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Project Narrative

Project No: 220127.01

Date: 01-29-2025 (REV 02-25-2025)

Project Name: KAI-USA Addition

Subject: Project Narrative

By: CIDA Inc.

To: City of Tualatin

Project Description

The project is located at 18600 SW Teton Ave. and includes one parcel owned by the applicant, tax lot 2S123B000701. The site is zoned Light Manufacturing and has an existing concrete tilt-panel building approximately 55,566 sf in size. The applicant proposes to expand the existing southeast side of the building, which will be about 18,430 sf and be of the construction type as the existing building. The project will also have some site improvements that include street frontage, additional vehicular and bike parking stalls, landscaping, and stormwater management. The proposed building addition will address the growing need for warehouse space to support future growth and continued facility operations.

A pre-application conference was held with the city on June 15, 2022, with revised notes updated on August 15, 2024.

Application Approval Request

The applicant requests the following approvals with this application:

- Type II Architectural Review

Items Submitted With This Application

- Exhibit A1 - Land Use Application
- Exhibit A1 - Project Narrative
- Exhibit A2 – Drawing Set
 - Civil Plans – (Froelich Engineers)
 - Sheet C1.0 – Cover Sheet
 - Sheet C1.1 – Existing Conditions
 - Sheet C1.2 – Demolition plan
 - Sheet C2.0 – Site Plan
 - Sheet C3.0 – Grading Plan
 - Sheet C3.1 – Grading Enlargements
 - Sheet C4.0 – Utility Plan
 - Sheet C5.0 – Details
 - Sheet C5.1 – Details
 - Sheet C5.2 - Details
 - Sheet C5.3 - Details
 - Sheet C6.0 – Erosion Control Cover Sheet
 - Sheet C6.1 – Clearing and Demolition Erosion Control Plan
 - Sheet C6.2 – Grading, Utility, and Site Construction Erosion Control Plan
 - Sheet C6.3 – Vertical Construction Erosion Control Plan
 - Sheet C6.4 – Final Stabilization Plan
 - Sheet C6.5 – Erosion Control Details
 - Civil Plans – (Froelich Engineers)

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- Right of Way Improvements – Under Separate Cover – 18 pages
- Architectural Plans – (CIDA)
 - Sheet A0.1 – Existing Site Plan
 - Sheet A0.2 – Proposed Site Plan
 - Sheet A1.0 – Existing Overall Floor Plan
 - Sheet A1.1 – Proposed Overall Floor Plan
 - Sheet A2.1 – Building Elevations
- Landscape Plans – (Anderson Associates)
 - Sheet L-1 Preliminary Landscape Plan
 - Sheet L-2 Preliminary Tree Protection Plan
- Site Lighting Plan – (CIDA)
 - SL1.0
- Exhibit A3 - Supporting Documents
 - Property Ownership Information – Recorded Deed
- Exhibit B – Neighborhood Meeting Documents
- Exhibit C - Service Provider Letters
 - Clean Water Services
 - Republic Services
 - Tualatin Valley Fire & Rescue
- Exhibit D - Stormwater Management Report - (Froelich Engineers)
- Exhibit E - Transportation Impact Study – (Lancaster Mobley)

Review of Applicable Approval Criteria

Development applications are required to meet development standards set forth in the Tualatin Development Code. This section addresses all applicable review criteria. Pertinent code provisions are cited below in regular text followed by response in italics text describing how the proposal complies with this standard.

Chapter 32 – Procedures

32.10 – Purpose and Applicability

2. Applicability of Review Procedures. All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).

Response: *Architectural Review shall be conducted as a Type II review per Table 32-1. In compliance with the provisions of TDC 32.110, the Applicant attended a Pre-Application Conference with the City of Tualatin on September 21, 2022. Documentation of the Pre-Application Conference is provided as Exhibit E, attached.*

32.020 – Procedures for Review of Multiple Applications

Multiple applications processed individually require the filing of separate applications for each land use action. Each application will be separately reviewed according to the applicable procedure type and processed sequentially.

Response: *Based on Table 60-1, the proposed project is categorized as an Industrial Use with Light Manufacturing, along with manufacturing and storage of metal knives. This is an allowed use where a conditional use permit is not required therefore only one application will be required and submitted.*

32.120 – Neighborhood / Developer Meetings

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Response: The Applicant hosted a Neighborhood/Developer Meeting in compliance with the provisions of TDC 32.120 on November 6, 2024. Notice of the meeting was provided using a mailing list provided by the Tualatin Planning Department. Neighborhood/Developer meeting signs were posted in compliance with TDC 32.150. Documentation of the Neighborhood Meeting is provided as Exhibit B, attached.

32.130 – Initiation of Applications

- I. Type I, Type II, Type III, and Type IV-A Applications. Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:
 - d. The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

Response: As an agent for the property owner, we will submit the Land-Use application with owner signature as described in section (1)(d).

32.140 – Application Submittal

- I. Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:
 - a. A completed application form.
 - b. A written statement addressing each applicable approval criterion and standard;
 - c. Any additional information required under the TDC for the specific land use action sought;
 - d. Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
 - e. Recorded deed/land sales contract with legal description.
 - f. A preliminary title report or other proof of ownership.
 - g. For those applications requiring a neighborhood/developer meeting:
 - i. The mailing list for the notice;
 - ii. A copy of the notice;
 - iii. An affidavit of the mailing and posting;
 - iv. The original sign-in sheet of participants; and
 - v. The meeting notes described in TDC 32.120(7).
 - h. A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;
 - i. CIDA has contacted the Commercial CIO which covers the entire city, via email address provided by the City. A copy of the initial documents used for the neighborhood meeting review was provided with that email. As of this application we have not heard any comments from the CIO contact regarding the proposed development. While we do not anticipate any comments in opposition to the project, CIDA will forward any communications received to the City of Tualatin if they are not provided directly.
 - i. Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;



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2. Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.
3. Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Response: *This application submittal includes the applicable information required above, including the application form, fee, narrative, property ownership information, and neighborhood/developer meeting documentation. The City-recognized Citizen Involvement Organization (CIO) was not notified as they are not within the notification area for the neighborhood/developer meeting. The neighborhood/developer meeting documentation is provided in Exhibit A3.*

32.150 – Sign Posting

1. When Signs Posted. Signs in conformance with these standards must be posted as follows:
 - a. Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and
 - b. Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.
2. Sign Design Requirements. The applicant must provide and post a sign(s) that conforms to the following standards:
 - a. Waterproof sign materials;
 - b. Sign face must be no less than 18 inches by 24 inches (18" x 24"); and
 - c. Sign text must be at least two inch font.
3. On-site Placement. The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs.) The applicant cannot place the sign within public right-of-way.
4. Removal. If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within 40-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than 14 days after:
 - a. The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
 - b. The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Response: *The applicant posted notice of the proposed application for Architectural Review on the frontages of the subject property along Herman Road and Teton Ave. An Affidavit of posting is provided in Exhibit B.*

32.160 – Completeness Review

1. Duration. Except as otherwise provided under ORS 227.178, the City Manager must review application for completeness within 30 days of its receipt.
2. Considerations. Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.
3. Complete Applications. If an application is determined to be complete, review of the application will commence.

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4. Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:
5. Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.
6. Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

32.220 – Type II Procedure

Type II decisions are made by the City Manager with public notice and an opportunity for review and comment. The local appeal body for each application type is specified in Table 32-1. Type II decisions include limited land use decisions under ORS 197.195.

1. Submittal Requirements. Type II applications must include the submittal information required by TDC 32.140(1).
2. Determination of Completeness. After receiving an application for filing, the City Manager will review the application for completeness in accordance with TDC 32.160.
3. Written Notice of Application and Opportunity to Comment. Once the application has been deemed complete, the City must mail notice of a pending Type II decision to the following individuals and agencies no fewer than 14 days before making the Type II decision to allow interested people and agencies the opportunity to submit written comments on the application before the City issues the decision.
 - a. Recipients:
 - i. The applicant and the owners of the subject property;
 - ii. All property owners within 1,000 feet measured from the boundaries of the subject property;
 - iii. All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
 - iv. All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
 - v. Any person who submits a written request to receive a notice;
 - vi. Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation; where the project site would access a County road or otherwise be subject to review by the County, then the County; Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code; and
 - vii. Utility companies (as applicable).
 - b. The mailed notice of pending Type II Decision, at a minimum, must contain all of the following information:
 - i. The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;



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- ii. The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;
 - iii. The proposed site plan;
 - iv. Statement noting if a railroad-highway grade crossing provides or will provide the only access to the subject property;
 - v. The type of application and a concise description of the nature of the land use action;
 - vi. A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;
 - vii. Brief summary of the local decision making process for the land use decision being made;
 - viii. 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;
 - ix. A statement indicating that issues which may provide the basis for an appeal to the Oregon Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period and with sufficient specificity to enable the applicant and local appeal body to respond to the issue;
 - x. Statement that after the comment period closes, the City will issue its decision and the decision will be mailed to the applicant, property owner, anyone who submitted written comments on the application, and to anyone else is otherwise legally entitled to notice;
 - xi. A statement that comments received after the close of the public comment period will not be considered;
 - xii. The name of a City representative to contact and the telephone number where additional information may be obtained; and
 - xiii. Statement that the application and all documents and evidence submitted by the applicant are available for review and that copies can be obtained at a reasonable cost from the City.
 - c. Failure of a person or agency identified in TDC 32.220(3)(a) to receive the notice required in TDC 32.220(3)(b) does 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.
 - d. Written comments must be received by the City no later than 5:00 p.m. on the 14th calendar day after the notice was mailed in order for comments to be considered.
4. Decision. At the conclusion of the comment period, the City Manager must review the comments received and approve, approve with conditions, or deny the application. The decision must be in writing and include a 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.
5. Notice of Type II Decision. Notice of the decision must be provided to the property owner, applicant, and any person who submitted written comments in accordance with TDC 32.220(3)(d). If approval is granted to remove a Heritage Tree, a copy of the decision must be sent to the chairman of the Tualatin Park Advisory Committee. The Type II Notice of Decision must contain all of the following information:
 - a. A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
 - b. The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
 - c. A statement a statement that the complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
 - d. The date the decision becomes final, unless an appeal is submitted; and

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- e. A statement that all person entitled to notice of the decision may appeal the decision in accordance with TDC 32.310.
6. Appeal of a Type II Decision. Appeals may be made in accordance with TDC 32.310.
7. Effective Date of Type II Decision. A Type II Decision becomes effective 14 days after the City mails the Notice of Decision, unless an Appeal is submitted pursuant to TDC 32.310 or unless the conditions of approval specify otherwise.

Response: *The applicant has posted notice of the proposed application for Architectural Review on the frontages of the subject property along Herman Road and Teton Ave. An Affidavit of posting is provided in Exhibit B.*

Chapter 33 – Applications and Approval Criteria

33.020 – Architectural Review

1. Purpose. The City Council finds that excessive uniformity, dissimilarity, inappropriateness, or poor quality of design in the exterior appearance of structures and the lack of proper attention to site development and landscaping, in the business, commercial, industrial, and certain residential areas of the City hinders the harmonious development of the City; impairs the desirability of residence, investment or occupation in the City; limits the opportunity to attain the optimum use and value of land and improvements; adversely affects the stability and value of property; produces degeneration of property in such areas with attendant deterioration of conditions affecting the peace, health and welfare of the City; and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore. The purposes and objectives of community design standards are to:
 - a. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of development.
 - b. Discourage monotonous, drab, unsightly, dreary and inharmonious development.
 - c. Promote the City's natural beauty and visual character and charm by ensuring that structures and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain, natural environment, and landscaping. Exterior appearances of structures and other improvements should enhance these qualities.
 - d. Encourage site planning and development to incorporate bikeways, pedestrian facilities, greenways, wetlands, and other natural features of the environment and provide incentives for dedication of access easements and property to the public through shift of residential density, system development charge credits, landscaping credits and setback allowances.
 - e. Protect and enhance the City's appeal to tourists and visitors and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial properties.
 - f. Stabilize and improve property values and prevent blighted areas and thus increase tax revenues.
 - g. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and thus decrease the cost of governmental services.
 - h. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvement.
 - i. Sustain the comfort, health, safety, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and thus promote and protect the peace, health and welfare of the City.
 - j. Determine the appropriate yard setbacks, building heights, minimum lot sizes when authorized to do so by City ordinance.
 - k. Ensure all public facilities including right-of-way, water, sewer, and storm systems are adequate to serve the development.
2. Applicability.
 - a. The following types of development are subject to Architectural Review:

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- i. Any exterior modifications to improved or unimproved real property;
 - ii. Any remodeling that changes the exterior appearance of a building;
 - iii. Any site alteration which alters the topography, appearance or function of the site; and
 - iv. Any change in occupancy from single family use to commercial or industrial use.
 - b. Examples of development subject to Architectural Review, include but are not limited to the following:
 - i. New buildings, condominiums, townhouse, single family dwellings, or manufactured dwelling park;
 - ii. Construction, installation, or alteration of a building or other structure;
 - iii. Landscape improvements;
 - iv. New parking lots or the addition of new impervious surface to an existing parking lot;
 - v. New, or alterations to, above ground public utility facilities, pump stations, pressure reading stations, water reservoirs, electrical substations, and natural gas pumping stations;
 - vi. New wireless communication facilities, and new attached wireless communication;
 - vii. Installation of decorative lighting; and
 - viii. Exterior painting, awnings, or murals.
 - c. Exceptions to Architectural Review. The following applications for development do not require Architectural Review:
 - i. The addition or alteration of an existing single-family dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster if it involves:
 - a. Less than 35 percent of the structure's existing footprint;
 - b. An increase in building height of less than 35 percent;
 - c. Less than 35 percent of an existing front or rear wall plane; or
 - d. A side wall plane that abuts the side yard of an adjacent dwelling.
 - ii. The modification by the City of greenways, parks, other Parks and Recreation Department improvements, and right-of-way landscaping improvements.
3. Types of Architectural Review Applications
 - f. General Development. All development applications, (except Single Family Dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster, Clear and Objective and Large Commercial, Industrial, and Multifamily Development) are subject to Type II Review.

Response: As described above in section (2)(a)(i through iii) & (b)(ii through iv) and (3), the warehouse addition is subject to General Development, Type II Architectural Review.

4. Application Materials. The application must be on forms provided by the City. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:
 - a. The project name and the names, addresses, and telephone numbers of the architect, landscape architect, and engineer on the project;
 - b. Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale;
 - c. A building materials plan that includes a written description and image representation of facade, windows, trim, and roofing materials, colors, and textures;
 - d. Title report; and
 - e. A Service Provider Letter from Clean Water Services.

Response: The above application materials are included in this submittal for reference.

5. Approval Criteria.
 - c. General Development. Applications for General Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G.

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Response: This written narrative provides responses and exhibits addressing the applicable standards of TDC Chapters 73A through 73G.

6. Conditions of Approval.
 - b. Types of conditions of approval that may be imposed include, but are not limited to:
 - i. *Development Schedule.* A reasonable time schedule placed on construction activities associated with the proposed development, or portion of the development.
 - iii. *Construction and Maintenance Guarantees.* Security from the property owners in such an amount that will assure compliance with approval granted.

Response: The possible conditions of approval listed above are understood.

8. Effective Date. The effective date of an Architectural Review decision or Minor Architectural Review decision is the date the notice of decision is mailed.

Response: The effective date when given is understood.

Chapter 35 – Nonconforming Situations

35.030 – Nonconforming Development

1. Generally. A nonconforming development is any development which met the applicable City or County development standards imposed at the time the development was constructed, but which no longer complies with development standards due to the adoption of, or amendment to, the City's land use regulations, or annexation of the property into the City. A nonconforming development may be continued until the development's nonconforming status is terminated as provided in this Chapter provided it conforms to the requirements of this Chapter. Examples of nonconforming developments, include but are not limited, nonconformity by reason of restrictions on lot area, lot coverage, location on a lot, setbacks, height, yard, equipment, access, parking, landscaping, or other physical restriction, or requirement.
2. Ordinary Repairs and Maintenance. Except as provided by this Chapter, nonconforming developments may be repaired and maintained.
3. Alteration or Enlargement of Nonconforming Development Prohibited.
 - a. A nonconforming development may be continued, but not altered or enlarged, except:
 - i. Aesthetic changes to the external dimensions of the building;
 - ii. A development conforming as to use but nonconforming as to setback or yard requirements may be altered or enlarged, providing the alteration or enlargement does not result in a violation of the change to setback or yard requirements.
 - iii. A nonconforming development may be altered or enlarged when such alteration or enlargement will bring the development or use into conformity with the Planning District Standards for the property.
 - b. Notwithstanding subsection (a), the following nonconforming developments may be altered or enlarged:
 - i. Warehouse and distribution centers existing on April 12, 2000 in the Manufacturing Park District;
 - ii. The Winona Cemetery (9900 SW Tualatin Road);
 - iii. The PGE Substation (6280 SW Borland Road);
 - iv. The Stafford Hills Racquet and Fitness Club (5916 SW Nyberg Lane); and
 - v. Conditional uses located in the RL Planning District that obtained conditional use approval before January 13, 2011.
4. Termination of Nonconforming Development.
 - a. A nonconforming development is deemed terminated if:

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- i. A nonconforming development is declared a "dangerous building" pursuant to TMC Chapter 4-03 or the state building code. Termination of the nonconforming development is effective upon the date the order declaring the development a dangerous building becomes final; and
 - ii. If a nonconforming development is destroyed or damaged by any cause to an extent requiring the discontinuance of the development for more than six months while making repairs. Termination of the nonconforming development is effective upon the date of the damage or destruction.
 - b. Once a nonconforming development is terminated the development must be removed or any subsequent development of the subject lot must conform to the current standards and criteria of this Code.
5. Reinstatement of Nonconforming Development. A nonconforming development that was terminated may only be reinstated as provided in TDC 33.060.

Response: The existing building in original form, along with its use and development, received approval by the City of Tualatin Architectural Review Board in 1986. The new building addition and various site improvements have been planned to meet the current applicable standards in place at the time of application.

Chapter 39 - Use Categories

39.400 – Light Manufacturing

1. Characteristics. Light Manufacturing is the assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such activity takes place, and where such processes are housed entirely within a building. Light Manufacturing also includes the repair and/or servicing of industrial, business, or consumer machinery, equipment, products or by-products, or in training or instruction of such repair or servicing. Products are generally not displayed or sold on site, but if so, sales and display are accessory to the primary use and subject to restrictions, such as size, set forth in the planning district in which the use will be located. All industrial uses must continually comply with the Environmental Regulations specified in TDC Chapter 63.
2. Examples of Uses.
 - a. Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials.
 - b. Food, beverage, and related product processing and packaging.
 - c. Laundry, dry cleaning, dyeing or rug cleaning plant (non-retail).
 - d. Machine shop, including automotive and truck machine shop.
 - e. Manufacture, packaging, processing or assembly of small instruments, equipment, devices, and components, such as audio, video, and computer equipment; hand tools; hearing aids; musical instruments; office equipment; optical goods; scientific instruments or equipment; and sporting goods.
 - f. Manufacture of cabinets, furniture, and mattresses.
 - g. Printing and publishing shops (non-retail).
 - h. Processing, assembly, packaging, and other treatment of small products manufactured from the following prepared or semi-finished materials: bone, hair, fur, leather, feathers, textiles, plastics, glass, wood, paper, cork, wire, rubber, and rubber compounds, precious or semi-precious stones, and similar small products composed of previously prepared or semi-finished materials.
 - i. Production of artwork, toys, novelties, pottery and ceramics (using only previously pulverized clay).
 - j. Production of textiles or apparel.
 - k. Research and development laboratories.
 - l. Trade or industrial schools where industrial vehicles and equipment are operated.
3. Exceptions
 - a. Certain manufacturing uses are classified exclusively as Heavy Manufacturing.

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- b. Structural-mechanical testing laboratories are classified as Heavy Manufacturing.
- c. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services.
- d. Compost production and rendering plants are classified as Solid Waste Treatment and Recycling.
- e. The following uses are prohibited in all zones:
 - i. Auto wrecking.
 - ii. Creosote treatment of products.
 - iii. Distillation of bones.
 - iv. Distillation of oil, coal, wood or tar compounds.
 - v. Fat rendering.
 - vi. Forge plants.
 - vii. Storage, transfer, or processing of hazardous, toxic, or radioactive waste.
 - viii. Junk or salvage yard.
 - ix. Manufacturing of the following products: acid; ammonia; bleaching powder; celluloid pyroxylin; cement, lime, gypsum and plaster of paris; chlorine gas; creosote; disinfectant; dye stuffs; explosives; fertilizer; herbicides; insect poison; radioactive materials; soap; sodium compounds; tar roofing, water-proofing and other tar products.
 - x. Rolling mills or saw mills.
 - xi. Rock crushing.
 - xii. Slaughter of livestock or poultry.
 - xiii. Primary processing of organic materials such as tanning of leather.

Response: *The proposed development will continue operating as Light Manufacturing for storage and manufacturing of knives as described in section 39.400(2)(e).*

Chapter 60 – Light Manufacturing

60.200 – Use Categories

1. Use Categories. Table 60-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the ML zone. Use categories may also be designated as Limited (L) and subject to the limitations listed in Table 60-1 and restrictions identified in TDC 60.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.
2. Use Categories in the Limited Commercial Setback. Commercial uses may be further restricted within the Limited Commercial Setback, see TDC 60.210(4).
3. Overlay Zones. Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

TABLE 60-1
 Use Categories in the ML Zone (Excerpt)

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
INDUSTRIAL USE CATEGORIES		
Light Manufacturing	P/C (L)	Conditional uses limited to: <ul style="list-style-type: none"> - Machine shop over 7,500 square feet; - Building, heating, plumbing and electrical contractor's offices, with on-site storage of equipment or materials; - Casting or fabrication of metals.
Heavy Manufacturing	P/C (L)	Permitted uses limited to electroplating.

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		Conditional uses limited to: - Manufacture of the following types of products: bicycles; small electric generators; small electric motors; motorized boats; sashes and doors; vending machines. - Production or fabrication of metals or metal products including enameling and galvanizing.
Warehouse and Freight Movement	P/C	Conditional use permit required for cold storage plants. All other uses permitted outright.

Response: *The proposed building addition will expand the existing Light Manufacturing use of the property. The intended use for the addition will support facility warehouse expansion for the storage of materials categorized as Light Manufacturing described above.*

60.300 – Development Standards

Table 60-2
 Development Standards in the ML Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES	PROPOSED
LOT SIZE			
Minimum lot size	20,000 square feet	-	-
LOT DIMENSIONS			
Minimum Lot Width	100 feet	When lot has frontage on public street, minimum lot width at the street is 100 feet.	Greater than 100 feet
Infrastructure and Utilities Uses	-	As determined through the Subdivision, Partition, or Lot Line Adjustment process.	-
Flag Lots	-	Must be sufficient to comply with minimum access requirements of TDC 73C.	-
MINIMUM SETBACKS			
Front	30 feet		Greater than 30 feet
Front Setback Adjacent to Residential or Manufacturing Park District	50 feet		N/A
Side	0-50 feet	Determined through Architectural Review Process. No minimum setback if adjacent to railroad right-of-way or spur track.	Greater than 50 feet
Side Setback Adjacent to	50 feet		N/A

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Residential or Manufacturing Park district			
Rear	0-50 feet	Determined through Architectural Review Process. No minimum setback if adjacent to railroad right-of-way or spur track.	Greater than 50 feet
Rear Setback Adjacent to Residential or Manufacturing Park district	50 feet		N/A
Parking and Circulation Areas	5 feet	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.	5 feet along SW Teton Ave. Greater than 5 feet along SW Herman Road.
Parking and Circulation Areas Adjacent to Residential or Manufacturing Park (MP) District	10 feet		N/A
Fences	10 feet	From public right-of-way.	10 feet
STRUCTURE HEIGHT			
Maximum Height	50 feet	May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure. Measured at the 50-foot setback line, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot setback line at a slope of 45 degrees extending away from the 50-foot setback line. Flagpoles may extend to 100 feet.	Less than 50 feet

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Maximum Height Adjacent to Residential District	28 feet		N/A
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Response: *As shown in the table above, all standards from Table 60-2 (Development Standards) are met or not affected by the proposal.*

60.310 - Additional Development Standards

1. Outdoor Uses. All uses must be conducted wholly within a completely enclosed building, except off-street parking and loading, Basic Utilities, Wireless Communication Facilities and outdoor play areas of child day care centers as required by state day care certification standards.
2. Spur Rail Tracks. Spur rail tracks are not permitted within 200 feet of an adjacent residential district.

Response: *Spur rail tracks have not been detected onsite. This section is therefore not applicable.*

3. Sound Barrier Construction. Sound barrier construction is required to mitigate the impact of noise associated with overhead doors and building mechanical equipment, including but not limited to heating, cooling and ventilation equipment, compressors, waste evacuation systems, electrical transformers, and other motorized or powered machinery located on the exterior of a building. Sound barrier construction must conform to the following standards:
 - a. Applicability. New construction, including additions or changes to existing facilities, must comply with the provisions of this section. When additions or changes to existing facilities are proposed, existing structures on the property may be required to comply with the provisions of this section, as determined through the Architectural Review process. Where buildings or outdoor use areas located on more than one parcel are all part of a single use as determined through the Architectural Review process, all of the parcels may be required to comply with the provisions of this section.
 - b. Distance from Residential Use. Sound barriers must be used to intercept all straight-line (a direct line between two points) lateral paths of 450 feet or less between a residential property within a residential planning district and; or
 - i. Any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway; or
 - ii. Any building mechanical device at a minimum height equal to the height of the mechanical object to be screened.
 - c. Exemption for Existing Structures. Where existing structures (on or off site) are located such that they will reflect sound away from residential areas and will function as a sound barrier, on-site sound barrier construction is not required, except that at the time such structures are removed, sound barrier construction is required.
 - d. Design. Sound barriers must consist of masonry walls or earth berms located so as to reflect sound away from, rather than toward, noise sensitive properties. This may include masonry "wing walls" attached to a building, detached masonry walls (such as at the perimeter of the site), earth berms, or combinations of the three. Wing walls must be at least as tall as the tallest overhead door they are designed to screen at the point where they meet the building. The height of the wall may be reduced along a maximum incline formed by a horizontal distance twice the vertical change in height, or 26.5 degrees from horizontal.
 - e. Definitions. "Wing wall" mean a wall that is attached to a building on one side and meets the screening requirements of (1) and (2) of this section.

Response: *The closest Residential Use is located further than 450 feet from this property, therefore this section is not applicable.*

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4. Setback Reduction for Developments Adjacent to Greenways and Natural Areas. To preserve natural areas and habitat for fish and wildlife, the decision-making authority may provide a front, side, or rear yard setback reduction for developments that are adjacent to Greenways or Natural Areas that dedicate land for conservation or public recreational purposes, in accordance with the following standards:
 - a. Setback Reduction. All permitted uses may be allowed a reduction of up to 35 percent of the front, side, or rear yard setbacks, as determined through the Architectural Review process, if as a result the buildings are farther away from fish and wildlife habitat areas.
 - b. Location of Greenway or Natural Area Lot. A portion of the parcel must be located in one of the following conservation or protection areas:
 - i. Natural Resource Protection Overlay (NRPO) District (TDC Chapter 72); or
 - ii. Clean Water Services Vegetated Corridor.
 - c. Ownership of Greenway or Natural Area Lot. The ownership of each Greenway or Natural Area Lot must be one of the following:
 - i. Dedicated to the City at the City's option;
 - ii. Dedicated in a manner approved by the City to a non-profit conservation organization; or
 - iii. Retained in private ownership.
 - d. Ownership Considerations. The decision-making authority must consider, but is not limited to, the following factors when determining the appropriate ownership of the Greenway or Natural Area Lot:
 - i. Does the Park and Recreation Master Plan designate the lot for a greenway, pedestrian or bike path, public park, recreation, overlook or interpretive facility, or other public facility;
 - ii. Does the lot include one or more designated Heritage Trees, or one or more significant trees;
 - iii. Does the lot provide a significant view or esthetic element, or does it include a unique or intrinsically valuable element;
 - iv. Does the lot connect publicly owned or publicly accessible properties;
 - v. Does the lot abut an existing park, greenway, natural area or other public facility;
 - vi. Does the lot provide a public benefit or serve a public need;
 - vii. Does the lot contain environmental hazards;
 - viii. Geologic stability of the lot; and
 - ix. Future maintenance costs for the lot.

Response: The site is not adjacent to any Greenways or Natural Areas, therefore setback reduction does not apply to this project.

Chapter 63 – Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations

63.051 – Noise

All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.

Response: The proposed new building addition will be used for storage racks and will comply with all DEQ and City of Tualatin noise standards.

63.052 – Vibration

- I. Restrictions. All uses and development must not cause or permit ground vibration into the property of another person that exceeds the limits set forth below in this section.

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- a. Ground vibration as measured at the boundary of a residential planning district and an industrial planning district must not exceed 0.01 inches per second (0.00025 meters per second) RMS velocity.
- b. Ground vibration as measured at a common property boundary of any two properties within any industrial planning district must not exceed 0.1 inches per second (0.0025 meters per second) RMS velocity.
2. Method of Measurement. Vibration measurement procedures must conform to the methods described in this section and to procedures approved by the Oregon Department of Environmental Quality.
 - a. Instrumentation must be capable of measuring RMS value of the vibration velocity over the frequency range of ten to 1,000 hertz.
 - b. Measurement values must be recorded for a sufficient period of observation to provide a representative sample.
 - c. Attachment of the vibration transducer to the ground must be by magnetic or screw attachment to a steel bar of a minimum of nine inches (22.9 cm.) in length, driven flush with the ground surface.
3. Exemptions. The requirements of TDC 63.052(1) do not apply to:
 - a. Vibration resulting from the operation of any equipment or facility of a surface carrier engaged in interstate commerce by railroad;
 - b. Vibration resulting from the operation of any road vehicle;
 - c. Vibration resulting from construction activities and use of construction equipment; and
 - d. Vibration resulting from roadway maintenance and repair equipment.

Response: The proposed new building addition will be used for storage racks which will not create ground vibration.

63.053 – Air Quality

1. Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality.
2. Method of Measurement. All measurements of air pollution must be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods or measurement approved by the City. Upon request of the City, persons responsible for a suspected source of air pollution must provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Response: The proposed new building addition will be used for storage racks which will not produce air pollution.

63.054 – Odors

All uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use.

Response: The proposed new building addition will be used for storage racks and will not emit odors.

63.055 – Heat and Glare

1. All uses and development must conduct all operations producing heat or glare entirely within an enclosed building.
2. All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts.

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Response: All operations are conducted entirely within an enclosed building. All exterior lighting will be screened, baffled, or directed away from neighboring sites which are also industrial uses. Additionally, there are no residential planning districts within a quarter-mile radius. See Site Lighting Plan SL1.

63.056 – Storage and Stored Materials

1. All uses and development must store all materials, including wastes, in a manner that will not attract or aid the propagation of insects or rodents, or in any other way create a health or safety hazard.
2. All uses and development that utilize open storage that would otherwise be visible at the property line must conceal it from view at the abutting property line by a sight obscuring fence not less than six feet high and not accessible to the general public to protect public safety.

Response: The proposed development will follow the guidelines mentioned in this section.

63.057 – Liquid or Solid Waste Materials

All uses and development are prohibited from disposing waste onto the site or into adjacent drainage ditches, creeks or other natural waterways in violation of State of Oregon DEQ standards, Clean Water Services Standards, City Standards, or in a manner that causes harm to wildlife.

Response: The proposed new building addition will be used for storage racks and will not dispose waste onto the site or into adjacent drainage ditches, creeks or other natural waterways.

63.058 – Dangerous Substances

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste.

Response: The proposed new building addition will not store, transfer or process hazardous, toxic or radioactive waste.

Chapter 70 – Flood Plain District

70.020 – Methods of Reducing Flood Losses

In order to accomplish its purposes, this Chapter includes methods and provisions for:

1. Restricting or prohibiting uses that are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage;
5. Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or that may increase flood hazards in other areas; and
6. Coordinating and supplementing the provisions of the state building code with local land use and development ordinances.

Response: Based on survey topography and the FEMA floodplain elevation of 128.9, all proposed work is outside of the floodplain.

70.110 – Development Permit Required

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A development permit shall be obtained before construction or development begins within any area of special flood hazard established by TDC 70.050 (Basis for Establishing the Areas of Special Flood Hazard). The permit shall be for all structures, including manufactured homes, as set forth in TDC 70.030 (Definitions), and for all other development, including fill and other activities, also as set forth in TDC 70.030 (Definitions).

Response: Based on survey topography and the FEMA floodplain elevation of 128.9, all proposed work is outside of the floodplain.

70.120 – Application for Development Permit

Application for a development permit shall be made on forms furnished by the Local Floodplain Administrator and may include, but not be limited to, plans in duplicate, drawn to scale, showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level of floodproofing of any structure;
3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in TDC 70.180 (Specific Standards for Nonresidential Structures); and
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

Response: Based on survey topography and the FEMA floodplain elevation of 128.9, all proposed work is outside of the floodplain.

Chapter 73A – Site Design Standards

73A.110 – General Design Standards

The following standards are the minimum requirements for nonresidential development in all zones, except the Mixed-Use Commercial (MUC) and Basalt Creek Employment (BCE) zones, which have separate standards:

- I. Walkways. Development must provide walkways as follows:
 - a. Walkways must have a minimum width of;
 - i. Six feet for commercial and institutional uses; and
 - ii. Five feet for industrial uses.
 - b. Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete;
 - c. Walkways must meet ADA standards applicable at time of construction or alteration;
 - d. Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;
 - e. Walkways through parking areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas;
 - f. Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and
 - g. 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.

Response: Site improvements for this proposed project will include concrete walkways at the south end of building addition that is at least 5 feet wide as required per section 73A.110(1)(a)(ii) and ADA compliant. An existing walkway is located along the south elevation of existing building, connecting the main building entrance to the public right of way.

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Walkways through parking areas are not currently proposed, along with bikeways and outdoor recreation access.

2. Accessways.
 - a. When Required. Accessways are required to be constructed when a multi-family development is adjacent to any of the following:
 - i. Residential property;
 - ii. Commercial property;
 - iii. Areas intended for public use, such as schools and parks; and
 - iv. Collector or arterial streets where transit stops or bike lanes are provided or designated.
 - b. Design Standard. Accessways must meet the following design standards:
 - i. Accessways must be a minimum of eight feet in width;
 - ii. Public accessways must be constructed in accordance with the Public Works Construction Code;
 - iii. Private accessways must be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete;
 - iv. Accessways must meet ADA standards applicable at time of construction or alteration;
 - v. Accessways must be provided as a connection between the development's walkway and bikeway circulation system;
 - vi. Accessways must not be gated to prevent pedestrian or bike access;
 - vii. 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; and
 - viii. Must be constructed, owned and maintained by the property owner.
 - c. Exceptions. The Accessway standard does not apply to the following:
 - i. 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; and
 - ii. 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 must 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 recorded is subject to the City's review and approval.

Response: *The proposed development is not adjacent to any multi-family development and therefore accessways are not applicable to this project.*

3. Drive-up Uses. When permitted, drive-up uses must comply with the following:
 - a. Provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:
 - b. Banks—Each lane must be 100 feet long;
 - c. Restaurants—Each lane must be 160 feet long; and
 - d. Other uses—Each lane must be between 80 and 160 feet long, as determined by the City.
 - e. Stacking area must not interfere with safe and efficient access to other parking areas on the property.
 - f. Drive-up aisles and windows must be a minimum of 50 feet from residential zones.
 - g. The width and turning radius of drive-up aisles must be approved by the City.
 - h. A wall or other visual or acoustic may be required by the City.

Response: *The proposed development does not include a drive-up use and therefore this section is not applicable to this project.*

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4. Safety and Security. Development must provide safety and security features as follows:
 - a. Locate windows and provide lighting in a manner that enables tenants, employees, and police to watch over pedestrian, parking, and loading areas;
 - b. Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;
 - c. Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;
 - d. Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and
 - e. Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.

Response: *The building addition is consistent with the prior existing building addition and will not include windows due to use of space. Alternative site security will be provided with perimeter fencing and vehicular gate from non-employees entering from Herman Road.*

5. Service, Delivery, and Screening. Development must provide service, delivery, and screening features as follows:
 - a. Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;
 - b. Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and
 - c. Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.

Response: *A new transformer is proposed adjacent to the southern vehicular entrance along SW Herman Road, behind new site fencing that will match what is existing, see sheet C2.0.*

New mechanical rooftop units will also be screened.

6. Adjacent to Transit. Development adjacent to transit must comply with the following:
 - a. Development on a transit street illustrated on Comprehensive Plan Map 8-5 must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.
 - b. Development abutting major transit stops as illustrated on Comprehensive Plan Map 8-5 must:
 - i. Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;
 - ii. Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;
 - iii. Provide a transit passenger landing pad accessible to disabled persons;
 - iv. Provide an easement or dedication for a passenger shelter as determined by the City; and
 - v. Provide lighting at the major transit stop.

Response: *The existing development is located along an expansion of a fixed route bus transit service. A new public sidewalk along Herman Road will lead to the nearest transit stop located between SW 108th Ave and SW Teton Ave. to satisfy requirement 73A.110(6)(a).*

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73B.010 – Landscape Standards Purpose and Objectives



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1. Purpose. The purpose of this Chapter is to establish standards for landscaping within Tualatin in order to enhance the environmental and aesthetic quality of the City.
2. Objectives. The objectives of this Chapter are to:
 - a. Encourage the retention and protection of existing trees and requiring the planting of trees in new developments;
 - b. Use trees and other landscaping materials to temper the effects of the sun, wind, noise, and air pollution.
 - c. Use trees and other landscaping materials to define spaces and the uses of specific areas; and
 - d. Use trees and other landscaping materials as a unifying element within the urban environment.

Table 73B-1
 Required Minimum Landscape Area

ZONE	MINIMUM AREA REQ.	MINIMUM AREA REQ. WITH DEDICATION FOR A FISH AND WILDLIFE HABITAT
CO, CR, CC, CG, ML and MG zones except within the Central Tualatin Overlay—All uses	15 percent of the total area to be developed	12.5 percent of the total area to be developed

Response: A minimum of 15% of the total area to be developed will be landscaped.

73B.040 – Additional Minimum Landscaping Requirements for Nonresidential Uses

1. General. In addition to requirements in TDC 73B.020, nonresidential uses, except those located in the Mixed-Use Commercial (MUC) zone which has its own standards, must comply with the following:
 - a. All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.
 - i. This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.
 - b. Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:
 - i. Pedestrian amenities such as landscaped plazas and arcades; and
 - ii. Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.
 - c. Five-foot wide landscaped area requirement does not apply to:
 - i. Loading areas;
 - ii. Bicycle parking areas;
 - iii. Pedestrian egress/ingress locations; and
 - iv. Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.
 - d. Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.
 - e. Landscape screening provisions are superseded by the vision clearance requirements of Figure 73B-4.
2. Wetland Buffer. Wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

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- a. Area counted as landscaping is limited to a maximum of two and one-half percent (of the total land area to be developed);
- b. Area to be counted as landscape must be within the boundaries of the subject property;
- c. No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel;
- d. Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer must perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Clean Water Services; and
- e. Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer must include an enhanced mitigation plan approved by the Oregon Division of State Lands and the Clean Water Services as part of the Architectural Review submittal. The developer must complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

Response: *All areas not occupied by buildings, driveways, etc. will be landscaped. A minimum 5 foot width of landscaping will be provided along all proposed building perimeters.*

73B.060 – Minimum Landscaping Standards for all Zones

The following are minimum standards for landscaping for all zones.

Table 73B-2
 Minimum Landscape Standards

Required Landscape Areas	<ul style="list-style-type: none"> - Must be designed, constructed, installed, and maintained so that within three years the ground must be covered by living grass or other plant materials. - The foliage crown of trees cannot be used to meet this requirement. - A maximum of ten percent of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. - Must be installed in accordance with the provisions of the American National Standards Institute ANSI A300 (Part 1) (Latest Edition). - Must be controlled by pruning, trimