey SILT (ML) to silty CLAY (CL), with weathered basalt fragments, trace fine grained sand, light reddish brown, moist (Residual Soil)
		4/4/6	10			
		50 for 3"				Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, vesicular, moist (Columbia River Basalt Formation)
10						Practical Refusal on Hard (R4) Basalt at 7.8 Feet.
						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 133 Feet



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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-10**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
0 - 3.2	[Symbol]	4/50 for 2"				Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, reddish brown, strong orange and gray mottling, moist (Residual Soil)
						Hard (R4), BASALT, gray, moist (Columbia River Basalt Formation)
3.2 - 35						<p>Practical Refusal on Hard (R4) Basalt at 3.2 Feet.</p> <p>No Groundwater or Seepage encountered</p>

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011

Logged By: B. Rapp

Surface Elevation: 123 Feet








13910 SW Galbreath Drive, Suite 102
 Sherwood, Oregon 97140
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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-13**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
0 - 5		2/2/8	10			Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, light reddish brown, moist (Residual Soil)
5 - 10	 	50 for 5.5" 13/10/12	22			Extremely Soft (R0) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, vesicular, yellow secondary mineralization, moist (Columbia River Basalt Formation)
10 - 12.4		14/21/21	42			
12.4 - 35		18/50 for 5.5"				Practical Refusal on Hard (R4) Basalt at 12.4 Feet. No Groundwater or Seepage encountered.

LEGEND

					
Bag Sample	Split-Spoon	Shelby Tube Sample	Static Water Table at Drilling	Static Water Table	Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 129 Feet

Appendix F:

NRCS Soils Data

ables – Hydrologic Soil Group – Summary By Map Unit

Summary by Map Unit – Clackamas County Area, Oregon (OR610)
 Summary by Map Unit – Washington County, Oregon (OR067)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Chehalis silt loam	B	0.4	1.7%
19	Cloquato silt loam	B	0.6	2.7%
52B	Multnomah cobbly silt loam, 0 to 7 percent slopes	B	1.4	5.7%
71B	Quatama loam, 3 to 8 percent slopes	C	0.9	3.6%
71C	Quatama loam, 8 to 15 percent slopes	C	0.7	3.1%
W	Water		0.4	1.7%
Subtotals for Soil Survey Area				
			4.4	18.5%
Summary by Map Unit – Washington County, Oregon (OR067)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5B	Briedwell stony silt loam, 0 to 7 percent slopes	B	7.4	30.5%
9	Chehalis silty clay loam, occasional overflow	B	0.5	1.9%
10	Chehalis silt loam, occasional overflow	B	3.5	14.5%
37B	Quatama loam, 3 to 7 percent slopes	C	4.5	18.7%
37C	Quatama loam, 7 to 12 percent slopes	C	1.9	7.9%
43	Wapato silty clay loam	C/D	0.0	0.0%
W	Water		1.9	7.9%
Subtotals for Soil Survey Area				
			19.6	81.5%
Totals for Area of Interest				
			24.1	100.0%

Exhibit A5

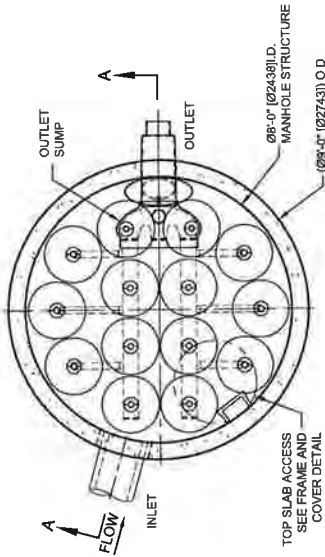
Appendix G:

WQ Vault Details

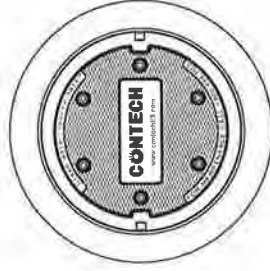
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 14 CARTRIDGES. Ø8'-0" (2438 mm) MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.8 CFS (51 L/s). IF THE SITE CONDITIONS EXCEED 1.8 CFS (51 L/s) AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	18" (458 mm)	27" (686 mm)	36" (914 mm)	48" (1219 mm)
CARTRIDGE HEIGHT	2.7" (68.6 mm)	3.06" (78.0 mm)	3.5" (88.9 mm)	4.5" (114.3 mm)
RECOMMENDED HYDRAULIC DROP (H)	2.1" (53.3 mm)	1.67" (42.4 mm)	1.0" (25.4 mm)	0.75" (19.0 mm)
SPECIFIC FLOW RATE (gpm/ft ²) [L/m ²]	22.5 [1.42]	18.79 [1.16]	11.25 [0.71]	7.5 [0.44]
CARTRIDGE FLOW RATE (gpm) [L/s]	211.30	167.11 [0.65]	100.65	63.55 [0.24]
* 1.67 gpm/ft ² (1.08 L/m ²) SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY				



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 43A



FRAME AND COVER

(DIAMETER VARIES)
N.T.S

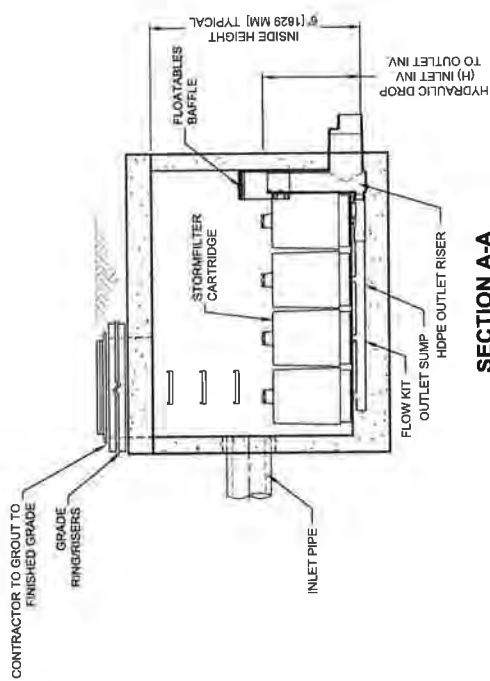
SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	*
WATER QUALITY FLOW RATE (gpd) [L/d]	*
PEAK FLOW RATE (gpd) [L/d]	*
RETURN PERIOD OF PEAK FLOW (hrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*
PIPE DATA:	
I.E.	MATERIAL
INLET PIPE #1	*
INLET PIPE #2	*
OUTLET PIPE	*
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	*
WIDTH	*
HEIGHT	*
NOTES/SPECIAL REQUIREMENTS:	
	* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEER SOLUTIONS LLC REPRESENTATIVE. www.contech.com
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 6'-5" (1924 mm) AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT. RELEVANT ELEVATIONS SHALL BE RECORDED TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M 270.1. ALL CASTINGS SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES (178 mm). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) [m²].
- STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-778 AND AASHTO LOAD FACTOR DESIGN METHOD.

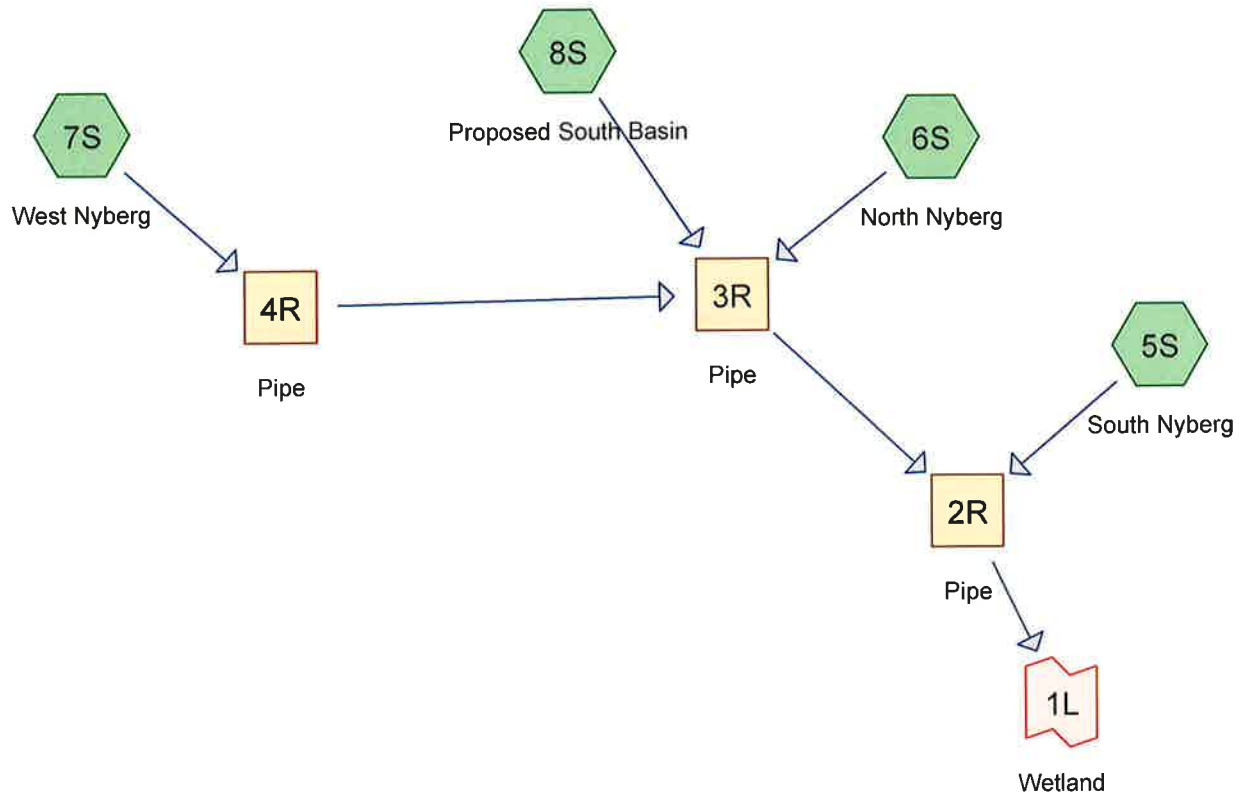
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- CONTRACTOR TO PROVIDE INSTALL AND GROUT INLET PIPES.
- CONTRACTOR TO PROVIDE AND INSTALL THE Riser Stub. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET PIPE. OUTLET PIPE IS LARGER THAN 8 INCHES (203 mm). CONTRACTOR TO REMOVE THE 8 INCH (203 mm) OUTLET CHUTE MOLDED IN CUT LINE. COUPLING BY FERROD OR EQUAL AND PROVIDED BY CONTRACTOR.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



Appendix H:

HydroCAD Models



2752-001 Nyberg DownStream

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
132,120	90	1/8 acre lots, 65% imp, HSG C (7S)
39,419	98	Paved parking, HSG C (8S)
24,421	98	Roofs, HSG C (8S)
29,674	94	Urban commercial, 85% imp, HSG C (5S, 6S)
225,634	93	TOTAL AREA

2752-001 Nyberg DownStream

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Page 3

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
225,634	HSG C	5S, 6S, 7S, 8S
0	HSG D	
0	Other	
225,634		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	132,120	0	0	132,120	1/8 acre lots, 65% imp
0	0	39,419	0	0	39,419	Paved parking
0	0	24,421	0	0	24,421	Roofs
0	0	29,674	0	0	29,674	Urban commercial, 85% imp
0	0	225,634	0	0	225,634	TOTAL AREA

2752-001 Nyberg DownStream

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Page 5

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2R	111.95	109.66	101.3	0.0226	0.013	15.0	0.0	0.0
2	3R	113.40	111.93	101.3	0.0145	0.013	15.0	0.0	0.0
3	4R	115.45	113.40	205.0	0.0100	0.013	15.0	0.0	0.0

2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Page 6

Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
 Runoff by SBUH method, Split Pervious/Imperv.
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment5S: South Nyberg	Runoff Area=22,945 sf 85.00% Impervious Runoff Depth>3.31" Tc=5.0 min CN=71/98 Runoff=0.43 cfs 6,326 cf
Subcatchment6S: North Nyberg	Runoff Area=6,729 sf 85.00% Impervious Runoff Depth>3.31" Tc=5.0 min CN=71/98 Runoff=0.13 cfs 1,855 cf
Subcatchment7S: West Nyberg	Runoff Area=132,120 sf 65.00% Impervious Runoff Depth>2.93" Tc=10.0 min CN=75/98 Runoff=2.05 cfs 32,242 cf
Subcatchment8S: Proposed South Basin	Runoff Area=63,840 sf 100.00% Impervious Runoff Depth>3.65" Tc=10.0 min CN=0/98 Runoff=1.27 cfs 19,434 cf
Reach 2R: Pipe	Avg. Flow Depth=0.55' Max Vel=7.46 fps Inflow=3.85 cfs 59,815 cf 15.0" Round Pipe n=0.013 L=101.3' S=0.0226 ' Capacity=9.71 cfs Outflow=3.85 cfs 59,801 cf
Reach 3R: Pipe	Avg. Flow Depth=0.58' Max Vel=6.14 fps Inflow=3.44 cfs 53,505 cf 15.0" Round Pipe n=0.013 L=101.3' S=0.0145 ' Capacity=7.78 cfs Outflow=3.43 cfs 53,489 cf
Reach 4R: Pipe	Avg. Flow Depth=0.48' Max Vel=4.67 fps Inflow=2.05 cfs 32,242 cf 15.0" Round Pipe n=0.013 L=205.0' S=0.0100 ' Capacity=6.46 cfs Outflow=2.04 cfs 32,216 cf
Link 1L: Wetland	Inflow=3.85 cfs 59,801 cf Primary=3.85 cfs 59,801 cf

Total Runoff Area = 225,634 sf Runoff Volume = 59,858 cf Average Runoff Depth = 3.18"
22.47% Pervious = 50,693 sf 77.53% Impervious = 174,941 sf

2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Subcatchment 5S: South Nyberg

Runoff = 0.43 cfs @ 7.90 hrs, Volume= 6,326 cf, Depth> 3.31"

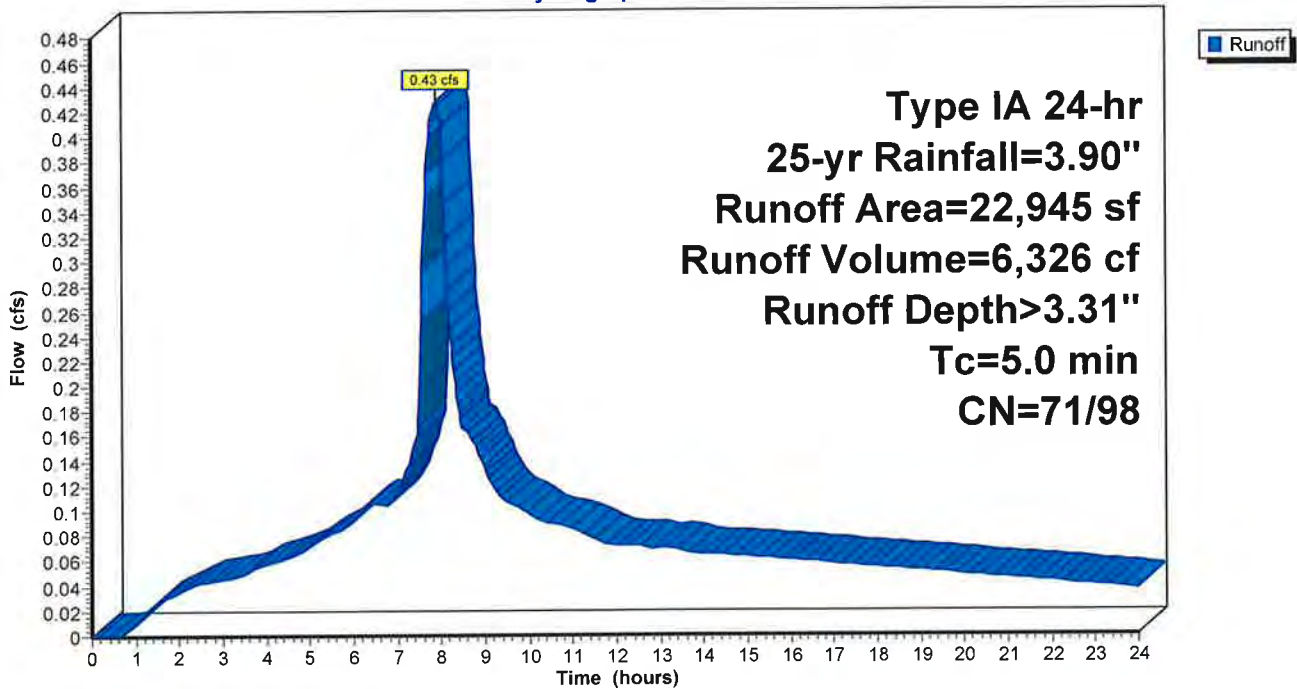
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
22,945	94	Urban commercial, 85% imp, HSG C
3,442	71	15.00% Pervious Area
19,503	98	85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: South Nyberg

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Subcatchment 6S: North Nyberg

Runoff = 0.13 cfs @ 7.90 hrs, Volume= 1,855 cf, Depth> 3.31"

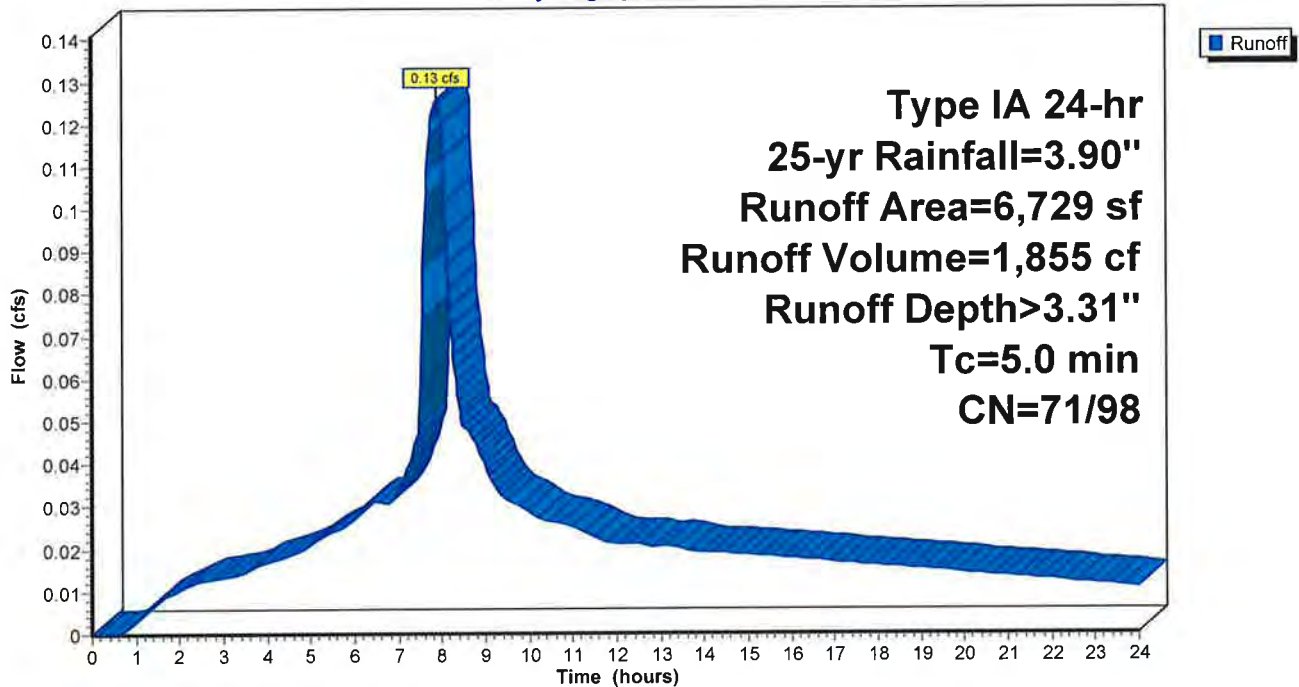
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
6,729	94	Urban commercial, 85% imp, HSG C
1,009	71	15.00% Pervious Area
5,720	98	85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 6S: North Nyberg

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Subcatchment 7S: West Nyberg

Runoff = 2.05 cfs @ 7.98 hrs, Volume= 32,242 cf, Depth> 2.93"

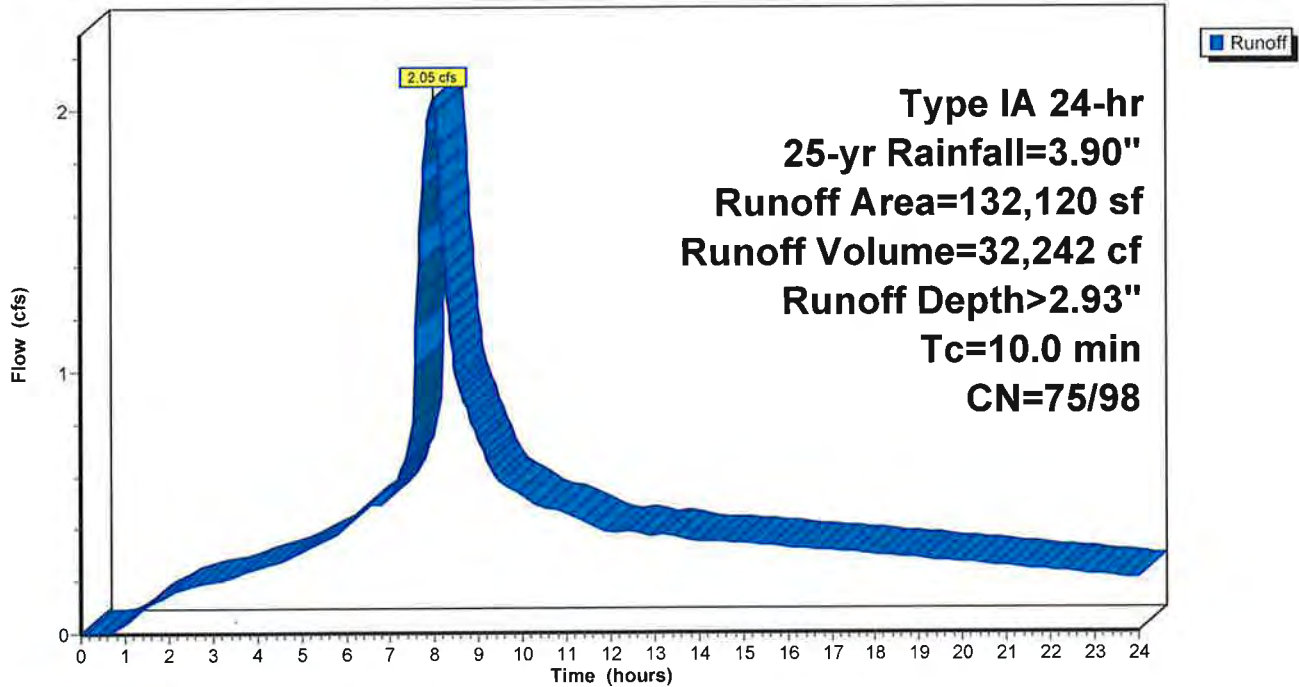
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
132,120	90	1/8 acre lots, 65% imp, HSG C
46,242	75	35.00% Pervious Area
85,878	98	65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 7S: West Nyberg

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Subcatchment 8S: Proposed South Basin

Runoff = 1.27 cfs @ 7.97 hrs, Volume= 19,434 cf, Depth> 3.65"

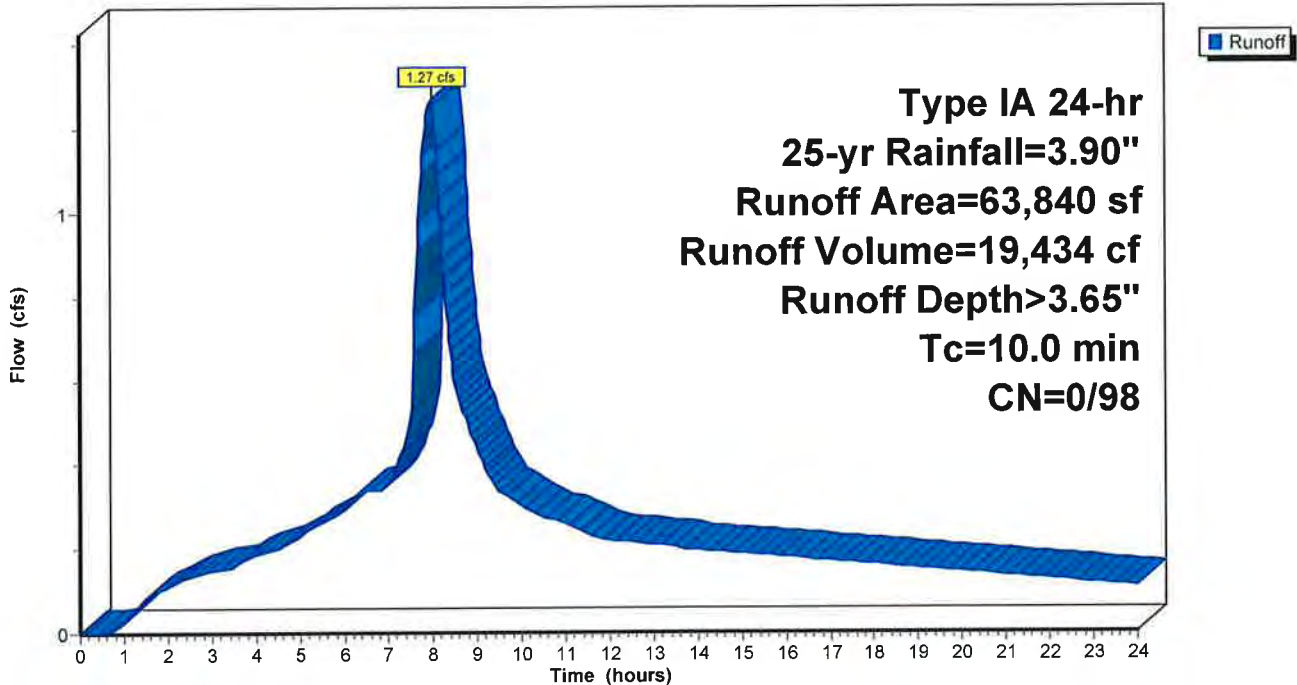
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
39,419	98	Paved parking, HSG C
24,421	98	Roofs, HSG C
63,840	98	Weighted Average
63,840	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 8S: Proposed South Basin

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Reach 2R: Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[62] Hint: Exceeded Reach 3R OUTLET depth by 0.02' @ 0.00 hrs

Inflow Area = 225,634 sf, 77.53% Impervious, Inflow Depth > 3.18" for 25-yr event
 Inflow = 3.85 cfs @ 7.98 hrs, Volume= 59,815 cf
 Outflow = 3.85 cfs @ 7.98 hrs, Volume= 59,801 cf, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 7.46 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 4.42 fps, Avg. Travel Time= 0.4 min

Peak Storage= 52 cf @ 7.98 hrs
 Average Depth at Peak Storage= 0.55'
 Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 9.71 cfs

15.0" Round Pipe
 n= 0.013 Corrugated PE, smooth interior
 Length= 101.3' Slope= 0.0226 '/'
 Inlet Invert= 111.95', Outlet Invert= 109.66'



2752-001 Nyberg DownStream

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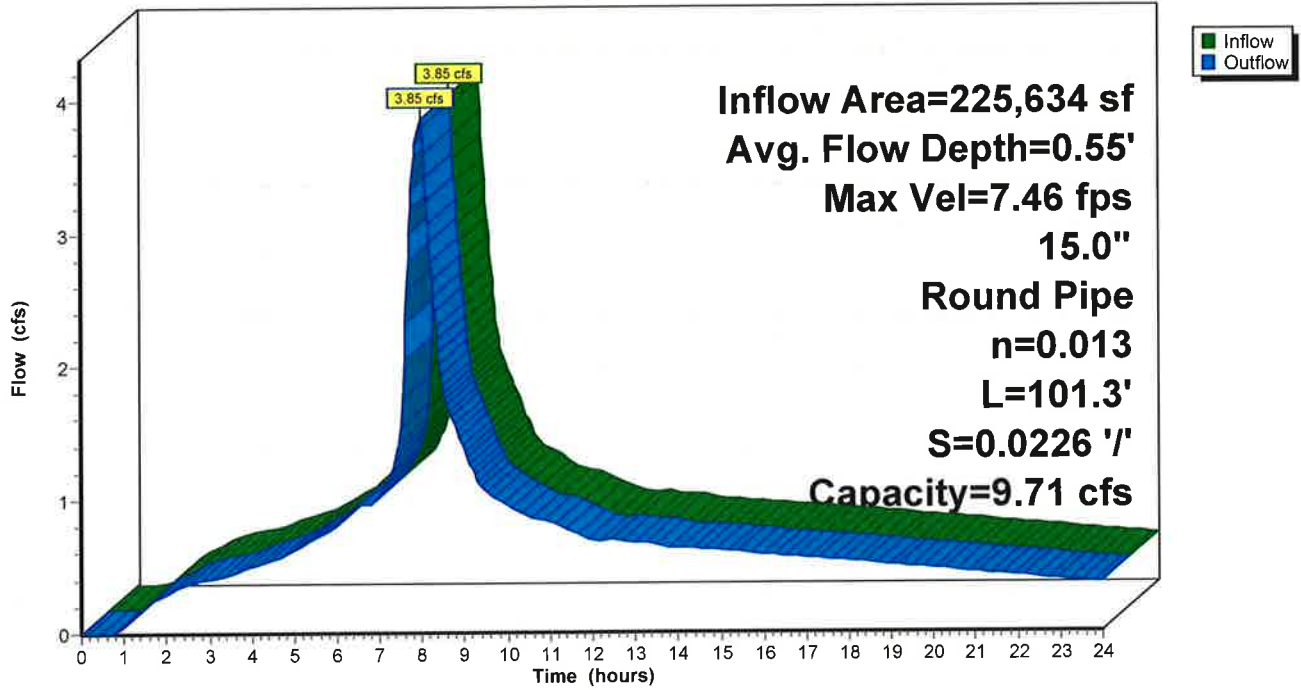
Type IA 24-hr 25-yr Rainfall=3.90"

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Reach 2R: Pipe

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Reach 3R: Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[62] Hint: Exceeded Reach 4R OUTLET depth by 0.10' @ 7.98 hrs

Inflow Area = 202,689 sf, 76.69% Impervious, Inflow Depth > 3.17" for 25-yr event
 Inflow = 3.44 cfs @ 7.98 hrs, Volume= 53,505 cf
 Outflow = 3.43 cfs @ 7.99 hrs, Volume= 53,489 cf, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 6.14 fps, Min. Travel Time= 0.3 min
 Avg. Velocity= 3.65 fps, Avg. Travel Time= 0.5 min

Peak Storage= 57 cf @ 7.98 hrs
 Average Depth at Peak Storage= 0.58'
 Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 7.78 cfs

15.0" Round Pipe
 n= 0.013 Corrugated PE, smooth interior
 Length= 101.3' Slope= 0.0145 '/'
 Inlet Invert= 113.40', Outlet Invert= 111.93'



2752-001 Nyberg DownStream

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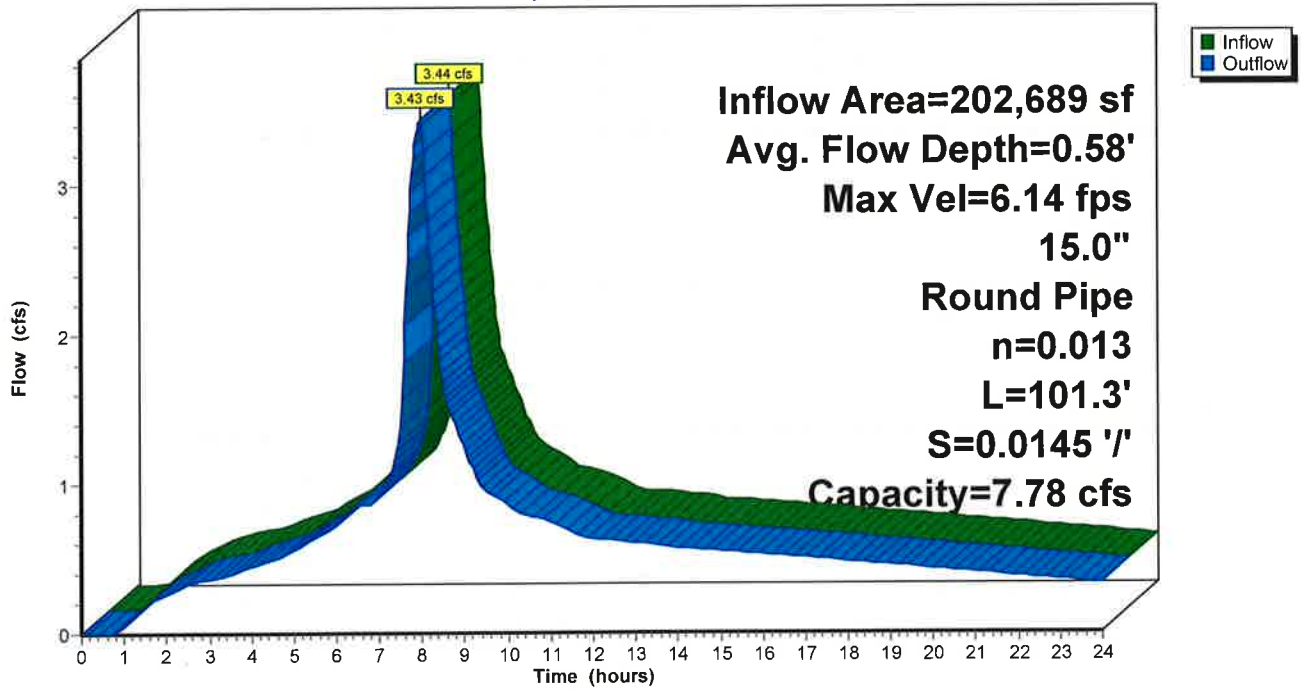
Type IA 24-hr 25-yr Rainfall=3.90"

Printed 8/30/2018

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Reach 3R: Pipe

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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Summary for Reach 4R: Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 132,120 sf, 65.00% Impervious, Inflow Depth > 2.93" for 25-yr event
 Inflow = 2.05 cfs @ 7.98 hrs, Volume= 32,242 cf
 Outflow = 2.04 cfs @ 8.00 hrs, Volume= 32,216 cf, Atten= 0%, Lag= 1.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 4.67 fps, Min. Travel Time= 0.7 min
 Avg. Velocity= 2.76 fps, Avg. Travel Time= 1.2 min

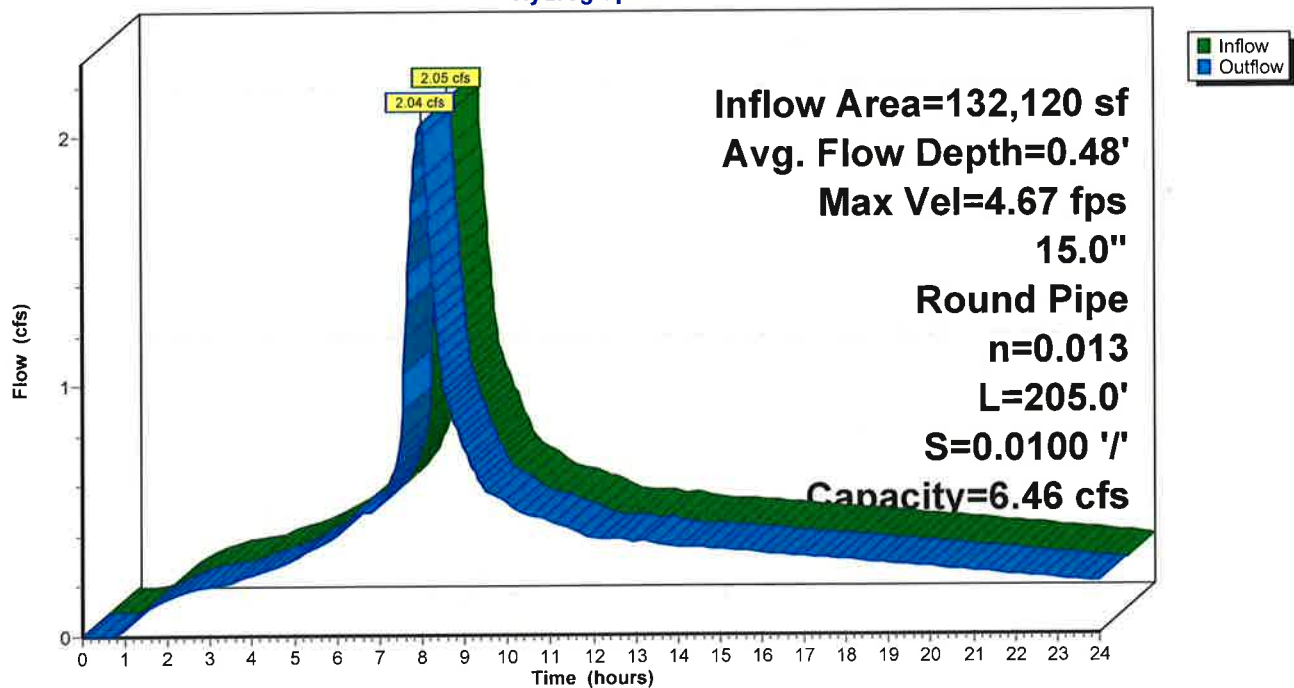
Peak Storage= 90 cf @ 7.98 hrs
 Average Depth at Peak Storage= 0.48'
 Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 6.46 cfs

15.0" Round Pipe
 n= 0.013 Corrugated PE, smooth interior
 Length= 205.0' Slope= 0.0100 '/'
 Inlet Invert= 115.45', Outlet Invert= 113.40'



Reach 4R: Pipe

Hydrograph



2752-001 Nyberg DownStream

Type IA 24-hr 25-yr Rainfall=3.90"

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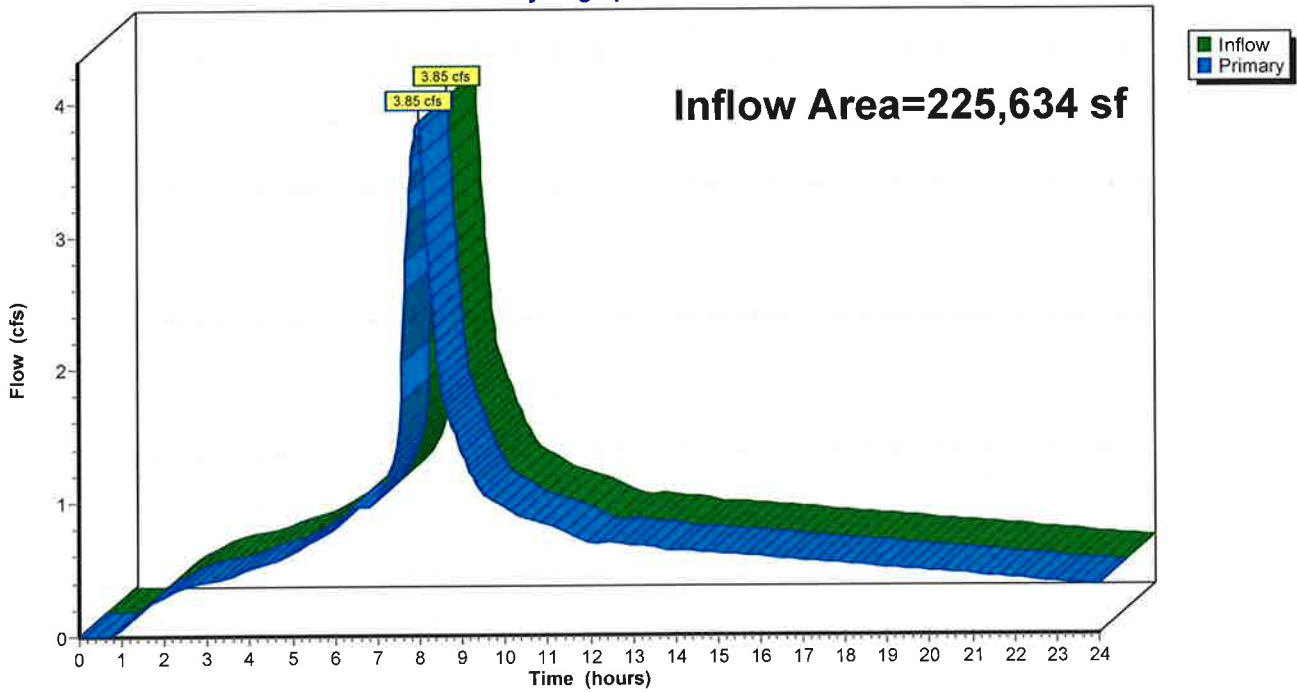
Summary for Link 1L: Wetland

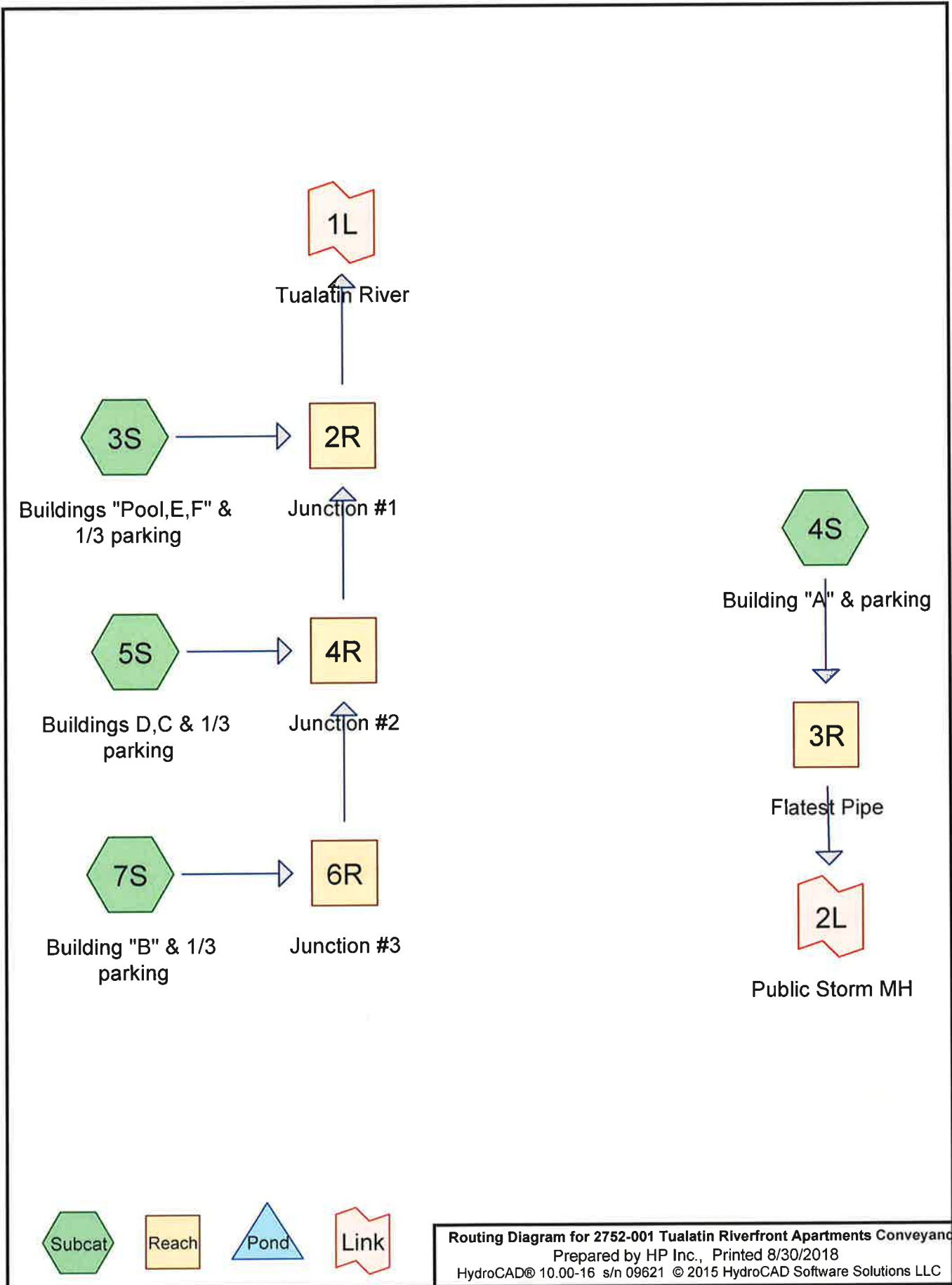
Inflow Area = 225,634 sf, 77.53% Impervious, Inflow Depth > 3.18" for 25-yr event
 Inflow = 3.85 cfs @ 7.98 hrs, Volume= 59,801 cf
 Primary = 3.85 cfs @ 7.98 hrs, Volume= 59,801 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

Link 1L: Wetland

Hydrograph





2752-001 Tualatin Riverfront Apartments Conveyance

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
49,312	61	>75% Grass cover, Good, HSG B (3S, 5S, 7S)
18,253	74	>75% Grass cover, Good, HSG C (4S)
141,249	98	Paved parking, HSG C (3S, 4S, 5S, 7S)
84,283	98	Roofs, HSG C (3S, 4S, 5S)
33,886	98	Unconnected roofs, HSG C (7S)
326,983	91	TOTAL AREA

2752-001 Tualatin Riverfront Apartments Conveyance

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
49,312	HSG B	3S, 5S, 7S
277,671	HSG C	3S, 4S, 5S, 7S
0	HSG D	
0	Other	
326,983		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	49,312	18,253	0	0	67,565	>75% Grass cover, Good
0	0	141,249	0	0	141,249	Paved parking
0	0	84,283	0	0	84,283	Roofs
0	0	33,886	0	0	33,886	Unconnected roofs
0	49,312	277,671	0	0	326,983	TOTAL AREA

2752-001 Tualatin Riverfront Apartments Conveyance

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2R	117.00	113.00	200.0	0.0200	0.013	12.0	0.0	0.0
2	3R	118.00	116.00	200.0	0.0100	0.013	12.0	0.0	0.0
3	4R	123.00	117.00	300.0	0.0200	0.013	12.0	0.0	0.0
4	6R	129.00	123.00	300.0	0.0200	0.013	12.0	0.0	0.0

2752-001 Tualatin Riverfront Apartments Conveyance Type IA 24-hr 25-yr Rainfall=3.90"
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Time span=0.00-24.00 hrs, dt=0.03 hrs, 801 points
 Runoff by SBUH method, Split Pervious/Imperv.
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Buildings "Pool,E,F" & Runoff Area=64,233 sf 74.41% Impervious Runoff Depth>2.92"
 Tc=5.0 min CN=61/98 Runoff=1.03 cfs 15,615 cf

Subcatchment4S: Building "A" & parking Runoff Area=82,093 sf 77.77% Impervious Runoff Depth>3.18"
 Tc=5.0 min CN=74/98 Runoff=1.47 cfs 21,777 cf

Subcatchment5S: Buildings D,C & 1/3 Runoff Area=96,389 sf 82.95% Impervious Runoff Depth>3.16"
 Tc=5.0 min CN=61/98 Runoff=1.70 cfs 25,420 cf

Subcatchment7S: Building "B" & 1/3 Runoff Area=84,268 sf 80.49% Impervious Runoff Depth>3.09"
 Tc=5.0 min CN=61/98 Runoff=1.45 cfs 21,724 cf

Reach 2R: Junction #1 Avg. Flow Depth=0.69' Max Vel=7.17 fps Inflow=4.17 cfs 62,700 cf
 12.0" Round Pipe n=0.013 L=200.0' S=0.0200 '/' Capacity=5.04 cfs Outflow=4.17 cfs 62,670 cf

Reach 3R: Flatest Pipe Avg. Flow Depth=0.45' Max Vel=4.32 fps Inflow=1.47 cfs 21,777 cf
 12.0" Round Pipe n=0.013 L=200.0' S=0.0100 '/' Capacity=3.56 cfs Outflow=1.47 cfs 21,759 cf

Reach 4R: Junction #2 Avg. Flow Depth=0.57' Max Vel=6.77 fps Inflow=3.15 cfs 47,122 cf
 12.0" Round Pipe n=0.013 L=300.0' S=0.0200 '/' Capacity=5.04 cfs Outflow=3.14 cfs 47,086 cf

Reach 6R: Junction #3 Avg. Flow Depth=0.37' Max Vel=5.54 fps Inflow=1.45 cfs 21,724 cf
 12.0" Round Pipe n=0.013 L=300.0' S=0.0200 '/' Capacity=5.04 cfs Outflow=1.45 cfs 21,702 cf

Link 1L: Tualatin River Inflow=4.17 cfs 62,670 cf
 Primary=4.17 cfs 62,670 cf

Link 2L: Public Storm MH Inflow=1.47 cfs 21,759 cf
 Primary=1.47 cfs 21,759 cf

Total Runoff Area = 326,983 sf Runoff Volume = 84,536 cf Average Runoff Depth = 3.10"
20.66% Pervious = 67,565 sf 79.34% Impervious = 259,418 sf

Summary for Subcatchment 3S: Buildings "Pool,E,F" & 1/3 parking

Runoff = 1.03 cfs @ 7.90 hrs, Volume= 15,615 cf, Depth> 2.92"

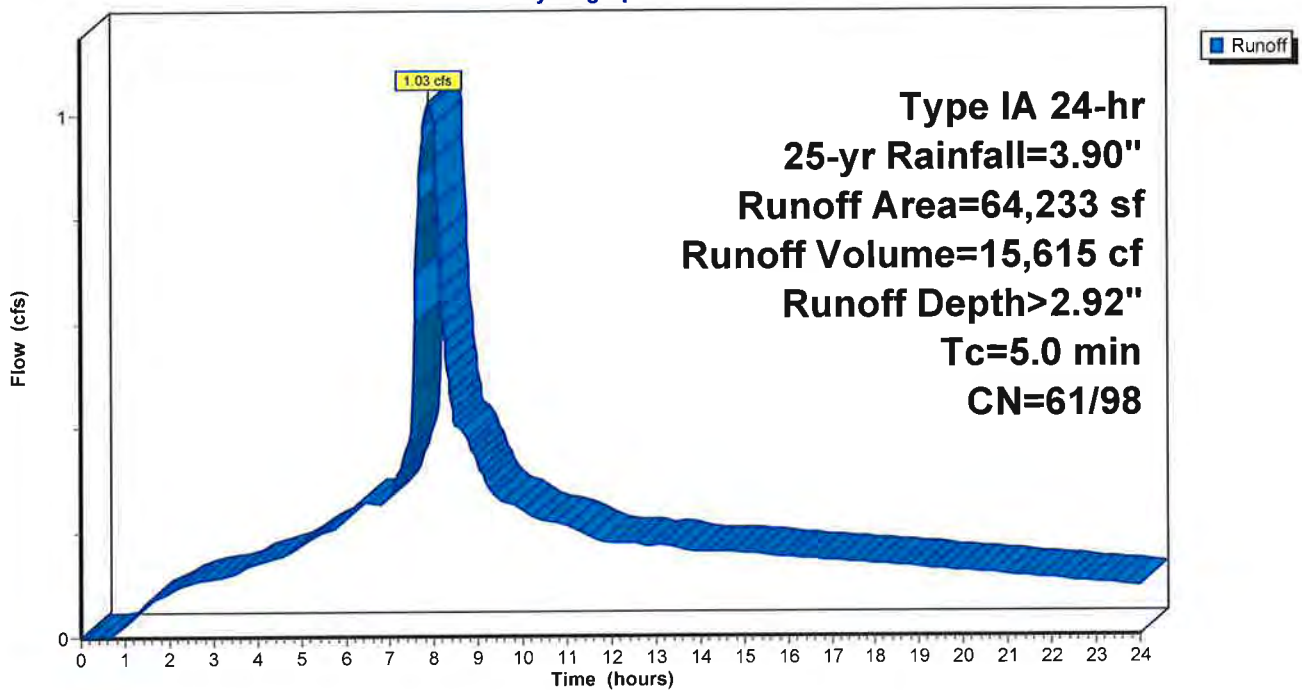
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
13,853	98	Roofs, HSG C
33,943	98	Paved parking, HSG C
16,437	61	>75% Grass cover, Good, HSG B
64,233	89	Weighted Average
16,437	61	25.59% Pervious Area
47,796	98	74.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Buildings "Pool,E,F" & 1/3 parking

Hydrograph



Summary for Subcatchment 4S: Building "A" & parking

Runoff = 1.47 cfs @ 7.90 hrs, Volume= 21,777 cf, Depth> 3.18"

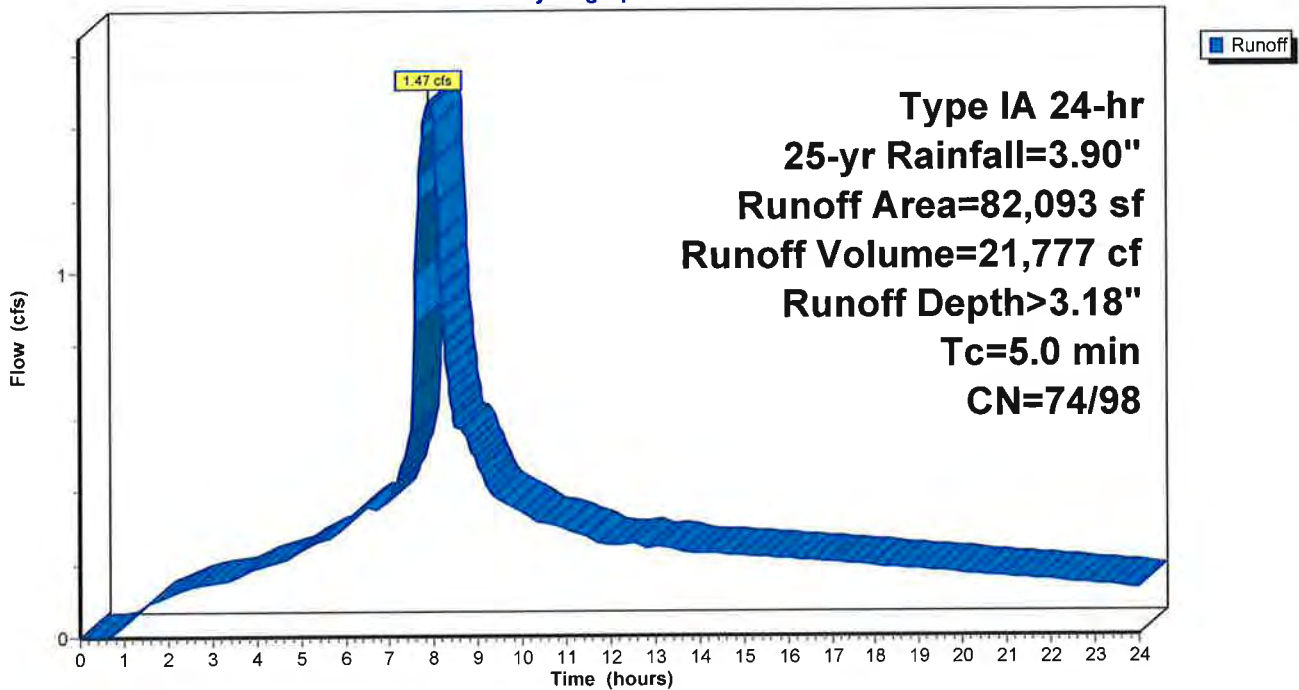
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
24,421	98	Roofs, HSG C
39,419	98	Paved parking, HSG C
18,253	74	>75% Grass cover, Good, HSG C
82,093	93	Weighted Average
18,253	74	22.23% Pervious Area
63,840	98	77.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S: Building "A" & parking

Hydrograph



Summary for Subcatchment 5S: Buildings D,C & 1/3 parking

Runoff = 1.70 cfs @ 7.90 hrs, Volume= 25,420 cf, Depth> 3.16"

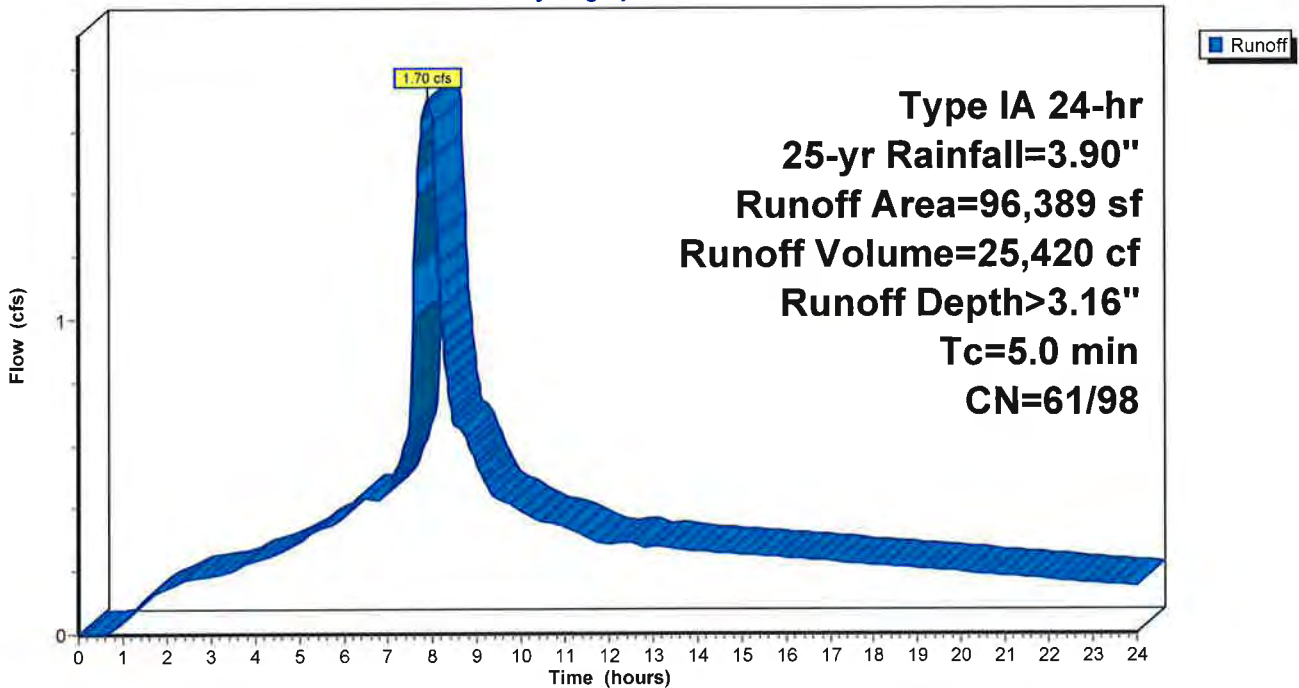
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
46,009	98	Roofs, HSG C
33,943	98	Paved parking, HSG C
16,437	61	>75% Grass cover, Good, HSG B
96,389	92	Weighted Average
16,437	61	17.05% Pervious Area
79,952	98	82.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Buildings D,C & 1/3 parking

Hydrograph



Summary for Subcatchment 7S: Building "B" & 1/3 parking

Runoff = 1.45 cfs @ 7.90 hrs, Volume= 21,724 cf, Depth> 3.09"

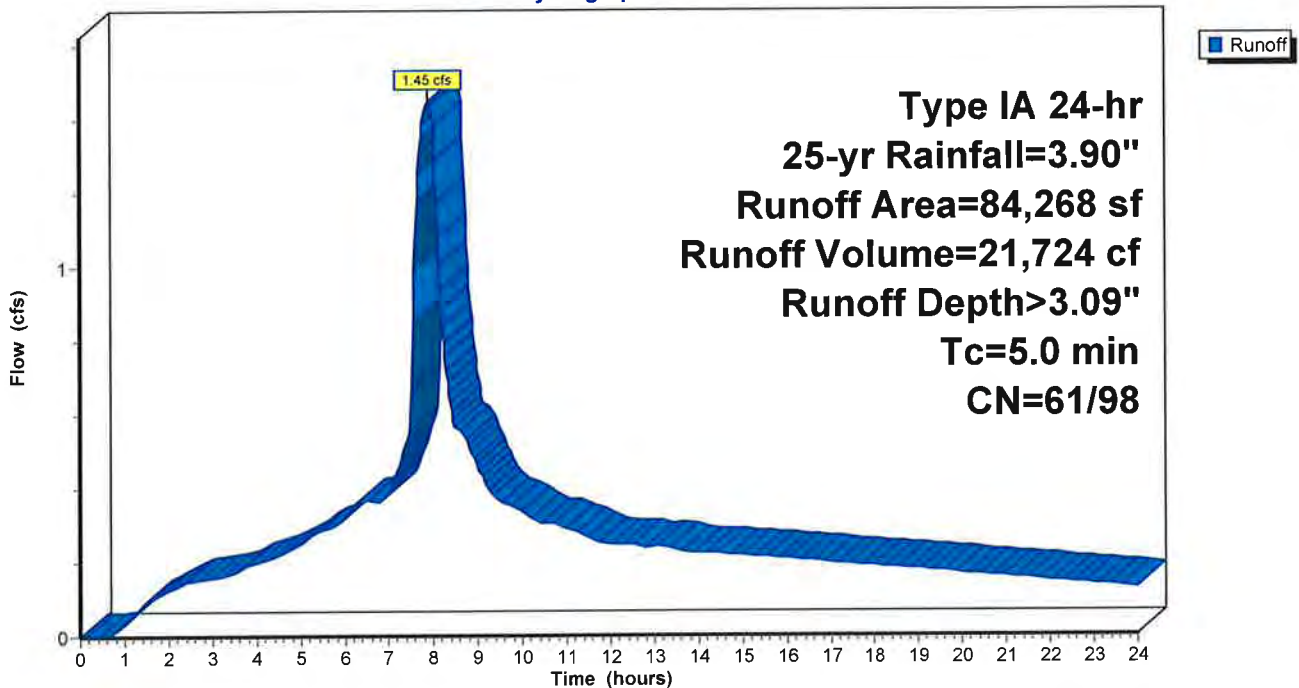
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
33,886	98	Unconnected roofs, HSG C
33,944	98	Paved parking, HSG C
16,438	61	>75% Grass cover, Good, HSG B
84,268	91	Weighted Average
16,438	61	19.51% Pervious Area
67,830	98	80.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: Building "B" & 1/3 parking

Hydrograph



Summary for Reach 2R: Junction #1

[52] Hint: Inlet/Outlet conditions not evaluated

[62] Hint: Exceeded Reach 4R OUTLET depth by 0.12' @ 7.95 hrs

Inflow Area = 244,890 sf, 79.86% Impervious, Inflow Depth > 3.07" for 25-yr event
 Inflow = 4.17 cfs @ 7.92 hrs, Volume= 62,700 cf
 Outflow = 4.17 cfs @ 7.94 hrs, Volume= 62,670 cf, Atten= 0%, Lag= 0.9 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 7.17 fps, Min. Travel Time= 0.5 min
 Avg. Velocity= 4.39 fps, Avg. Travel Time= 0.8 min

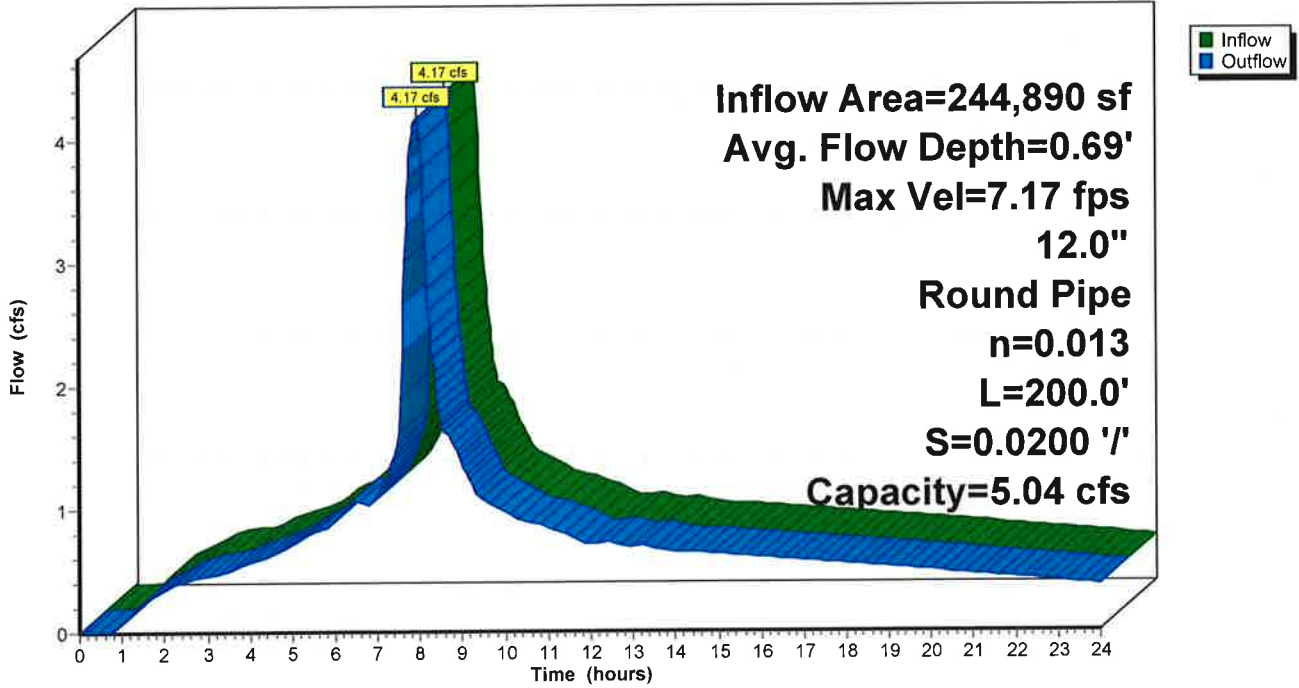
Peak Storage= 116 cf @ 7.93 hrs
 Average Depth at Peak Storage= 0.69'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.04 cfs

12.0" Round Pipe
 n= 0.013
 Length= 200.0' Slope= 0.0200 1/100'
 Inlet Invert= 117.00', Outlet Invert= 113.00'



Reach 2R: Junction #1

Hydrograph



Summary for Reach 3R: Flatest Pipe

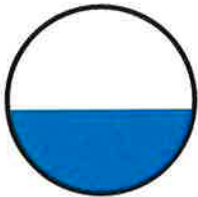
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 82,093 sf, 77.77% Impervious, Inflow Depth > 3.18" for 25-yr event
 Inflow = 1.47 cfs @ 7.90 hrs, Volume= 21,777 cf
 Outflow = 1.47 cfs @ 7.92 hrs, Volume= 21,759 cf, Atten= 0%, Lag= 1.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 4.32 fps, Min. Travel Time= 0.8 min
 Avg. Velocity= 2.52 fps, Avg. Travel Time= 1.3 min

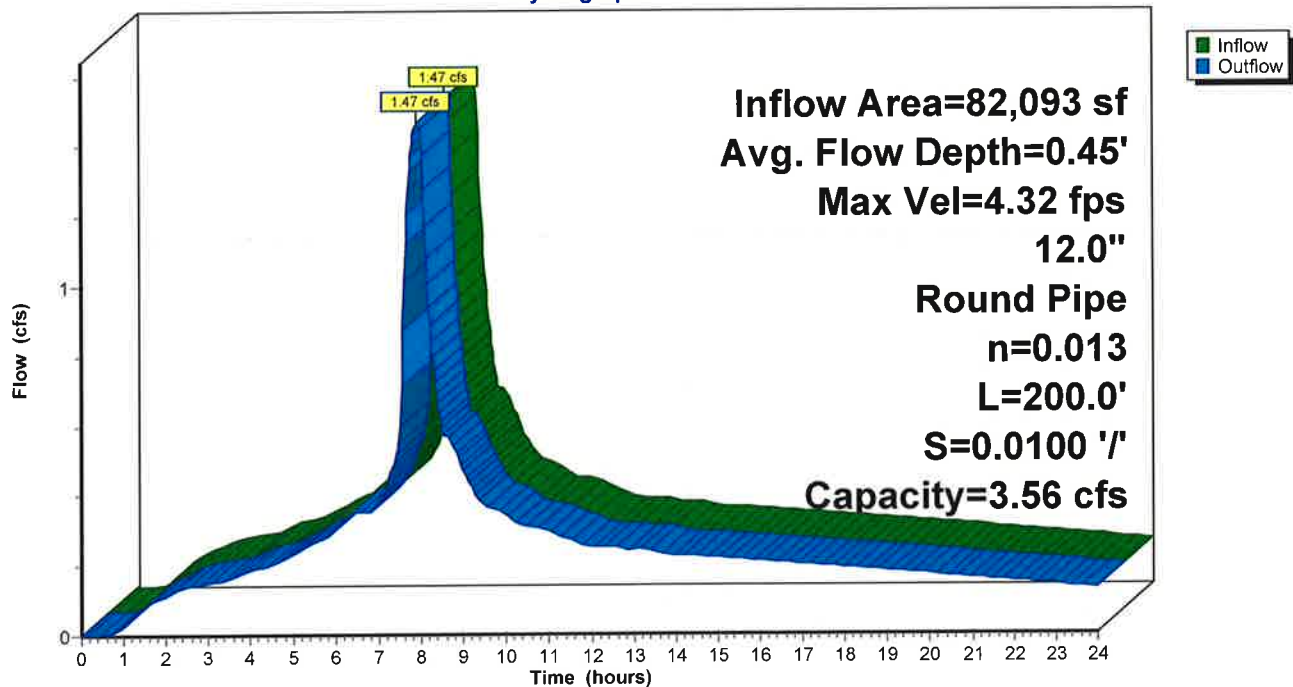
Peak Storage= 68 cf @ 7.91 hrs
 Average Depth at Peak Storage= 0.45'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 3.56 cfs

12.0" Round Pipe
 n= 0.013 Corrugated PE, smooth interior
 Length= 200.0' Slope= 0.0100 '/'
 Inlet Invert= 118.00', Outlet Invert= 116.00'



Reach 3R: Flatest Pipe

Hydrograph



Summary for Reach 4R: Junction #2

[52] Hint: Inlet/Outlet conditions not evaluated

[62] Hint: Exceeded Reach 6R OUTLET depth by 0.21' @ 7.92 hrs

Inflow Area = 180,657 sf, 81.80% Impervious, Inflow Depth > 3.13" for 25-yr event
 Inflow = 3.15 cfs @ 7.91 hrs, Volume= 47,122 cf
 Outflow = 3.14 cfs @ 7.93 hrs, Volume= 47,086 cf, Atten= 0%, Lag= 1.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 6.77 fps, Min. Travel Time= 0.7 min
 Avg. Velocity= 4.04 fps, Avg. Travel Time= 1.2 min

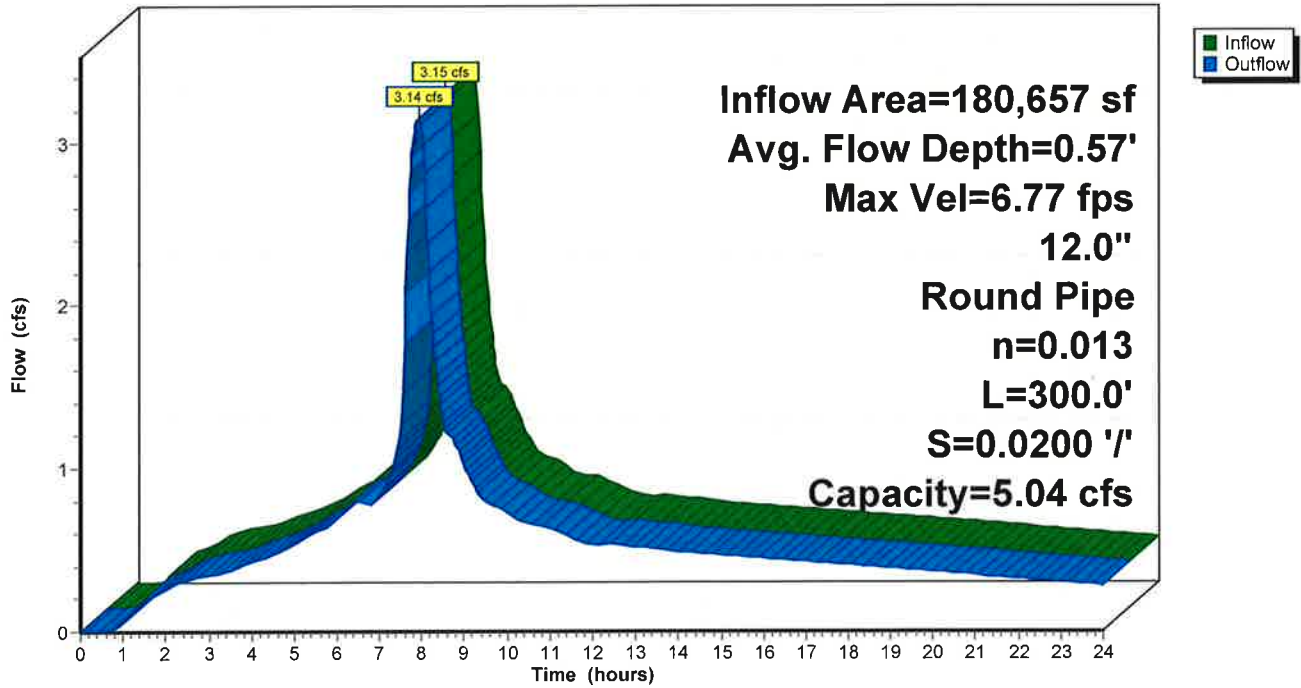
Peak Storage= 139 cf @ 7.92 hrs
 Average Depth at Peak Storage= 0.57'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.04 cfs

12.0" Round Pipe
 n= 0.013
 Length= 300.0' Slope= 0.0200 '/'
 Inlet Invert= 123.00', Outlet Invert= 117.00'



Reach 4R: Junction #2

Hydrograph



Summary for Reach 6R: Junction #3

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 84,268 sf, 80.49% Impervious, Inflow Depth > 3.09" for 25-yr event
 Inflow = 1.45 cfs @ 7.90 hrs, Volume= 21,724 cf
 Outflow = 1.45 cfs @ 7.92 hrs, Volume= 21,702 cf, Atten= 0%, Lag= 1.6 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
 Max. Velocity= 5.54 fps, Min. Travel Time= 0.9 min
 Avg. Velocity = 3.23 fps, Avg. Travel Time= 1.5 min

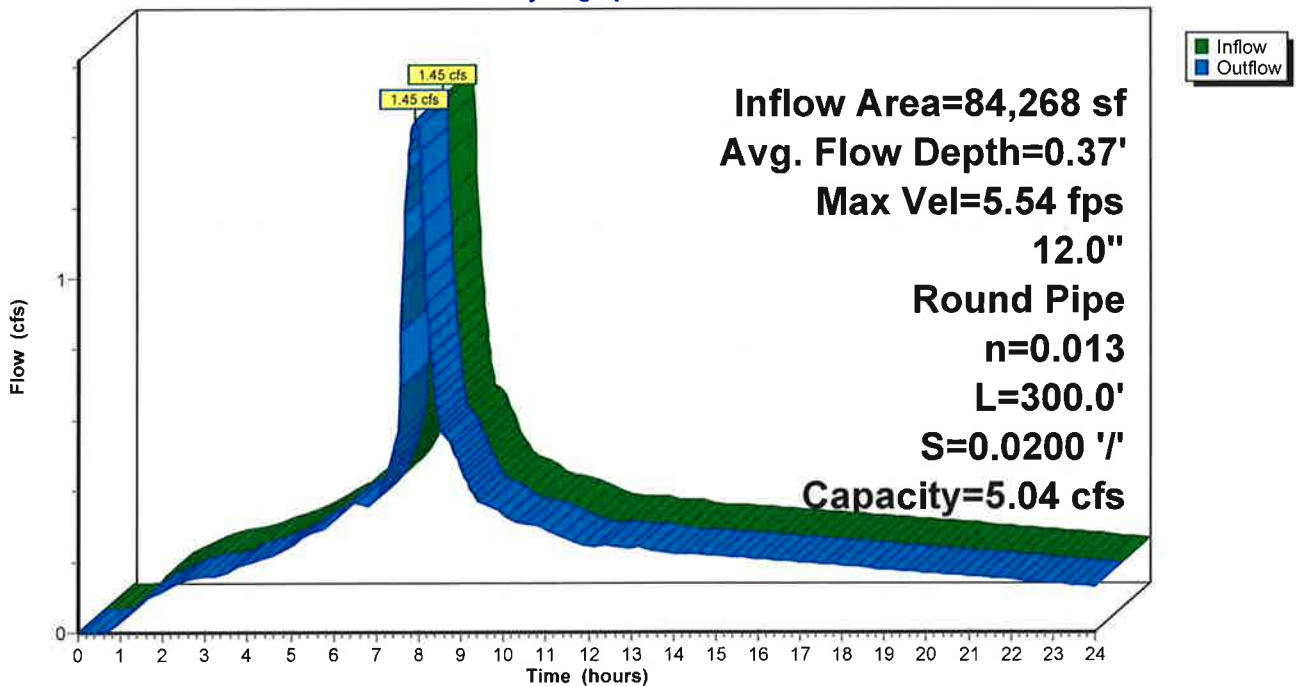
Peak Storage= 78 cf @ 7.91 hrs
 Average Depth at Peak Storage= 0.37'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 5.04 cfs

12.0" Round Pipe
 n= 0.013
 Length= 300.0' Slope= 0.0200 '/'
 Inlet Invert= 129.00', Outlet Invert= 123.00'



Reach 6R: Junction #3

Hydrograph



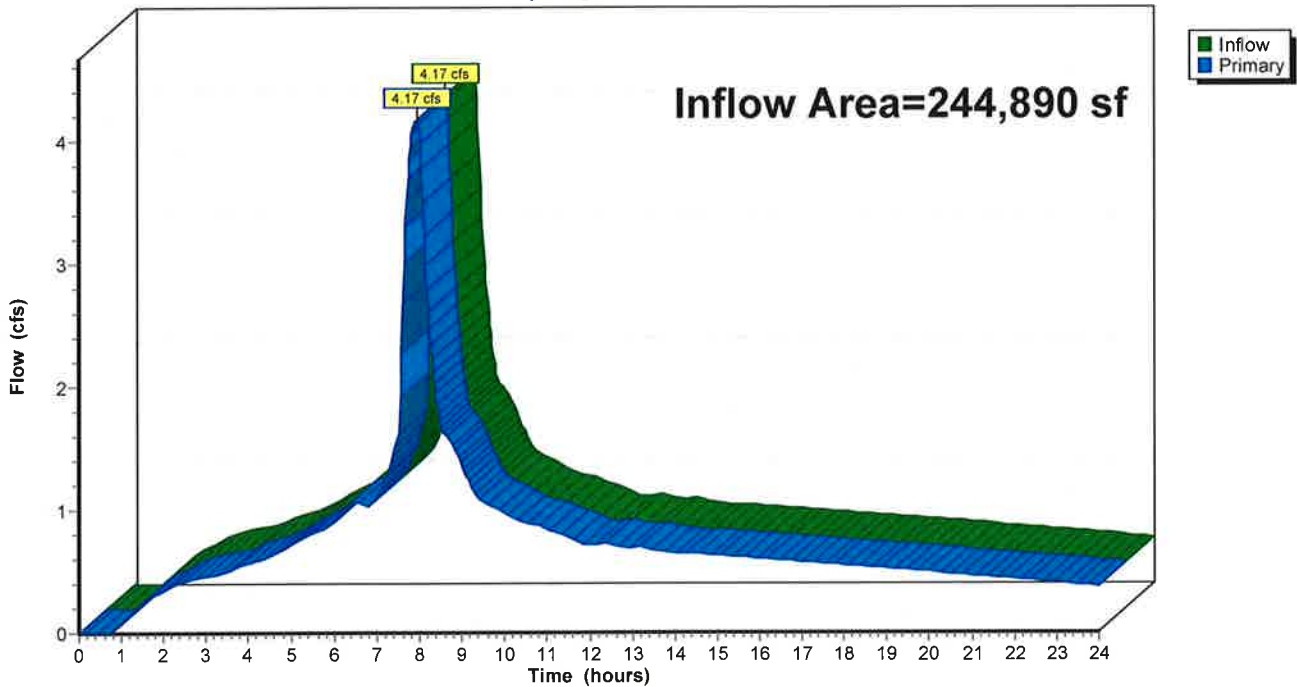
Summary for Link 1L: Tualatin River

Inflow Area = 244,890 sf, 79.86% Impervious, Inflow Depth > 3.07" for 25-yr event
 Inflow = 4.17 cfs @ 7.94 hrs, Volume= 62,670 cf
 Primary = 4.17 cfs @ 7.94 hrs, Volume= 62,670 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

Link 1L: Tualatin River

Hydrograph



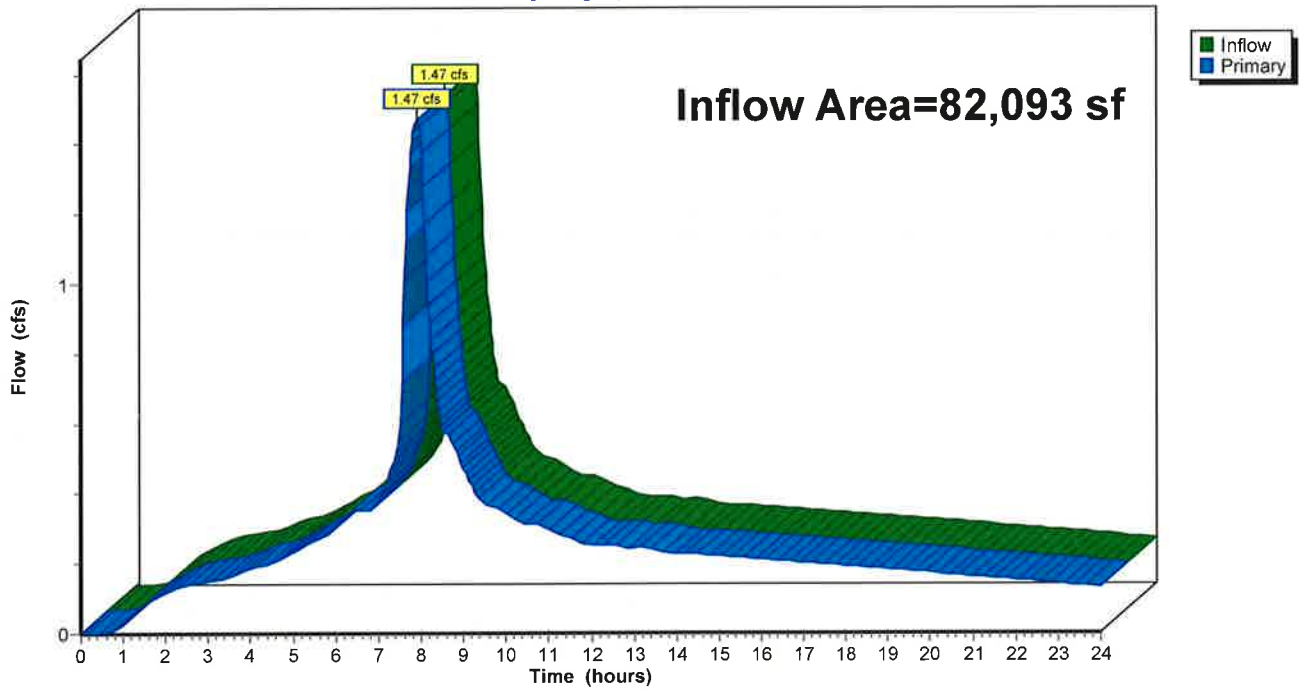
Summary for Link 2L: Public Storm MH

Inflow Area = 82,093 sf, 77.77% Impervious, Inflow Depth > 3.18" for 25-yr event
 Inflow = 1.47 cfs @ 7.92 hrs, Volume= 21,759 cf
 Primary = 1.47 cfs @ 7.92 hrs, Volume= 21,759 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

Link 2L: Public Storm MH

Hydrograph



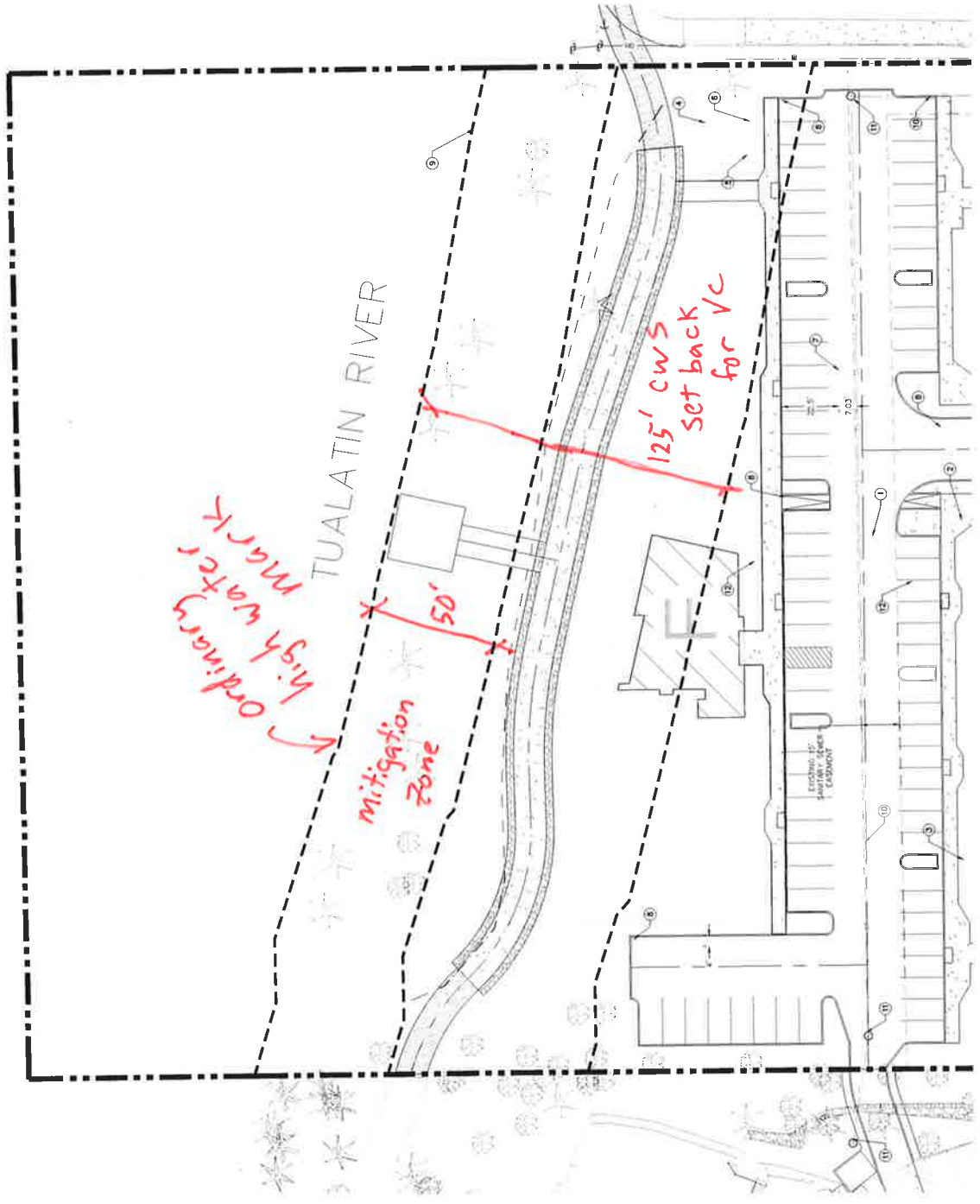
Appendix I:

Sensitive Area Map (VC setback)



CONSTRUCTION KEYNOTES

- 1 PROPOSED DOMESTIC WATER SERVICE LINE
- 2 PROPOSED FIRE SERVICE LINE
- 3 PROPOSED FIRE HYDRANT
- 4 PROPOSED 48" STORM DRAIN MANHOLE
- 5 PROPOSED 48" STORM SPLITTER MANHOLE
- 6 PROPOSED 96" STORM TREATMENT MANHOLE
- 7 PROPOSED STORM DRAIN MAINLINE
- 8 PROPOSED CATCH BASIN
- 9 PROPOSED STORM OUTFALL WITH BACK FLOW PREVENTER
- 10 EXISTING SANITARY MAINLINE
- 11 EXISTING STANDARD 48" SANITARY MANHOLE
- 12 PROPOSED SANITARY LATERAL



EXISTING 12" SANITARY MANHOLE

7.03

Appendix J:

Flood Plain Map FEMA





**Real-World Geotechnical Solutions
Investigation • Design • Construction Support**

January 6, 2012
Project No. 11-2475

Tom Clarey
HMI Management
1200 SW 66th Avenue, Suite 300
Portland, Oregon 97225
Via email: tandem1@tandemprop.com

**SUBJECT: PRELIMINARY GEOTECHNICAL ENGINEERING REPORT
RV PARK OF PORTLAND
6645 SW NYBERG LANE
TUALATIN, OREGON**

This report presents the preliminary results of a geotechnical engineering study conducted by GeoPacific Engineering, Inc. (GeoPacific) for the above-referenced project. The purpose of our investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for site development. This geotechnical study was performed in accordance with GeoPacific Proposal No. P-4059, dated October 13, 2011, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is approximately 9.5 acres in size and is located on the north side of SW Nyberg Lane in the City of Tualatin, Washington County, Oregon. Topography at the site is gently sloping to the northeast and southwest from a topographical high located in the central western boundary of the site. Slopes steepen adjacent to the Tualatin River, which forms the northern property boundary of the site. The majority of the site is currently occupied by a RV Park. Two structures that house restroom and laundry facilities are present on the site. A manufactured home that serves as an office is located in the southwestern portion of the site.

Based on the preliminary site plans provided, the proposed development consists of the construction of a new apartment building that may be up to three stories in height, driveway and parking areas, and associated underground utilities. A grading plan has not been provided for our review, however; we understand that grading will be minimized.

REGIONAL AND LOCAL GEOLOGIC SETTING

Regionally, the subject site lies within the Willamette Valley/Puget Sound lowland, a broad structural depression situated between the Coast Range on the west and the Cascade Range on the east. A series of discontinuous faults subdivide the Willamette Valley into a mosaic of

fault-bounded, structural blocks (Yeats et al., 1996). Uplifted structural blocks form bedrock highlands, while down-warped structural blocks form sedimentary basins.

The subject site is underlain by the Columbia River Basalt Formation (Madin, 1990). The Miocene aged (about 14.5 to 16.5 million years ago) Columbia River Basalts are a thick sequence of lava flows which form the crystalline basement of the Tualatin Valley. The basalts are composed of dense, finely crystalline rock that is commonly fractured along blocky and columnar vertical joints. Individual basalt flow units typically range from 25 to 125 feet thick and interflow zones are typically vesicular, scoriaceous, brecciated, and sometimes include sedimentary rocks.

REGIONAL SEISMIC SETTING

At least three major fault zones capable of generating damaging earthquakes are thought to exist in the vicinity of the subject site. These include the Portland Hills Fault Zone, the Gales Creek-Newberg-Mt. Angel Structural Zone, and the Cascadia Subduction Zone.

Portland Hills Fault Zone

The Portland Hills Fault Zone is a series of NW-trending faults that include the central Portland Hills Fault, the western Oatfield Fault, and the eastern East Bank Fault. These faults occur in a northwest-trending zone that varies in width between 3.5 and 5.0 miles. The combined three faults vertically displace the Columbia River Basalt by 1,130 feet and appear to control thickness changes in late Pleistocene (approx. 780,000 years) sediment (Madin, 1990). The Portland Hills Fault occurs along the Willamette River at the base of the Portland Hills, and is about 7 miles northeast of the site. The Oatfield Fault occurs along the western side of the Portland Hills, and is about 5 miles northeast of the site. The accuracy of the fault mapping is stated to be within 500 meters (Wong, et al., 2000). No historical seismicity is correlated with the mapped portion of the Portland Hills Fault Zone, but in 1991 a M3.5 earthquake occurred on a NW-trending shear plane located 1.3 miles east of the fault (Yelin, 1992). Although there is no definitive evidence of recent activity, the Portland Hills Fault Zone is assumed to be potentially active (Geomatrix Consultants, 1995).

Gales Creek-Newberg-Mt. Angel Structural Zone

The Gales Creek-Newberg-Mt. Angel Structural Zone is a 50-mile-long zone of discontinuous, NW-trending faults that lies about 13.5 miles southwest of the subject site. These faults are recognized in the subsurface by vertical separation of the Columbia River Basalt and offset seismic reflectors in the overlying basin sediment (Yeats et al., 1996; Werner et al., 1992). A geologic reconnaissance and photogeologic analysis study conducted for the Scoggins Dam site in the Tualatin Basin revealed no evidence of deformed geomorphic surfaces along the structural zone (Unruh et al., 1994). No seismicity has been recorded on the Gales Creek Fault (the fault closest to the subject site); however, these faults are considered to be potentially active because they may connect with the seismically active Mount Angel Fault and the rupture plane of the 1993 M5.6 Scotts Mills earthquake (Werner et al. 1992; Geomatrix Consultants, 1995).

Cascadia Subduction Zone

The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a

rate of 4 cm per year (Goldfinger et al., 1996). A growing body of geologic evidence suggests that prehistoric subduction zone earthquakes have occurred (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). This evidence includes: (1) buried tidal marshes recording episodic, sudden subsidence along the coast of northern California, Oregon, and Washington, (2) burial of subsided tidal marshes by tsunami wave deposits, (3) paleoliquefaction features, and (4) geodetic uplift patterns on the Oregon coast. Radiocarbon dates on buried tidal marshes indicate a recurrence interval for major subduction zone earthquakes of 250 to 650 years with the last event occurring 300 years ago (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). The inferred seismogenic portion of the plate interface lies approximately along the Oregon Coast at depths of between 20 and 40 kilometers below the surface.

SUBSURFACE CONDITIONS

Our site-specific exploration for this report was conducted on December 16 and 19, 2011. A total of fourteen exploratory borings were drilled to depths of 2.2 to 13.8 feet at the approximate location indicated on Figure 2. It should be noted that the boring location was located in the field by pacing or taping distances from apparent property corners and other site features shown on the plans provided. As such, the locations of the explorations should be considered approximate.

The borehole was drilled using a trailer-mounted drill rig and solid stem auger methods. At boring location B-1, SPT (Standard Penetration Test) sampling was performed in general accordance with ASTM D1586 using a 2-inch outside diameter split-spoon sampler and a 140-pound hammer equipped with a rope and cathead mechanism. During the test, a sample is obtained by driving the sampler 18 inches into the soil with the hammer free-falling 30 inches. The number of blows for each 6 inches of penetration is recorded. The Standard Penetration Resistance ("N-value") of the soil is calculated as the number of blows required for the final 12 inches of penetration. If 50 or more blows are recorded within a single 6-inch interval, the test is terminated, and the blow count is recorded as 50 blows for the number of inches driven. This resistance, or N-value, provides a measure of the relative density of granular soils and the relative consistency of cohesive soils. At the completion of the borings, the holes were backfilled with bentonite.

A GeoPacific geologist continuously monitored the field exploration program and logged the boring. Soils observed in the explorations were classified in general accordance with the Unified Soil Classification System. Rock hardness was classified in accordance with Table 1, modified from the ODOT Rock Hardness Classification Chart.

Table 1. Rock Hardness Classification Chart

ODOT Rock Hardness Rating	Field Criteria	Unconfined Compressive Strength	Typical Equipment Needed For Excavation
Extremely Soft (R0)	Indented by thumbnail	<100 psi	Small excavator
Very Soft (R1)	Scratched by thumbnail, crumbled by rock hammer	100-1,000 psi	Small excavator
Soft (R2)	Not scratched by thumbnail, indented by rock hammer	1,000-4,000 psi	Medium excavator (slow digging with small excavator)
Medium Hard (R3)	Scratched or fractured by rock hammer	4,000-8,000 psi	Medium to large excavator (slow to very slow digging), typically requires chipping with hydraulic hammer or mass excavation)
Hard (R4)	Scratched or fractured w/ difficulty	8,000-16,000 psi	Slow chipping with hydraulic hammer and/or blasting
Very Hard (R5)	Not scratched or fractured after many blows, hammer rebounds	>16,000 psi	Blasting

During exploration, our geologist also noted geotechnical conditions such as soil consistency, moisture and groundwater conditions. Logs of the borings are attached to this report. The following report sections are based on the exploration program and summarize subsurface conditions encountered at the site.

Undocumented Fill: Undocumented fill was not encountered during our explorations; however, areas of undocumented fill may be present outside our boring locations and in the vicinity of the existing structures.

Existing Pavement – In borings, the ground surface was directly underlain by existing pavement composed of about 2 inches of asphalt concrete underlain by about 6 inches of crushed rock.

Residual Soil – In borings B-1 through B-14, the existing pavement was directly underlain by residual soil derived from in place decomposition of the underlying Columbia River Basalt Formation. These soils generally consisted of stiff, light reddish brown, clayey SILT (ML) to silty CLAY (CL) with varying amounts of weathered basalt fragments. The residual soil displayed subtle to strong orange and gray mottling and extended to a depth of about 1 to 11 feet below the ground surface.

Columbia River Basalt Formation – In borings B-1 through B-14, the residual soil was directly underlain by rock belonging to the Columbia River Basalt Formation. The gray, vesicular basalt generally ranged from extremely soft (R0) to hard (R4) and contained trace silty clay to clayey silt matrix. Practical refusal on medium hard (R4) basalt was obtained in borings B-1 through B-14 at depths of 2.2 to 13.8 feet.

Soil Moisture and Groundwater

On December 16 and 19, 2011, static groundwater was encountered in boring B-6 at a depth of 8.45 feet below the ground surface. Groundwater seepage was not encountered in borings B-1 through B-5 and B-7 through B-14 to a maximum depth of 13.75 feet. Soil and rock encountered in our explorations were generally moist. Experience has shown that temporary storm related perched groundwater within surface soils often occur over native deposits such as those beneath the site, particularly during the wet season. It is anticipated that groundwater conditions will vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Our investigation indicates that the proposed development may be geotechnically feasible, provided that the recommendations of this report are incorporated into the design and construction phases of the project. Practical refusal on medium hard (R4) basalt was encountered in all borings at depths of 2.2 feet (western central portion of site) to 13.75 feet (southwestern portion of the site) as indicated on Figure 2. The nature of the drilling operation could not discern solid bedrock from large boulders; therefore, it is possible that deeper excavations may be obtainable with a large excavator equipped with ripper teeth. It is our understanding that extreme measures (including blasting) were required to install the utilities on the adjacent property to the west. Similar methods would likely be necessary at this site in order to maintain proper drainage for utilities.

The existing soil could be reused as engineered fill provided that the soil is properly moisture treated prior to compaction.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and their consultants for use in design of this project only. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, GeoPacific should be notified for review of the recommendations of this report, and revision of such if necessary.

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. The checklist attached to this report outlines recommended geotechnical observations and testing for the project. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

Within the limitations of scope, schedule and budget, GeoPacific attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared.

No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

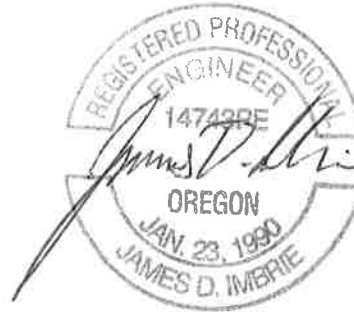
We appreciate this opportunity to be of service.

Sincerely,

GEOPACIFIC ENGINEERING, INC.



Beth K. Rapp, G.I.T.
Project Geologist



EXPIRES: 06/30/2013

James D. Imbrie, G.E., C.E.G.
Principal Geotechnical Engineer

Attachments: References
Checklist of Recommended Geotechnical Testing and Observation
Figure 1 – Vicinity Map
Figure 2 – Site and Exploration Plan
Boring Logs (B-1 – B-14)

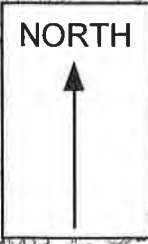
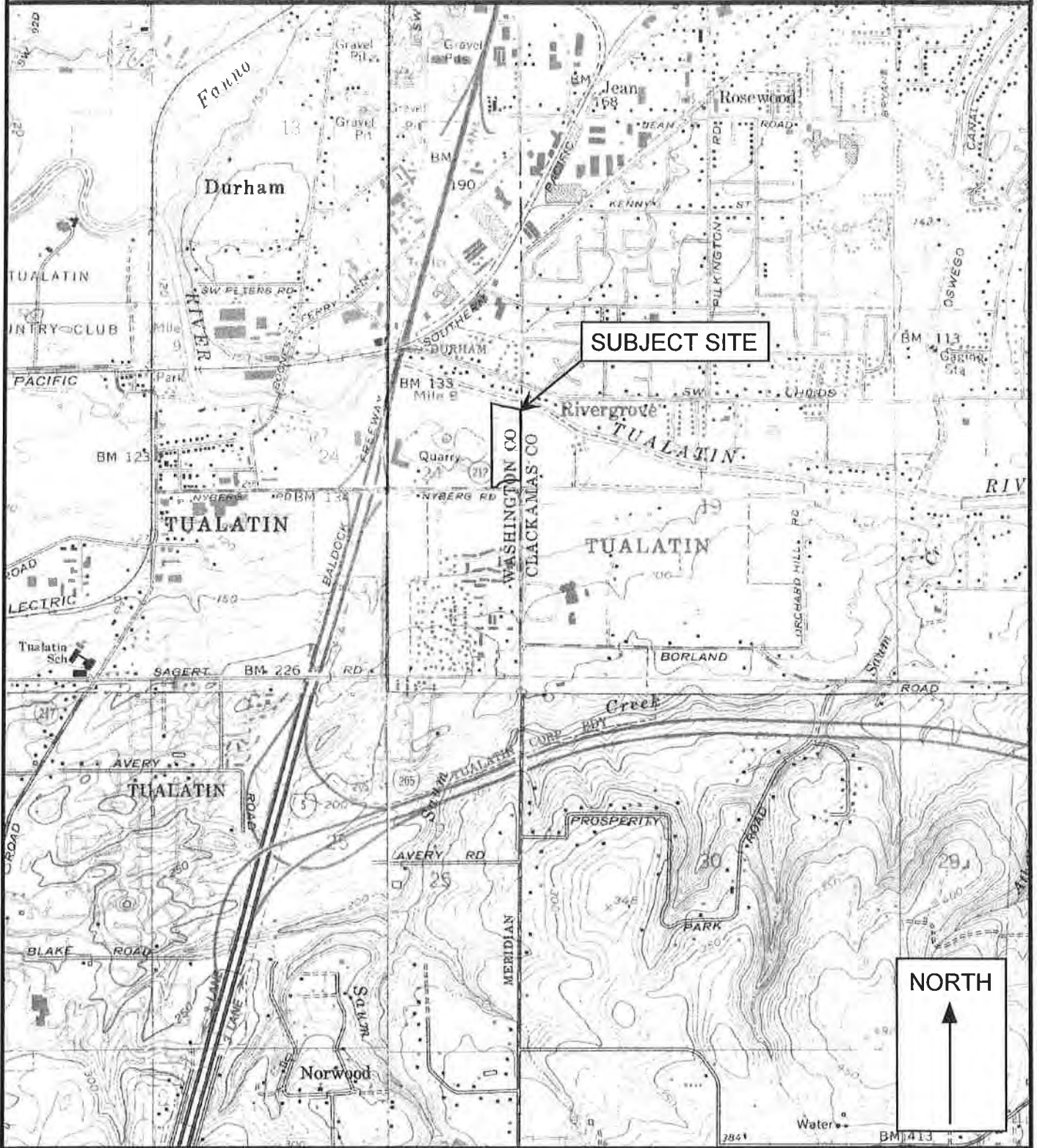
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- Yelin, T.S., 1992, An earthquake swarm in the north Portland Hills (Oregon): More speculations on the seismotectonics of the Portland Basin: *Geological Society of America, Programs with Abstracts*, v. 24, no. 5, p. 92.



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VICINITY MAP



Legend

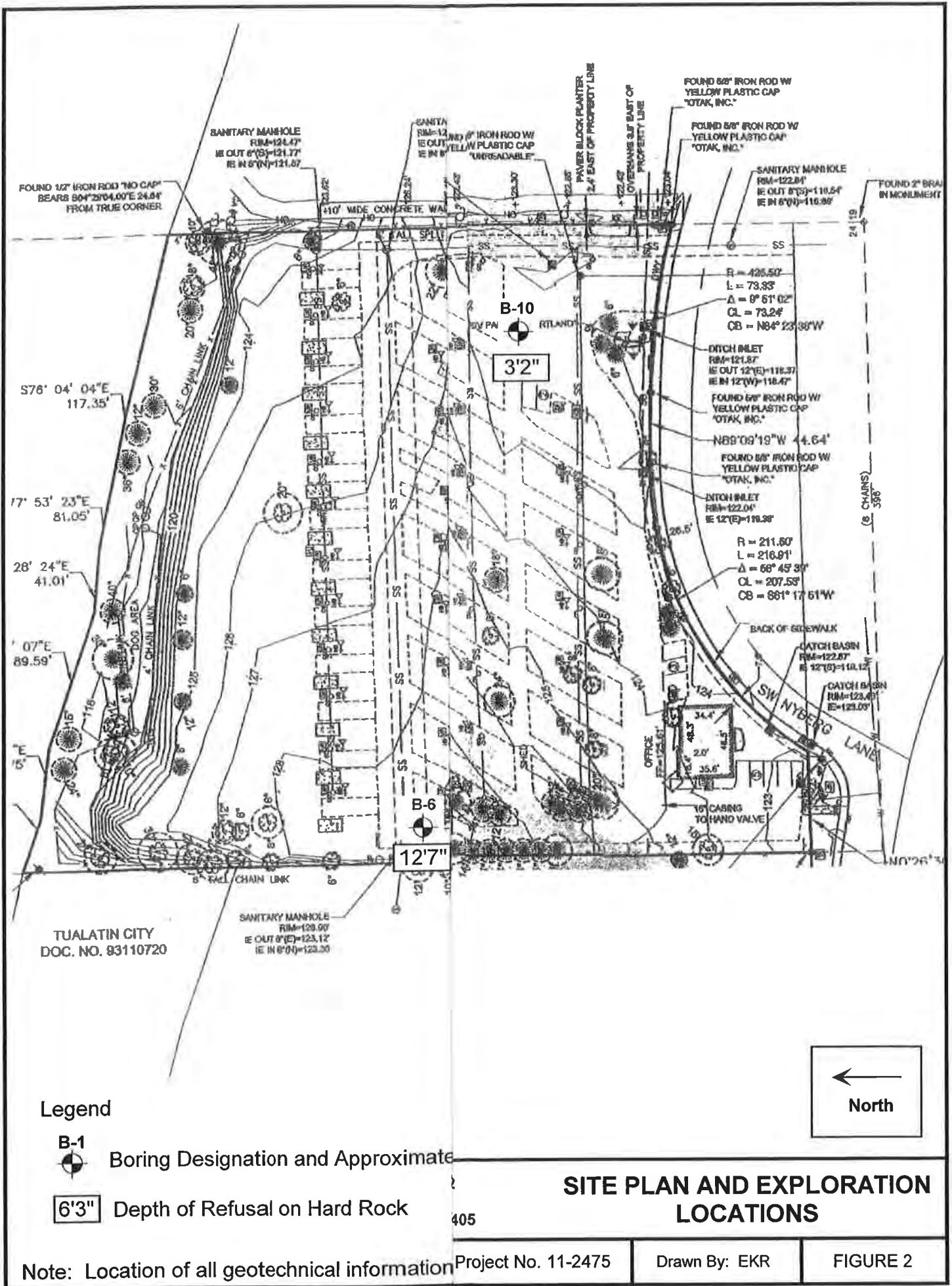
Approximate Scale 1 in = 2,000 ft

Date: 1/5/2012

Drawn by: EKR

Base maps: U.S. Geological Survey 7.5 minute Topographic Map Series, Lake Oswego, Oregon Quadrangle, 1961 (Revised 1984), Beaverton, Oregon Quadrangle, 1961 (Revised 1984), Sherwood, Oregon Quadrangle, 1961 (Revised 1985), and Canby, Oregon Quadrangle, 1961 (Revised 1985)

Project: RV Park of Portland Tualatin, Oregon	Project No. 11-2475	FIGURE 1
--	---------------------	----------



Note: Location of all geotechnical information

Project No. 11-2475

Drawn By: EKR






FIGURE 2









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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-1
--	---------------------	-----------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		5/25/43	68			Stiff, clayey SILT (ML) to silty CLAY (CL), light reddish brown, moist (Residual Soil)
		50 for 5" 48/49/17	66			
		15/13/19	32			
10		5/10/11	21			
15		50 for 4"				Very Soft (R1) to Hard (R4), BASALT, with trace silty clay to clayey silt matrix, dark brown to gray, strong to subtle orange and gray mottling, iron staining, trace yellow secondary mineralization, moist (Columbia River Basalt Formation) Practical Refusal on Hard (R4) Basalt at 13.75 Feet. No Groundwater or Seepage encountered.

LEGEND  Bag Sample  Split-Spoon  Shelby Tube Sample  Static Water Table at Drilling  Static Water Table  Water Bearing Zone	Date Drilled: 12/16/2011 Logged By: B. Rapp Surface Elevation: 128 Feet
--	---






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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-2**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
						Stiff, clayey SILT (ML) to silty CLAY (CL), light reddish brown, moist (Residual Soil)
5		8/50 for 5"				Soft (R2) to Hard (R4), BASALT, with trace silty clay to clayey silt matrix, dark brown to gray, strong to subtle orange and gray mottling, iron staining, trace yellow secondary mineralization, moist (Columbia River Basalt Formation)
		50 for 3"				
		50 for 3"				Practical Refusal on Hard (R4) Basalt at 6.25 Feet.
10						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/16/2011
 Logged By: B. Rapp
 Surface Elevation: 136 Feet



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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-3
--	---------------------	-----------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 20px;">5</div> <div style="margin-bottom: 20px;">10</div> <div style="margin-bottom: 20px;">15</div> <div style="margin-bottom: 20px;">20</div> <div style="margin-bottom: 20px;">25</div> <div style="margin-bottom: 20px;">30</div> <div style="margin-bottom: 20px;">35</div> </div>		50 for 3" 50 for 2"				Stiff, clayey SILT (ML) to silty CLAY (CL), reddish brown, moist (Residual Soil) <hr style="border-top: 1px dashed black;"/> Soft (R2) to Hard (R4), BASALT, gray, iron staining, moist (Columbia River Basalt Formation) Practical Refusal on Hard (R4) Basalt at 3.2 Feet. No Groundwater or Seepage encountered.

LEGEND <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;"> Bag Sample </div> <div style="text-align: center;"> Split-Spoon </div> <div style="text-align: center;"> Shelby Tube Sample </div> <div style="text-align: center;"> Static Water Table at Drilling </div> <div style="text-align: center;"> Static Water Table </div> <div style="text-align: center;"> Water Bearing Zone </div> </div>	Date Drilled: 12/16/2011 Logged By: B. Rapp Surface Elevation: 140 Feet
---	---



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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-4**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
0 - 2.2	50 for 2"					Stiff, clayey SILT (ML) to silty CLAY (CL), reddish brown, moist (Residual Soil) Hard (R4), BASALT, trace reddish brown silty clay matrix, gray, moist (Columbia River Basalt Formation)
2.2 - 35						Practical Refusal on Hard (R4) Basalt at 2.2 Feet. No Groundwater or Seepage encountered.

LEGEND

 Bag Sample	 Split-Spoon	 Shelby Tube Sample	 Static Water Table at Drilling	 Static Water Table	 Water Bearing Zone
--	---	--	--	--	---

Date Drilled: 12/16/2011
 Logged By: B. Rapp
 Surface Elevation: 140 Feet







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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-5**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		5/6/4	10			Stiff, clayey SILT (ML) to silty CLAY (CL), trace fine grained sand, light reddish brown, moist (Residual Soil)
		3/5/4	9			
10		15/11/22	33			Extremely Soft (R0) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, iron staining, moist (Columbia River Basalt Formation)
		35/50 for 5.5"				
10.9						Practical Refusal on Hard (R4) Basalt at 10.9 Feet.
15						No Groundwater or Seepage encountered.
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/16/2011
 Logged By: B. Rapp
 Surface Elevation: 134 Feet









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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-6**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		2/4/4	8			Stiff, clayey SILT (ML) to silty CLAY (CL), trace coarse grained sand, light reddish brown, strong orange and gray mottling, moist (Residual Soil)
		5/5/5	10			
		4/6/7	13			
10		3/35/50 for 3"				Medium Hard (R3) to Hard (R4), BASALT, gray, vesicular, moist (Columbia River Basalt Formation)
		50 for 1"				Practical Refusal on Hard (R4) Basalt at 12.6 Feet.
15						Groundwater Encountered at 8.45 Feet.
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 129 Feet






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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-7**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		2/3/6	9			Stiff, clayey SILT (ML) to silty CLAY (CL), with weathered basalt fragments, trace fine grained sand, light reddish brown, moist (Residual Soil)
5		4/3/3	6			
10		9/27/50 for 4" 50 for 5"				Soft (R2) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, vesicular, moist (Columbia River Basalt Formation)
10						Practical Refusal on Hard (R4) Basalt at 9.4 Feet.
15						No Groundwater or Seepage encountered.
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone




Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 132 Feet









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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-8
--	---------------------	-----------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		3/7/12	19			Stiff, clayey SILT (ML) to silty CLAY (CL), with weathered basalt fragments, trace fine grained sand, light reddish brown, moist (Residual Soil)
		4/4/6	10			
		50 for 3"				Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, vesicular, moist (Columbia River Basalt Formation)
10						Practical Refusal on Hard (R4) Basalt at 7.8 Feet.
						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						





LEGEND  Bag Sample  Split-Spoon  Shelby Tube Sample  Static Water Table at Drilling  Static Water Table  Water Bearing Zone						Date Drilled: 12/19/2011 Logged By: B. Rapp Surface Elevation: 133 Feet
--	--	--	--	--	--	---



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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-9
--	---------------------	-----------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		1/2/3	5			Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, light reddish brown, moist (Residual Soil)
		5/9/6	15			
		12/31/41	72			
10		41/50 for 3.5"				Very Soft (R1) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, trace yellow secondary mineralization, moist (Columbia River Basalt Formation)
15						Practical Refusal on Hard (R4) Basalt at 11 Feet.
20						No Groundwater or Seepage encountered.
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 130 Feet



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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-10**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5	4/50 for 2"					Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, reddish brown, strong orange and gray mottling, moist (Residual Soil)
						Hard (R4), BASALT, gray, moist (Columbia River Basalt Formation)
5						Practical Refusal on Hard (R4) Basalt at 3.2 Feet.
10						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						

LEGEND



100 to 1,000 g
Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



10-20-99
Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011

Logged By: B. Rapp



Surface Elevation: 123 Feet









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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-12
--	---------------------	------------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		2/3/9	12			Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, light reddish brown, moist (Residual Soil)
5		43/50 for 1"				Medium Hard (R3) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, moist (Columbia River Basalt Formation)
5.6						Practical Refusal on Hard (R4) Basalt at 5.6 Feet.
10						No Groundwater or Seepage encountered.
15						
20						
25						
30						
35						






LEGEND						Date Drilled: 12/19/2011
						Logged By: B. Rapp
Bag Sample	Split-Spoon	Shelby Tube Sample	Static Water Table at Drilling	Static Water Table	Water Bearing Zone	Surface Elevation: 125 Feet



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BORING LOG

Project: RV Park of Portland Portland, Oregon	Project No. 11-2475	Boring No. B-13
--	---------------------	------------------------

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
5		2/2/8	10			Stiff, clayey SILT (ML) to silty CLAY (CL), trace weathered basalt fragments, light reddish brown, moist (Residual Soil)
		50 for 5.5"				Extremely Soft (R0) to Hard (R4), BASALT, with zones of reddish brown silty clay to clayey silt matrix, gray, vesicular, yellow secondary mineralization, moist (Columbia River Basalt Formation)
		13/10/12	22			
10		14/21/21	42			
		18/50 for 5.5"				
15						Practical Refusal on Hard (R4) Basalt at 12.4 Feet.
						No Groundwater or Seepage encountered.
20						
25						
30						
35						

LEGEND



Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 129 Feet



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BORING LOG

Project: RV Park of Portland
 Portland, Oregon

Project No. 11-2475

Boring No. **B-14**

Depth (ft)	Sample Type	Blow Counts	N-Value	Moisture Content (%)	Water Bearing Zone	Material Description
0 - 2.4		50 for 5"				Stiff, clayey SILT (ML) to silty CLAY (CL), light reddish brown, moist (Residual Soil)
2.4 - 2.5						Medium Hard (R3) to Hard (R4), BASALT, gray, moist (Columbia River Basalt Formation)
2.5 - 35						Practical Refusal on Hard (R4) Basalt at 2.4 Feet. No Groundwater or Seepage encountered.

LEGEND



100 to 1,000 g
Bag Sample



Split-Spoon



Shelby Tube Sample



Static Water Table at Drilling



10-20-99
Static Water Table



Water Bearing Zone

Date Drilled: 12/19/2011
 Logged By: B. Rapp
 Surface Elevation: 133 Feet

From: Brian Frank [mailto:BrianF@keywaycorp.com]

Sent: Thursday, January 7, 2016 12:41 PM

To: Campbell Clarey <CClarey@TandemProp.Com>; Tandem1 <Tandem1@TandemProp.Com>

Subject: Nyberg Rd - Exploratory dig

Importance: High

Nyberg Rd - Exploratory dig

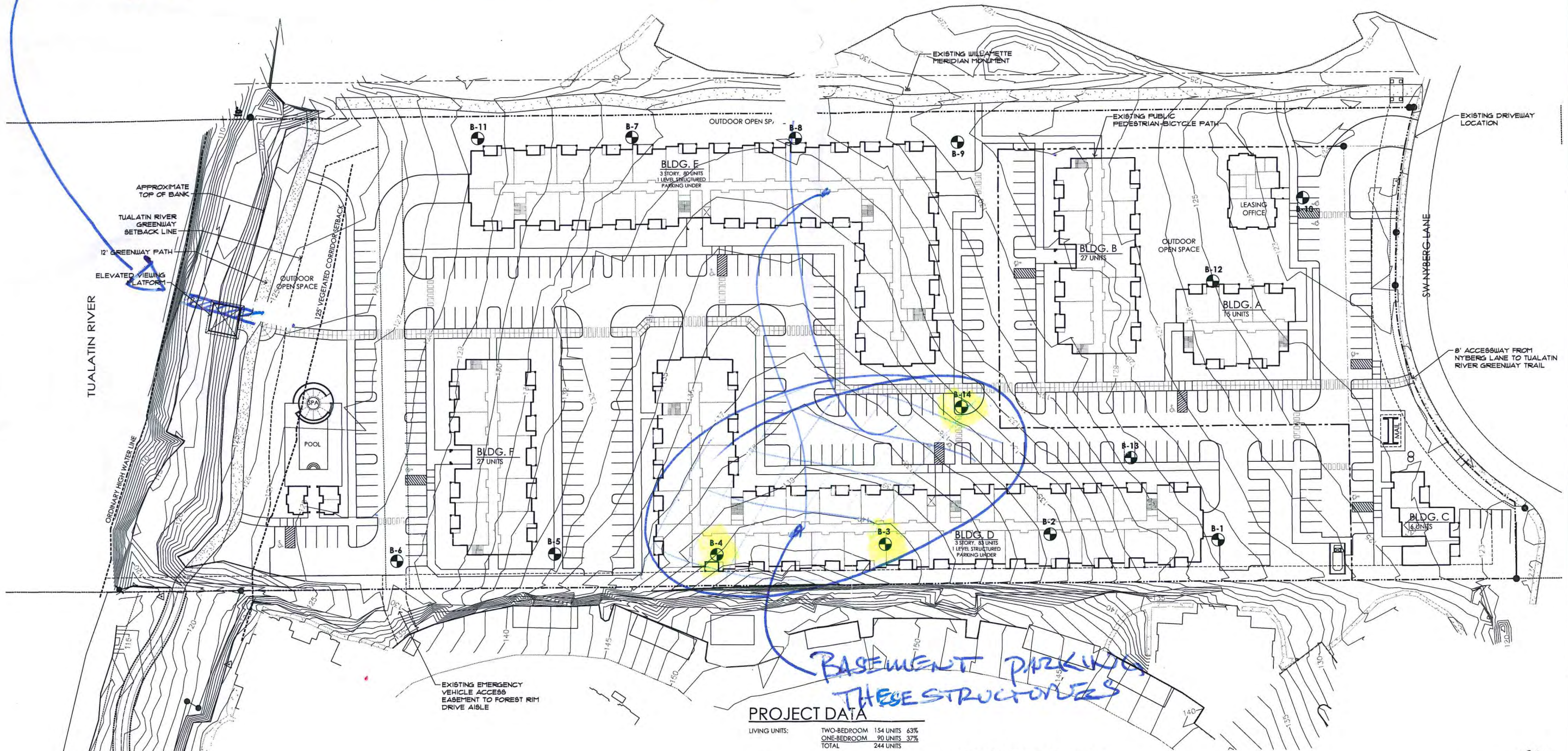
See attached regarding Tuesdays exploratory dig at Nyberg Rd as well as following notes;

- Boring Pit #4- dug to 13' deep with no refusal, bottom of dig figured to be about elevations 127, soil was getting wet and guessing water at 15' or so. Water seeped into pit at 13' over the course of the 2 hours prior to back filling.
- Boring Pit #3- dug to 12' deep with no refusal. bottom of dig figured to be about elevations 129
- Boring Pit #14- dug to 12' deep with no refusal. bottom of dig figured to be about elevations 122
- Most soil/rocks dug was smaller fractured rock which looked to be excellent material for structural fills, not too big rock and fairly consistent other than an occasional boulder. Our Geo should be able to allow us to use this material as structural fill on site.
- Additionally we should consider how to make use of the big boulders on site, landscaping rockery walls, or toe support at edge of fills. Don't want to haul these off site unless we have way too many to use on site, maybe a rock pile and we call it a "play structure" to get the Amenity Bonus from the City,

FIELD NOTE FROM TUESDAY'S TDG @ NYBERG ROAD

Exhibit A5

- B-4 - DUG TO 13' DEEP "NO REFUSAL", SOIL WAS GETTING WET, GROUND WATER WEeping IN @ 13' DEEP
- B-3 - DUG TO 12' DEEP "NO REFUSAL"
- B-14 - DUG TO 12' DEEP "NO REFUSAL"
- DUG TRENCH TO NATURE, MARTIN SAOTZ VIEWED
- APPROX 3'-3 1/2' OF FILL OVER NATURE FOR LENGTH OF TRENCH



**BASEMENT PARKING
THESE STRUCTURES**

PROJECT DATA

LIVING UNITS:	TWO-BEDROOM	154 UNITS	63%
	ONE-BEDROOM	90 UNITS	37%
	TOTAL	244 UNITS	
PARKING:	272 SPACES		
	125 SPACES, BUILDING 'D' GARAGE		
	105 SPACES, BUILDING 'E' GARAGE		
	502 SPACES TOTAL	1.88/UNIT	

1 OVERALL SITE PLAN
A1.0 1" = 40'-0"

08/25/15

RDG
REITER DESIGN GROUP
ARCHITECTS, INC.

7985 SW CURIOUS DRIVE BEAVERTON, OREGON 97008 (503) 574-5056

TUALATIN APARTMENTS
6625 SW NYBERG LANE TUALATIN, OREGON

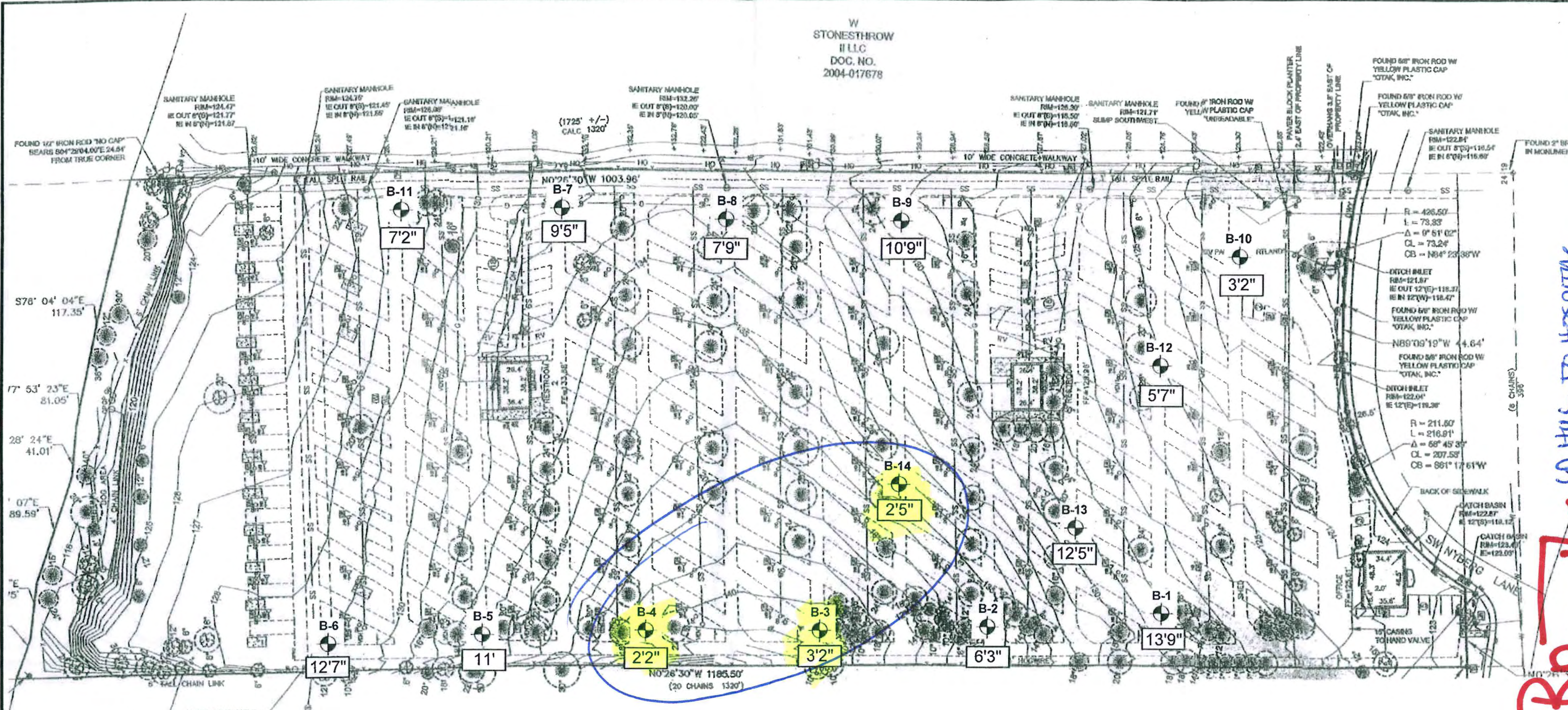
OWNER:
TANDEM PROPERTIES
1200 SW 66TH AVENUE, SUITE 300 PORTLAND, OREGON 97225

OVERALL SITE PLAN

date:	AUGUST 25, 2015	revision:	
scale:	A5 NOTED	drawn:	SAR
job no.:	1409		

A
1.0

W
STONESTHROW
II LLC
DOC. NO.
2004-017678



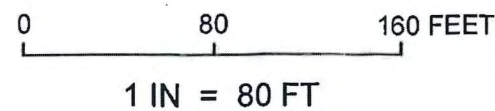
TUALATIN CITY
DOC. NO. 83110720

FOREST RIM VAF
LLC
DOC. NO.
2007-058042

Legend

- B-1 Boring Designation and Approximate Location
- 6'3" Depth of Refusal on Hard Rock

SCALE



13910 SW Galbreath Drive, Suite 102
Sherwood, Oregon 97140
Tel: (503) 625-4455 Fax: (503) 625-4405

SITE PLAN AND EXPLORATION
LOCATIONS

Project: RV Park of Portland
Tualatin, Oregon

Project No. 11-2475

Drawn By: EKR

FIGURE 2

Note: Location of all geotechnical information is approximate. Base map provided by Westlake Consultants, Inc.

NYBERG RD

up HUC TO HOSPITAL

April 23, 2019

Erin Engman
Associate Planner
City of Tualatin
18880 SW Martinazzi Avenue
Tualatin, Oregon 97062

**Re: Commons on the Tualatin
Tax Lot I.D: 2S124A002601**

Dear Erin,

Thank you for the opportunity to review the proposed site plan surrounding the above-named development project. These notes are provided regarding the plans received April 19, 2019 and are based on the current New Construction Guide version 4.2C. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROADS:** Access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. **Exception:** Approved agricultural and equine structures complying with ORS 455.315 are not required to have fire apparatus access roads (see New Construction Guide Appendix C). Access roads are not required to be modified for commercial buildings that undergo a change in occupancy, change in use, or conversion from agricultural or equine exempt to non-exempt unless there is a change to the structure's square footage or building footprint. (OFC 503.1.1)
2. **FIRE ACCESS ROAD DISTANCE FROM BUILDINGS:** The access shall extend to within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
3. **DEAD ENDS AND ROADS IN EXCESS OF 150 FEET (TURNAROUNDS):** Dead end fire apparatus access roads or roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams of approved turnarounds can be found in the corresponding guide that is located at <http://www.tvfr.com/DocumentCenter/View/1296>. (OFC 503.2.5 & Figure D103.1)
4. **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the Fire Marshal. (OFC 503.1.1) **Note: If fire sprinklers are installed and the system will be supported by a municipal water supply, please contact the local water purveyor for information surrounding water meter sizing.**

5. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)

Buildings A, B, C, D and E exceed 30 ft in height and requires an additional access road.

6. **ADDITIONAL ACCESS ROADS – MULTI-FAMILY RESIDENTIAL DEVELOPMENTS:** Projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system. (OFC D106)

Since project will exceed 200 dwelling units two separate fire apparatus roads are required. Plans indicate a potential secondary access, but it is not clearly marked on the plans with dimensions.

7. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)

The roadway around the southside of building D & E and the east side of building D and the west side of building E indicate a roadway width of 24ft. Increase this width to 26ft.

8. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)

Required

9. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)

Required

10. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)

Required

11. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

12. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway
2. 26-32 feet road width – parking is allowed on one side
3. Greater than 32 feet road width – parking is not restricted

Note: For specific widths and parking allowances, contact the local municipality.

13. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked “NO PARKING FIRE LANE” at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)

May be required.

14. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)

Required

15. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)

16. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

Indicate turning radius on plans. Autoturn is allowed to be used.

17. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).

18. **ANGLE OF APPROACH/GRADE FOR TURNAROUNDS:** Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)

19. **ANGLE OF APPROACH/GRADE FOR INTERSECTIONS:** Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2)

20. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.

21. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):

1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
3. Electric gates shall be equipped with a means for operation by fire department personnel
4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.

If secondary access is to be restricted, the preferred method is with the use of removable bollards. See attached cut sheet for preferred type.

22. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
23. **TRAFFIC CALMING DEVICES:** Shall be prohibited on fire access routes unless approved by the Fire Marshal. (OFC 503.4.1). Traffic calming measures linked here: <http://www.tvfr.com/DocumentCenter/View/1578>

FIREFIGHTING WATER SUPPLIES:

24. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)

Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:

- The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
- Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

Type VB construction was assumed.

Required Fire Flow after allowed reduction for fire sprinklers.

Bldg A 2,000 gpm

Bldg B 2,000 gpm

Bldg C 2,000 gpm

Bldg D 1,500 gpm

Bldg E 1,500 gpm

Bldg F 1,500 gpm

25. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

Provide documentation of fire hydrant flow test or modeling.

26. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

27. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

Based on the required fire flow in item #24 the following will be required:

Bldg A, B and C required minimum of 2 fire hydrants per building.

Bldg D, E, F required minimum of 1 fire hydrant per building.

Amend plans to show additional hydrants.

28. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the Fire Marshal.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the Fire Marshal.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Marshal.

29. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)

Required if there will be private fire hydrants.

30. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal. (OFC C102.1)

31. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)

32. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

33. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)

34. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)

- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
- FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

Fire department connection locations were not identified on the plans. See sheet P600 for identified locations of FDC's.

BUILDING ACCESS AND FIRE SERVICE FEATURES

35. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510, Appendix F, and OSSC 915) <http://www.tvfr.com/DocumentCenter/View/1296>.
- Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.
 - Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing.

Buildings A, B, and C indicate they will have a basement. This item is required. An alternative is available, the application is attached. If electing the alternative, it must be paid before issuance of building permits.

36. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)

A Knox box will be required for each building that has a fire sprinkler system.

37. **FIRE PROTECTION EQUIPMENT IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)
38. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

If you have questions or need further clarification, please feel free to contact me at 503-259-1419.

Sincerely,

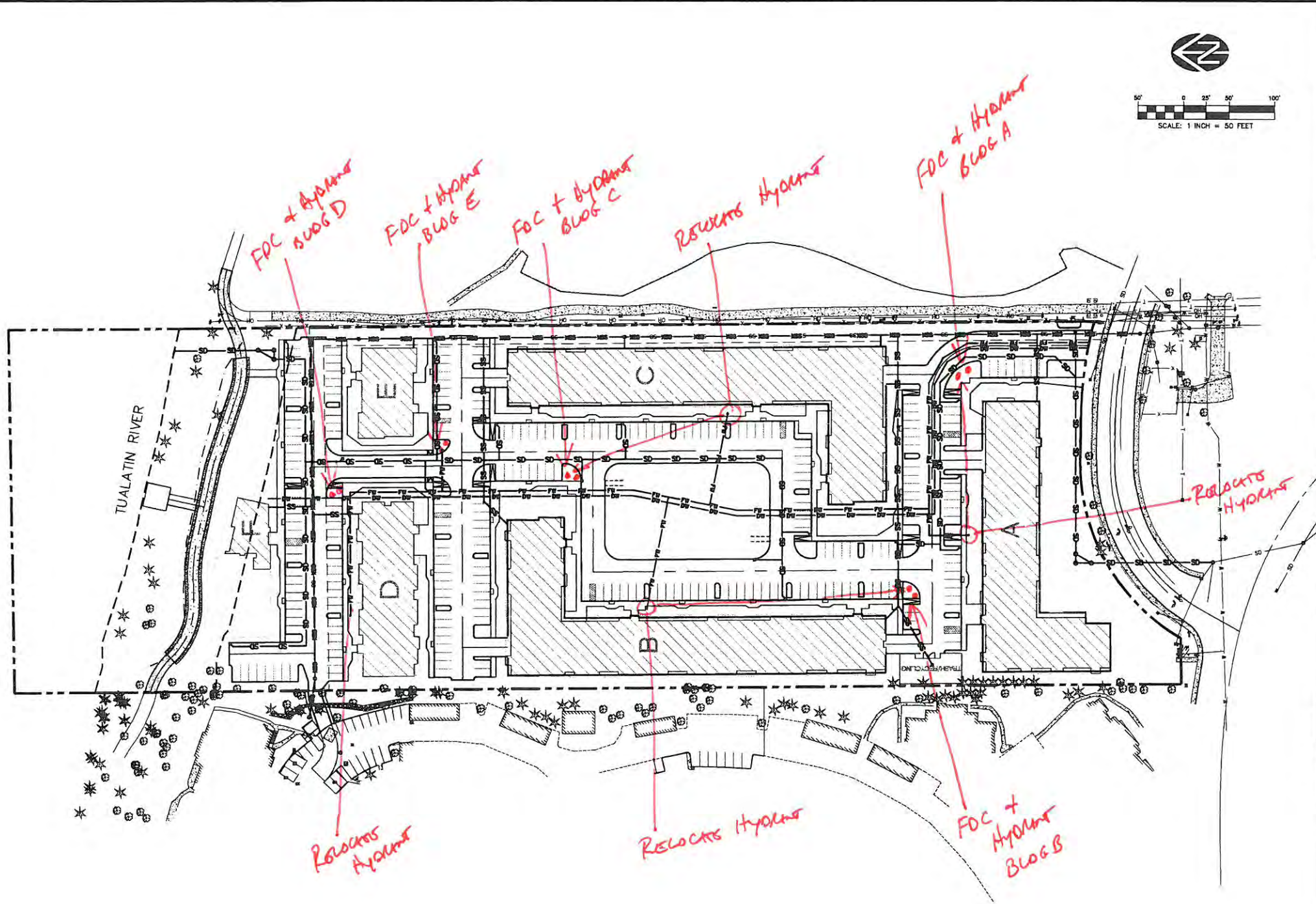
Tom Mooney

Tom Mooney
Deputy Fire Marshal II

Thomas.mooney@tvfr.com

Cc: File
City of Tualatin

A full copy of the New Construction Fire Code Applications Guide for Commercial and Multi-Family Development is available at <http://www.tvfr.com/DocumentCenter/View/1296>



WESTLAKE CONSULTANTS INC.
 ENGINEERING + SURVEYING + PLANNING
 14100 S. COMMERCE AVENUE, SUITE 100 TUALATIN, OREGON 97062
 TEL (503) 884-0888 FAX (503) 884-0187

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN OVERALL

DATE: 10/18/18

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTLAKE CONSULTANTS INC.

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	DAE	JAB

SHEET
P600
 JOB NO.
 2752-001

LAND USE SUBMITTAL 2018-10-17

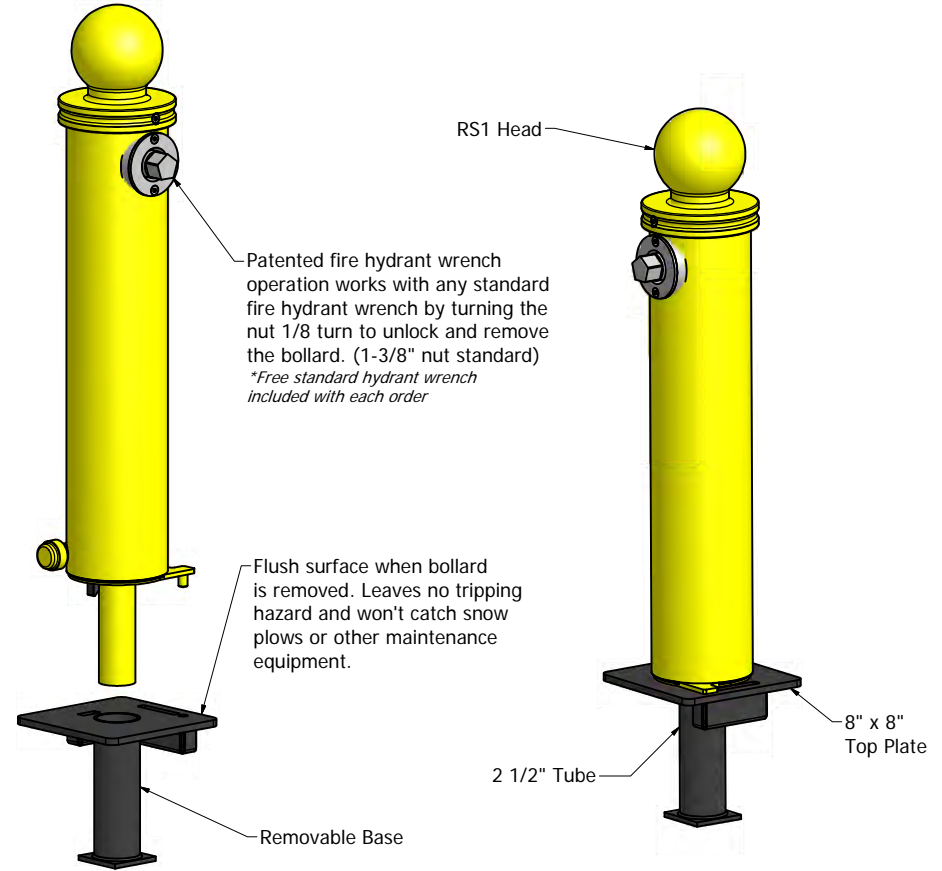
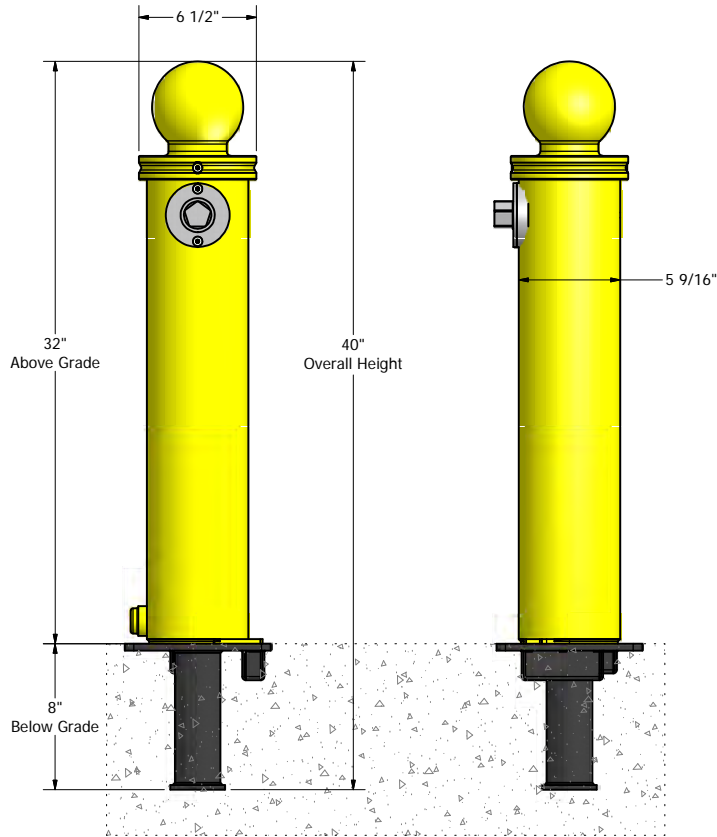
DRAWING NAME: A:\3752-001\17A_Engineering\3_CAD\PRODUCTION\1_LU\2752-001_P600.DWG 2018/10/18 - 05:17PM - JAB

IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.

MaxiForce™ Removable Bollard

Round Body, Wrench Operated, Round Style 1 Head, Removable Base

Exhibit B




- No Maintenance / Durable steel construction
- One year warranty / Protected by \$1,000,000 in liability insurance
- No complex assembly required in the field
- Custom sizes, options, colors and finishes available upon request
- Finish options available (add code to the end of the model number)
 - Powder coated (PC)
 - Powder coated with DRYZINC primer (PCZ)
 - Hot dip galvanized (G)
 - Hot dip galvanized & powder coated (GPC)
- Reflective tape available upon request

Bollard Assy. Weight 48 lbs	Base Weight 9 lbs
Drawing Rev. 1	Created 11/2/2009

PROPRIETARY AND CONFIDENTIAL

THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF BLUE EMBER TECHNOLOGIES, LLC. ANY USE OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN FOR OTHER THAN THE PURPOSE FOR WHICH THIS DRAWING IS FURNISHED IS FORBIDDEN.

	MaxiForce™ Traffic Control Bollards		
	7560 Main Street Sykesville, MD 21784 410-552-9888 (phone) - 410-552-9939 (fax) www.maxiforcebollards.com - sales@maxiforcebollards.com		
Model	MRRW-RS1-R		
Size	File Name	MRRW-RS1-R	
C	Scale	NA	DO NOT SCALE DRAWING
		Sheet	1 Of 1

November 15, 2018

Ken Sandblast, AICP
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy, Ste. 150
Tigard, OR 97224

File: AR-18-0007

Site: Commons on the Tualatin Apartments, 6645 SW Nyberg Lane, Tualatin, OR 97062
Tax Lot ID: 2S1 24A 02600 and 02601

Dear Mr. Sandblast,

Thank you for submitting an Architectural Review (AR) application for a five building apartment complex with 264 total units on October 17, 2018. Please be advised that the above-referenced land use application has been deemed incomplete, in accordance with the Tualatin Development Code (TDC) Subsection 31.072 and Oregon Revised Statutes (ORS) 227.178. The time period in which the City must take final action is suspended pending resolution of the items listed below.

As a general reminder, the applicant holds the burden of proof to demonstrate that the proposal is approvable. Narrative and plans submitted by the applicant are the only materials provided for the public and agency comment period.

Completeness Items

The City of Tualatin finds the following items to be incomplete or missing from your application:

1. Service Provider Letter from Clean Water Services, pursuant to 31.071(1)(e).
2. Approval letter from Republic Services for the proposed solid waste and recycling facility pursuant to 31.071(1)(q).
3. Evidence of Sign Posting for the Notice of Application, pursuant to [TDC 31.064\(2\)](#). Include a signed and dated posting certification. The project case file number is AR-18-0007.

Approvability Items

The following items are approvability items, not completeness items. They are listed here for your information and should be resolved at the beginning of the review process so that staff has sufficient time to analyze your proposal and formulate a recommendation with regard to approvability.

1. Provide adequate findings that describe how the following standards of the Tualatin Municipal Code (TMC) and Tualatin Development Code (TDC) are met:
 - a. TMC 3 Utilities (specifically professional engineer acceptability of proposed cut and fill)
 - b. TMC 4 Fire hydrants
 - c. [TDC 43.100](#) Expand maximum building height finding to include discussion of Height, Structure definition found in [TDC 31.060](#).
 - d. TDC 70 Sections 110, 170, 180, 190, 200

- i. .210, .420, .425, .430, .440 Street cross-sections and improvements from the transportation impact analysis
- ii. .470 Street lights
- iii. .640 grading
- iv. .630 and .650 stormwater
- e. [TDC 75.120\(8\)\(g\)](#) Existing accesses

Informational Items

The following items are informational items, not completeness items. They are meant to help you prepare for future building permit requirements.

1. Except code required signs for street number, disabled parking and car/vanpool, no signs are proposed by this application and none are approved. The applicant shall submit separate [sign permit](#) applications for any future signage.

Next Steps

Please be advised that until you—as the applicant—take one of the following steps, **no further action will be taken on the application:**

1. Submit all completeness items
2. Submit some completeness items and request that the City deem your application complete
3. Submit no completeness items and request that the City deem your application complete

Per ORS 227.178, your application will be void if one of the three steps listed above is not taken within 180 days of the date the application was submitted. The date on which the application would become void is **April 16, 2019**. Please be aware that application fees are nonrefundable.

We will need one hard copy and one electronic file of the requested incompleteness items to begin the review process. Once your application is deemed complete, staff will review your application for approvability.

Staff makes every effort to identify all completeness issues with the first submittal. However, other completeness issues may arise as a result of each review. If you feel that we have made an error in our assessment, please notify us immediately so that we may resolve the issue.

Sincerely,



Erin Engman
Associate Planner

cc: Steve Koper, Planning Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator
Tandem1@tandemprop.com

File: AR18-0007



April 15, 2019

Erin Engman, Associate Planner
City of Tualatin
Planning Department

via email eengman@tualatin.gov

**RE: Tualatin Commons - # AR-18-0007 Type III Architectural Review
Deem Complete and Thirty Day Extension to 120-Days**

Dear Erin,

As you and I have spoken several times, the property owner Tom Clarey of Tandem Properties and his project team, including myself and Schott Associates, are continuing our coordination with City of Tualatin Parks and Clean Water Services on the Tualatin River Greenway path through the Tom's property which will be providing the final connection to existing City path boardwalks located adjacent to the east and west of Tom's property lines.

With the current refined pathway location and design through the site, as well as reduction in Tom's proposed multifamily development site impacts to the vegetated corridor, we expect CWS review and issuance of the Service Provider Letter (SPL) requested in your letter within the next 30 days.

As per your incompleteness letter dated November 15, 2018, this letter is submitted by the owner to deem #AR18-007 land use application complete today, April 15, 2018. Further, with this letter the owner is granting a thirty-day extension to the ORS 120-day review period for #AR-18-007. This extension provides for issuance of the SPL and compilation of the additional application materials requested in your letter.

Please feel free to contact me if you have any questions or would like additional information on our current application efforts.

Sincerely,

Westlake Consultants, Inc.

Kenneth L. Sandblast, AICP
Director of Planning

cc: Mr. Rich Mueller, Tualatin Parks Department
Mr. Steve Koper, Tualatin Planning Manager
Mr. Tom Clarey, Tandem Properties
Ms. Campbell Clarey, Tandem Properties
Mr. Martin Schott, Schott Associates

April 16, 2019

Ken Sandblast
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy, Ste. 150
Tigard, OR 97224

Site: Tualatin Commons, 6645 SW Nyberg Lane, Tualatin, OR 97062
Tax Lot ID: 2S1 24A 2600 and 2601

Dear Mr. Sandblast,

You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2). This application was submitted on October 17, 2018, and deemed complete on **April 15, 2019**.

If you have any questions regarding your application, please contact me via phone at 503.691.3024 or eengman@tualatin.gov.

Sincerely,



Erin Engman
Associate Planner

cc: Tom Clarey, TandemOne@TandemProp.Com
Campbell Clarey, CClarey@TandemProp.Com
Steve Koper, Planning Manager
Tony Doran, Engineering Associate
Lynette Sanford, Office Coordinator

File: AR18-0007

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Tuesday, May 14, 2019 3:06 PM
To: Erin Engman
Cc: Steve Koper; Rich Mueller; martin@schottandassociates.com; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

As the Applicant/Owner representative for AR18-0007, this email is sent to grant an second, 30-day extension to the 120-day date for AR18-0007.
This additional time is for review and issuance of the CWS SPL for Nyberg Apts and Tualatin Greenway path connection.

I will update you with progress and ETA on SPL issuance once I am able to confirm with CWS.

Feel free to let me know if you have any questions.

Thank you.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 p 503.624.0157 f

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

From: Ken Sandblast
Sent: Monday, April 15, 2019 1:27 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

Thank you for your continued time and efforts on our Tandem project.

Attached is a pdf file containing completeness letter and providing a 30-Day extension.

Feel free to let me know if you have file problems or questions.

Regards,

Ken

Exhibit C

NOTICE: This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank you.

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Friday, June 14, 2019 5:51 PM
To: Erin Engman
Cc: Steve Koper; Rich Mueller; martin@schottandassociates.com; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

As the Applicant/Owner representative for AR18-0007, this email is sent to grant an additional (third) 30-day extension to the 120-day date for AR18-0007.

SPL Update:

On June 4th, we received a request from CWS for additional final details prior to issuance of the SPL for Nyberg Apts and Tualatin Greenway path connection.

There are no significant issues nor any pathway location/design changes requested by CWS and we will be submitting the additional details to CWS next week.

I will update you with an ETA on SPL issuance later next week after our resubmittal

Feel free to let me know if you have any questions.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 *p* 503.624.0157 *f*

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To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

As the Applicant/Owner representative for AR18-0007, this email is sent to grant an second, 30-day extension to the 120-day date for AR18-0007.

This additional time is for review and issuance of the CWS SPL for Nyberg Apts and Tualatin Greenway path connection.

I will update you with progress and ETA on SPL issuance once I am able to confirm with CWS.

Feel free to let me know if you have any questions.

Thank you.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 p 503.624.0157 f

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

From: Ken Sandblast

Sent: Monday, April 15, 2019 1:27 PM

To: Erin Engman <eengman@tualatin.gov>

Cc: Steve Koper <skoper@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; martin@schottandassociates.com;

Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>

Subject: Nyberg Apts AR18-0007 Complete & Extension

Hi Erin,

Thank you for your continued time and efforts on our Tandem project.

Attached is a pdf file containing completeness letter and providing a 30-Day extension.

Feel free to let me know if you have file problems or questions.

Regards,

Ken

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August 30, 2019

Erin Engman, Associate Planner
City of Tualatin
Planning Department
18880 SW Martinazzi Ave.
Tualatin, OR 97062-7092

**RE: Tualatin Commons - #AR-18-0007 Type III Architectural Review
Response to Supplemental Application Notice**

Dear Erin,

This letter is submitted in response to your letter dated November 15, 2018 requesting additional information for the Tualatin Commons Type III Architectural Review, File # AR-18-0007. This letter and enclosed materials are submitted by the Applicant to supplement the application plans, narrative responses, and exhibits submitted to date.

Each of the items in your letter are addressed as follows:

1. *Service Provider Letter from Clean Water Services.*

Response:

Clean Water Services preliminary SPL has been obtained, see Exhibit G attached to this memo.

2. *Approval letter from Republic Services for the proposed solid waste and recycling facility.*

Response:

Republic Services solid waste and recycling approval has been obtained, see Exhibit I attached to this memo.

3. *Evidence of Sign Posting for the Notice of Application, pursuant to TDC 31.064(2). Include a signed and dated posting certification. The project case file number is AR-18-0007.*

Response:

Evidence of Sign Posting for the Notice of Application was posted 10.06.18, see Exhibit S attached to this memo.

Approvability Items

Response:

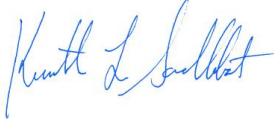
Enclosed with this letter are individual applicant responses for this Architectural Review application as proposed to each of the TMC and TDC sections noted in your letter.

As you know, we have been awaiting issuance of the Clean Water Services Service Provider Letter for this application in the time since this application was deemed complete on April 15, 2019. To insure accurate processing timelines for AR-18-0007, this letter serves to grant the City of Tualatin a 120-day extension totaling 153 days covering the period from April 15, 2019 to September 6, 2019. With this extension it is our understanding that the 120-day land use approval process for this application starts on September 6, 2019.

Please feel free to contact me if you have any questions.

Sincerely,

Westlake Consultants, Inc.



Kenneth L. Sandblast, AICP
Director of Planning

cc: Steve Koper, Tualatin Planning Manager
Tony Doran, Tualatin Engineering Associate
Rich Mueller, Tualatin Parks Manager
Tom Clarey, Property Owner
Campbell Clarey, Tandem Properties

Erin Engman

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Wednesday, September 4, 2019 4:02 PM
To: Erin Engman
Cc: Steve Koper; Campbell Clarey; Tandem1
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Erin,

Thanks. Apologies for confusion that I have introduced on my end.

Yes, confirming 120-day deadline date for this application is January 13, 2020.

Ken



Kenneth Sandblast AICP | Director Planning Division
Westlake Consultants, Inc.
15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224
503.684.0652 p 503.624.0157 f
ksandblast@westlakeconsultants.com
www.westlakeconsultants.com

From: Erin Engman <eengman@tualatin.gov>
Sent: Wednesday, September 04, 2019 4:01 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CClarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Ken-

If you were to add 153 days to the date the application was deemed complete (April 15th), that would take us to September 15th and not September 6th. There is some confusion over the wording.

May we proceed with a 153 day extension to the 120 day rule, and agree that the final action date is extended until January 13, 2020?

Erin Engman

503.691.3024

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Wednesday, September 4, 2019 3:44 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CClarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Erin,

Thank you for clarifying.

In my letter, I was extending the start date of the 120-day timeline to September 6, 2019 and didn't include the 120th date.

So yes agree with your below if January 13, 2020 is the 120th day deadline based upon September 6, 2019

Regards,

Ken



Kenneth Sandblast AICP | Director Planning Division
Westlake Consultants, Inc.
15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224
503.684.0652 p 503.624.0157 f
ksandblast@westlakeconsultants.com
www.westlakeconsultants.com

From: Erin Engman <eengman@tualatin.gov>
Sent: Wednesday, September 04, 2019 3:26 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: RE: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Ken-

I'm following up on your email from last week. I'd like to clarify the extension request in the letter that was enclosed. You wish to grant a 153 day extension to the 120 day rule that began on April 15, 2019; therefore the final action date is extended until January 13, 2020.

Are you able to confirm?

Erin Engman

503.691.3024

From: Ken Sandblast <KSandblast@westlakeconsultants.com>
Sent: Friday, August 30, 2019 2:21 PM
To: Erin Engman <eengman@tualatin.gov>
Cc: Steve Koper <skoper@tualatin.gov>; Campbell Clarey <CCLarey@TandemProp.Com>; Tandem1 <TandemOne@TandemProp.Com>
Subject: Nyberg Apts AR18-0007 - Supplemental Materials & 120-Day Extension Letter

Hi Erin,

As per my below email and our phone conversation this morning, attached is a pdf file containing a cover letter, including 120 extension, and additional supplemental application materials for AR 18-007. Please let me know if you have file problems or input after reviewing the attached.

Enjoy your Labor Day Weekend.

Ken



Kenneth Sandblast AICP | Director Planning Division

Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 *p* 503.624.0157 *f*

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

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AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss
COUNTY OF WASHINGTON)

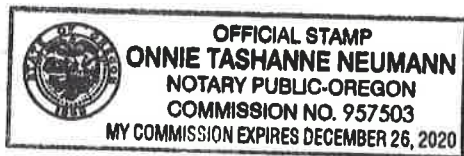
I, Lynette Sanford, being first duly sworn, depose and say:

That on the 15th day of October, 2019, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit A are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, with postage fully prepared thereon.

Dated this 20th of October, 2019

Lynette Sanford
Signature

SUBSCRIBED AND SWORN to before me this 28 day of October 2019.



Onnie Neumann
Notary Public for Oregon

My commission expires: 12-26-20

RE: AR18-0007 – NOTICE OF MAILING FOR PUBLIC HEARING FOR THE TUALATIN APARTMENTS LOCATED AT 6645 SW NYBERG LN, TLID 2S124A2600 & 2601.

21E19BB12000
ALEXANDER JANET LEE,
6371 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA02900
ANDUEZA ANA I,
2231 NE HALSEY ST
PORTLAND, OR 97232-1616

21E19BB10400
BAPTISTE SARAH R JEAN,
6320 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

21E19BB05700
BEEHLER JOSEPH P &
MARIANNE P,
6041 CAUFIELD ST
WEST LINN, OR 97068-3011

21E19BB04300
BUETTGENBACH KIMBERLY J &
KEVIN, M,
6115 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB11800
CHANDLER & NEWVILLE INC,,
20508 SW ROY ROGERS RD STE
147
SHERWOOD, OR 97140-9931

21E19BB12406
CHILDS ROAD ESTATES
HOMEOWNERS, ASSN,
NO MAILING ADDRESS
AVAILABLE,

21E19C 00600
CITY OF TUALATIN,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

21E19BB11000
CRAWFORD MARK & KIRA,,
19167 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

21E19BB05100
DENTON MATTHEW T,
6266 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

2S124AA00800 Prohibit C
ALLISON ELIZABETH A &,
BRYANT ANN,
6550 SW CHILDS RD
RIVER GROVE, OR 97035

2S124DA01200
ANI-KAL LLC, BY FOCUS
COMMERICAL INC,
9500 SW BARBUR BLVD #300
PORTLAND, OR 97219

21E19BB12403
BAYNE AARON P & LISA R H,
6435 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

2S124AA01100
BOHRER DANIEL M &, TALLENT-
BOHRER JOY ANN,
6810 SW CHILDS RD
RIVER GROVE, OR 97035

21E19BB09900
BUNTYN CHERIE M & CHAD J,
4201 HAVEN ST
LAKE OSWEGO, OR 97035-6509

2S124AA03900
CHEN RENBO,
16869 65TH AVE #360
LAKE OSWEGO, OR 97035

2S124AA03500
CHILDS BARBARA C,
PO BOX 90
OCEANSIDE, OR 97134-0090

21E19BB10500
CLARK GREGORY E &
ELIZABETH A,
6266 SW DAWN ST
LAKE OSWEGO, OR 97035-7910

21E19BB04500
DAY RENEE,
2942 E CHAPMAN AVE UNIT 234
ORANGE, CA 92869-3745

2S124AA00600
DORSEY THEODORE L & JEAN
M,
6545 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA96930
ANDREWS KRISTEN MICHAEL &
PAUL KEVIN,
6930 SW MONTAUK CIR
TUALATIN, OR 97035

2S124AA04800
ARI PROPERTIES LLC,
17960 SW JEREMY ST
BEAVERTON, OR 97007-6067

21E19BC00700
BEASTON VIRGIL LEE &
WENFANG JI,
6210 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00200
BRICE GEORGE F IV,
18275 SW 65TH AVE
LAKE OSWEGO, OR 97035

21E19BC00600
CARTER NANCY J,
6164 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19C 00200
CITY OF TUALATIN,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA96928
COOKE EMILY ELIZABETH,
6928 SW MONTAUK CIR
TUALATIN, OR 97062

21E19BC00300
DAY TROY,
6161 CHILDS RD
LAKE OSWEGO, OR 97035-8011

2S124AA66931
DUDA IRENE E,
6931 MONTAUK CIR
LAKE OSWEGO, OR 97035-7841

2S124AA01400
DULL DAVID M & SALLY G, ,
6940 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA66929
FAHRENDORF JOSEPH B REV
TRUST,
1143 MANOR DR
SONOMA, CA 95476-7422

2S124A002800
FOREST RIM INVESTORS LP,
BY GERSON BAKAR &
ASSOCIATES,
201 FILBERT ST 7TH FL

2S124DA00500
GONZALES BORING AND,
TUNNELING CO INC,
PO BOX 187
NORTH PLAINS, OR 97133-0187

2S124AA77200
GRIFFITHS ROBERT L REV
TRUST, BY WILLIAM L
GRIFFITH TR,
19748 WILDWOOD DR

21E19BB10200
HANCOCK JOHN & MATSUKO,
6372 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

2S124AA01900
HARVEY ROBERT E,
7170 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00500
HINSDALE KAREN H,
4525 SW CONDOR AVE
PORTLAND, OR 97239-4061

2S124AA56803
HOLLMAN PROPERTIES LLC,
3161 SW RIVERFRONT TER
WILSONVILLE, OR 97070-9716

2S124AA04500
INDIG MAURICE & HERMENE L
REV T, BY ROBERT L INDIG TR,
40451 ANDORRA CT
FREMONT, CA 94539-3601

2S124AA86882
DURAND SHAWN &, FRYETT
KAYLEE,
6880 SW MONTAUK CIR #6882
TUALATIN, OR 97035

21E19BB10100
FAIRCHILD SUSAN,
6414 SW DAWN ST
LAKE OSWEGO, OR 97035-7914

2S124DB00100
G&S FAMILY LTD
PARTNERSHIP THE,
20752 SW 120TH AVE
TUALATIN, OR 97062-6961

2S124AA04900
GRANT EUGENE L & JANET K,
13251 SE 130TH AVE
HAPPY VALLEY, OR 97086-9363

2S124AA02600
GUIDER ROBERT S TRUST, BY
GUIDER ROBERT S TR,
17 LOCKE WAY
SCOTTS VALLEY, CA 95066-

21E19BB05500
HANSEN DAWN J,
6247 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB11700
MENDRICKS ELIZABETH,
19229 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

21E19BB05600
HOAGE BARBARA H TRUSTEE,
668 MCVEY AVE UNIT 21
LAKE OSWEGO, OR 97034-4856

2S124AA04700
HUNT TROY E,
8170 SW 87TH
PORTLAND, OR 97223

2S124AA04000
IRONSIDE METAL
CORPORATION,
3210 VETERAN AVE
LOS ANGELES, CA 90034-3039

2S124AA01601
ELLIS DAVID &, WARD
CECILIA,
6956 SW CHILDS RD
LAKE OSWEGO, OR 97035
2S124AA00400
FEATHER E KAY REV LIV
TRUST, BY E KAY FEATHER
TR,
18365 SW 65TH AVE
2S124AA05700
GAGE ASSOCIATES LLC,
PO BOX 1318
LAKE OSWEGO, OR 97035-0516

21E19BC00400
GRAY CHARLES E TRUSTEE,
6050 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BC00801
HAN THO G, ,
6280 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA05100
HARRIS DENISE, BY ARTHUR
WINN PROPERTY SERVICES,
2401 NE MILWAUKIE BLVD
PORTLAND, OR 97212

21E19BB11300
HINKLE THOMAS W,
6367 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

21E19BB04700
HODGE LLOYD F TRUSTEE,
4415 SE PINEHURST AVE
MILWAUKIE, OR 97267-1606

2S124AA03800
I & A CORP,
PO BOX 82002
PORTLAND, OR 97282-0002

21E19BB11900
JAQUA LISA Y TRUSTEE,
6353 CHILDS RD
LAKE OSWEGO, OR 97035-7980

21E19BB11900
JAQUA LISA Y TRUSTEE, ,
6353 CHILDS RD
LAKE OSWEGO, OR 97035-7980

2S124AA03700
KENNEDY EILEEN,
7924 SE 7TH AVE
PORTLAND, OR 97202-6462

21E19BB11400
KIRALY JANOS,
681 DIAMOND WAY APT 242
VISTA, CA 92083-4449

21E19BC00500
KUHN GERALD M,
6110 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19C 01200
LEGACY MERIDIAN PARK
HOSPITAL,
1919 NW LOVEJOY ST
PORTLAND, OR 97209-1503

21E19BB11600
LUCKHAUPT ALICE L
TRUSTEE,
19215 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA00700
MASON CHRISTINE A &,
MASON STEPHEN A,
6540 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA96926
MERLO-FLORES VALERIA,
6926 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA03200
MONTAUK LLC, BY FIFTH & C
LLC,
1795 PALISADES TERRACE DR
LAKE OSWEGO, OR 97034-4623

21E19BB04800
NEUMAN KEITH D & JULIE M,
6317 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA01700bit c
JONES JOEL S &, CORP JESSICA
L,
7050 CHILDS RD
LAKE OSWEGO, OR 97035-7817

21E19BB12405
KEPPEL ROBERT & AIRENE,
6484 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19BB05300
KORDMAHALEH HADI &
ZAHRA NARGES,
6218 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB04600
LARSON JOHN K TRUSTEE,
6235 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124AA00300
LEWIS MERRY BETH,
18325 SW 65TH AVE
LAKE OSWEGO, OR 97035

21E19BB05000
MACPHERSON STUART S, ,
2218 ROSE AVE
SIGNAL HILL, CA 90755-3721

2S124AA80286
MCCAHEREN KARIN A,
6886 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA04100
MINOR MARYLUE &, MINOR J
WARDEN & ELIOT QUINN &,
RUST ELISSA MINOR
16890 SW CAMINO DR

2S124AA03100
NAZLEE TEMPLIN LLC,
1940 NW MILLER RD #232
PORTLAND, OR 97229

2S124A002601
NYBERG ROAD PROPERTY
LLC,
1200 SW 66TH AVE #300
PORTLAND, OR 97225

2S124AA77206
JOREK KRISTEN,
7206 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA66927
KERTLAND JOANNE,
6927 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA05000
KUCERA DENNIS W &,
KUCERA PEGGY U,
7165 SW MONTAUK CIR
TUALATIN, OR 97062

21E19BB10900
LAWHEAD STEVE A &
SHARON E,
19125 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA04400
LU LAN,
103 NW CANVASBACK WAY
#202
BEAVERTON, OR 97006

2S124AA86880
MANNING LINDA L,
6880 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

21E19C 01400
MERIDIAN PARK HOSPITAL,
1919 NW LOVEJOY ST
PORTLAND, OR 97209-1503

2S124AA01500
MOHR JOHN H &, DEERING-
MOHR LORI,
6950 SW CHILDS RD
RIVERGROVE, OR 97035

21E19BB12300
NELSON GARY,
18909 65TH AVE
LAKE OSWEGO, OR 97035-7836

2S124DB00400
NYBERG CREEK FOUNDATION
LLC, BY JOHN C NYBERG,
5638 SW DOGWOOD DR
RIVER GROVE, OR 97035

2S124DB00400
NYBERG CREEK FOUNDATION
LLC, BY JOHN C NYBERG,
5638 SW DOGWOOD DR
RIVER GROVE, OR 97035

2S124AA01000
OSBORNE DAVID H &, OSBORNE
NOELLE N,
6720 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB12401
POWERS JOHN W TRUSTEE, ,
6479 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

2S124AA00100
REHSO LLC,
1524 SE 38TH AVE
PORTLAND, OR 97214-5202

2S124AA01200
RICHARDS MARK E & SHERI L,
6820 SW CHILDS RD
LAKE OSWEGO, OR 97035

2S124DA00800
ROLLING HILLS-277 LLC, BY
RANDALL REALTY CORP,
9500 SW BARBUR BLVD #300
PORTLAND, OR 97219

21E19BB04400
BEVDE DAPHNE E,
6137 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB10000
SPARKS VICTORIA M TRUSTEE,
6448 SW DAWN ST
LAKE OSWEGO, OR 97035-7914

2S124AA66925
STEINBERG TREVOR L, ,
6925 SW MONTAUK CIR
TUALATIN, OR 97062

2S124AA02500
SUSSMAN MARC REV LIV
TRUST &, JOHNSON JUDY REV
LIV TRUST,
5908 SW KNIGHTS BRIDGE DR

21E19BB11200
OLSON CARL JOHN, ,
6343 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

21E19BB12402
PARK CHUNG JAE & JIYEON,
6457 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19BB05400
RACKLEY FREDDY JOE & JANE
CONNER,
6221 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

21E19BB11500
RENFROW LORNA G TRUSTEE,
6338 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

2S124AA77204
ROBERTS WAYNE V & SHERL
REV LIV, c/o THORPE TOM &,
THORPE KRISS
7204 SW MONTAUK CIR

21E19BC00301
RUPERT MARTIN TRUSTEE,
6048 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB12400
SHANNON MARY FRANCES,
6413 MCDUFF CT
LAKE OSWEGO, OR 97035-8048

21E19C 00900
STAFFORD HILLS PROPERTIES
LLC, ,
5916 SW NYBERG LN
TUALATIN, OR 97062-9750

2S124AA96924
STORY COLTON EDWARD,
6924 SW MONTAUK CIR
TUALATIN, OR 97035

2S124DA00400
TAN WEST TWO LLC, STE 200
330 NE LINCOLN ST
HILLSBORO, OR 97124-3262

2S124AA02700
OLSON GREGORY CHARLES &,
OLSON CYNTHIA SUSAN,
4306 SW GALEBUM ST
PORTLAND, OR 97219

21E19BB05200
POWELL RICHARD ALLEN
TRUSTEE, ,
6248 SW NOKOMIS CT
LAKE OSWEGO, OR 97035

2S124DA00100
REEVES RICHARD A,
15174 NW TROON WAY
PORTLAND, OR 97229-0931

2S124AA00900
RICHARDS CAROL A,
9312 NW FINZER CT
PORTLAND, OR 97229-8035

2S124AA86884
ROBERTS WAYNE V & SHERL,
REVOCABLE LIVING TRUST, BY
WAYNE V & SHERL G ROBERTS
TR

2S124AA02400
SD @ PIPERS'S RUN LLC,
3750 SAINT ANDREWS DR
SANTA ROSA, CA 95403

21E19BB04900
SOOTS EVERETT C TRUSTEE,
19232 SW LONGFELLOW AVE
LAKE OSWEGO, OR 97035

2S124AA04300
STECKLEY FAMILY TRUST THE,
, #227
12042 SE SUNNYSIDE RD
CLACKAMAS, OR 97015-8382

21E19C 00700
SUNNY PATCH LLC,
PO BOX 16298
PORTLAND, OR 97292-0298

2S124AA05200
THOMAS THOMAS M,
19000 NW EVERGREEN PKWY
#265
HILLSBORO, OR 97124

2S124AA05200
THOMAS THOMAS M,
19000 NW EVERGREEN PKWY
#265
HILLSBORO, OR 97124

2S124A002503
TUALATIN FD LLC, BY
FARMERS & MERCHANTS
BANK REO DEP,
302 PINE AVE 2ND FL

21E19BB05800
VALDES JEFFREY M & ERIN A,
17845 SW 106TH AVE
TUALATIN, OR 97062-9489

21E19BB11100
WALKER MARGARET ANN,
6327 SW HIAWATHA CT
LAKE OSWEGO, OR 97035

2S124DA00900
WETLANDS CONSERVANCY
INC THE, ,
4640 SW MACADAM AVE #50
PORTLAND, OR 97239

Charlie Benson
5915 SW Sequoia Dr.
Tualatin, OR 97062

Heather George
7147 SW Sagert #101
Tualatin, OR 97062

Nyberg Road Property, LLC.
1200 SW 66th Ave, Suite 300
Portland, OR 97225
Attn: Tom & Campbell Clarey

2S124DA01000
TMV LLC,
19255 SW 65TH AVE #200
TUALATIN, OR 97062

2S124A002900
TUALATIN CITY OF,
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

2S124AA01800
VAYALKELOTH SALIM &,
AHMED AZMA,
7140 SW CHILDS RD
LAKE OSWEGO, OR 97035

21E19BB10300
WANFORD SHAUN & KASEY,
6352 SW DAWN ST
LAKE OSWEGO, OR 97035-7912

Doug Ulmer
7149 SW Sagert St., Unit 105
Tualatin, OR 97062

21E19BB05900
 TSAI HSIU-CHEN,
5625 SUMMIT ST
WEST LINN, OR 97068-2833

2S124AA03600
USHER BRENT D & WENDY E,
814 SE LEXINGTON ST
PORTLAND, OR 97202-6334

21E19C 00500
W STONESTHROW II LLC,
4 EMBARCADERO CENTER STE
3330
SAN FRANCISCO, CA 94111
2S124AA77202
WARBERG JAMES J
REVOCABLE, LIVING TRUST,
PO BOX 2287
LAKE OSWEGO, OR 97035-0662

Exhibit C

2S124DA00400
BEBRINIUS RHO LLC & HYRAXONE LLC
10260 SW GREENBERG RD #530
PORTLAND, OR 97223-5515

2S124AA66925
BESHEARS CHARLES D & KAREN M
18010 MEADOWLARK LN
LAKE OSWEGO, OR 97034-7569

2S124AA03700
DIAZ SCOTT & TSAI JENNY
2646 NW OVERTON ST .
PORTLAND, OR 97210-2443

2S124AA77204
ROBERTS WAYNE & SHERYL
THORPE KRISS
7204 SW MONTAUK CIR
LAKE OSWEGO, OR 97035

2S124AA00400
FEATHER E KAY REV LIV TRUST
18365 SW 65TH AVE
TUALATIN, OR 97062

21E19BB11800
GENTLING GREGORY & NARGESS
FASSIH
19241 LONGFELLOW AVE
LAKE OSWEGO, OR 97035-7978

2S124AA00100
GUIDDOG LLC
PO BOX 1967
LAKE OSWEGO, OR 97035-0057

2S124AA05300
HUNTER JEFFREY C
37575 RICHARDSON GAP RD
SCIO, OR 97374-9755

21E19BB00900
MOYER SEAN & LYNDEY
6472 DAWN ST
LAKE OSWEGO, OR 97035-7914

21E19BB10900
PAULSON SHARON E & DAVID A
19125 LONGFELLOW AVE
LAKE OSWEGO, OR 97035-7929

2S124AA66929
PALLECEK CAROL & JOHN
481 BENICIA DR
SANTA ROSA, CA 95409-3003

21E19BB04400
SHEN JIAN
17610 BROOKHURST DR
LAKE OSWEGO, OR 97034-5097

2S124AA86882
SMITH FRANK & CRISTINA SOTO
6882 SW MONTAUK CIR
TUALATIN, OR 97062



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT
CASE FILE: AR 18-0007—Tualatin Apartments

NOTICE IS HEREBY GIVEN that a Type-III application for Architectural Features: architecture, landscaping, pedestrian and bicycle circulation, parking, and lighting (AR-18-0007) for a proposed 264-unit apartment complex located at 6645 SW Nyberg Lane Tualatin will be heard by the Architectural Review Board:

Wednesday, November 20, 2019 at 6:30 pm
 Location: the Tualatin Police Training Room
 8650 SW Tualatin Road Tualatin, OR 97062

NOTICE IS FURTHER GIVEN that a Type-II application for Public Utility Facilities: public sanitary and storm sewers, water lines and fire hydrants, water quality, and streets and sidewalks (AR-18-0007) will be decided administratively by the Tualatin Engineering Division.

Individuals wishing to comment on the Architectural Features application and/or Public Utilities Facilities application, must do so in writing by 5pm on October 29, 2019 to:

City of Tualatin, Planning Division
 Attn: Erin Engman
 18880 SW Martinazzi Avenue
 Tualatin, OR 97062-7092
 eengman@tualatin.gov

Westlake Consultants on behalf of Nyberg Road Property, LLC proposes a 264-unit apartment complex on 10.99 acres.

This property is located at: 6645 SW Nyberg Lane, Tax Lots: 2S124A 2600 & 2601



- **Architectural Features (Type III) Criteria*:** Tualatin Development Code (TDC) Chapters 31, 34, 43, 73.
- **Public Utilities Facilities (Type II) Criteria*:** Tualatin Municipal Code (TMC) Titles 3, 4 and TDC Chapters 31, 70, 71, 72, 73, 74, 75.
 *Applications submitted prior to Ordinance No. 1418-19.
- **The application materials and applicable criteria** are available for inspection at no cost and copies will be provided at a reasonable cost.
- **A Staff report for the Architectural Features Decision** will be available at least seven days before the hearing for inspection an no cost and copies will be provided at a reasonable cost.



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City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

Exhibit C

To view the application materials visit: www.tualatinoregon.gov/projects.

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- **Notice of the Architectural Features Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.
- **Notice of the Public Utility Facilities Decision** will only be provided to those who submit written comments regarding that application.

For additional information contact:

Lynette Sanford, Office Coordinator lsanford@tualatin.gov 503-691-3026

Erin Engman, Associate Planner eengman@tualatin.gov 503-691-3024

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.



City of Tualatin
18880 SW Martinazzi Ave
Tualatin, OR 97062

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Lynette Sanford, Office Coordinator lsanford@tualatin.gov 503-691-3026

Erin Engman, Associate Planner eengman@tualatin.gov 503-691-3024

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Exhibit D

From: [Colin Cortes](#)
To: [Erin Engman](#)
Cc: [Tony Doran](#); [Lynette Sanford](#)
Subject: Re: Tualatin Notice of Hearing for AR18-0007 - Apartment complex at 6645 SW Nyberg St
Date: Tuesday, October 29, 2019 3:15:06 PM
Attachments: [Image001.png](#)

Erin:

Thanks for responding.

First, regarding the pending Public Utilities Facilities Type II decision, please do send me notice per Tualatin Development Code (TDC) 32.220(3)(a)(v) because I remain concerned about half-street improvements.

Second, regarding the Architectural Features Type III application, it is missing a required accessway / Outdoor Recreation Trail as explained below.

I urge the Architectural Review Board (ARB) to condition that the walkway system of the development have at least one "accessway" as Tualatin Development Code (TDC) 31.060 defines: "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, which includes, but is not limited to, schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk."

This is because of the design standards of TDC 73A.200(8)(a) & (b) and that none of the exceptions of (c) apply. The subject property adjoins to the east both "residential property" per (a)(i), i.e. Stonestrow Apartments at 6455 SW Nyberg Ln (Tax Lot 21E19C 00300), as well as one of "areas intended for public use" per (a)(iii), i.e. the north-south Tualatin River Greenway trail improved segment that leads to and from SW Nyberg Lane. The trail segment borders the subject property.

Additionally, 8(b)(vii) also applies: "Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways, and greenways where a bike or pedestrian path is designated". TDC 31.060 defines "Outdoor Recreation Trail" as, "A pedestrian path that provides access to and through recreational elements and open spaces. These trails are generally located within the City's designated greenways. Typically they are ¼ mile or more in length and serve as part of the recreation experience, but can also function as routes for commuter or destination-oriented trips."

The ideal location for at least one 8-foot paved route serving as both accessway and Outdoor Recreation Access Route appears to be as an extension from either proposed walkway on the north or south side of Building C. (See Exhibit J, specifically either plan Sheet P400 or L-1.)

Please pass along my comments to the ARB. Thank you.

Sincerely,

Colin Cortes
4704 SW Beaverton Hillsdale Hwy, Apt. 5
Portland, OR 97221-2968
(503) 719-6503
(503) 560-7605 cell

On Mon, Oct 28, 2019 at 3:06 PM Erin Engman <eeengman@tualatin.gov> wrote:

Hi Colin-

Thank you for your comments. It may help to clarify that the public notice is for Architectural Review application and hearing. As the public facilities portion of the AR is a Type II process, the notice follows TDC 32.220(3).

A decision for the Public Facilities has not been rendered yet; however we'd be happy to provide a copy of the public facilities decision once it is ready for issuance.

I anticipate that Tony is planning on including standard conditions for the street improvements to the public facilities decision.

Erin Engman

503.691.3024

From: Colin Cortes <colin.m.cortes@gmail.com>
Sent: Sunday, October 27, 2019 7:45 PM
To: Erin Engman <eeengman@tualatin.gov>
Cc: Tony Doran <TDORAN@tualatin.gov>; Lynette Sanford <LSanford@tualatin.gov>
Subject: Re: Tualatin Notice of Hearing for AR18-0007 - Apartment complex at 6645 SW Nyberg St

Erin:

The notice for AR-18-0007 gave a deadline of this Tuesday at 5 p.m. for the Public Utilities Facilities application (Type II), but it's unclear what if any materials constitute that. Looking at the Commons on the Tualatin [project webpage](#), there's no draft staff decision through which to review analyses and findings and proposed conditions and comment on them. My chief concern is that the site plans and applicant's narrative (p. 65) suggest no half-street improvements to conform to the Transportation System Plan (TSP) through the Tualatin Development Code (TDC) 74 street design standards cross sections, i.e. not replacing narrow curb-tight sidewalk with planter strip and either a standard sidewalk or wide multi-use path. Please provide a copy of the decision, thank you.

Sincerely,

Colin Cortes

4704 SW Beaverton Hillsdale Hwy Apt 5

Portland, OR 97221-2968

(503) 980-2485 office (M-F 8:30-5:00)

On Mon, Oct 14, 2019 at 3:12 PM Erin Engman <eengman@tualatin.gov> wrote:

Thank you for your interest in the Tualatin apartment complex proposed at 6645 SW Nyberg Street. Please note that the Architectural Review Board hearing has been scheduled.



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT CASE FILE: AR 18-0007—Tualatin Apartments

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Attn: Erin Engman
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092
eengman@tualatin.gov

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To view application materials, visit:

<https://www.tualatinoregon.gov/planning/ar18-0007-tualatin-apartments>

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For additional information contact:

Erin Engman

Associate Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov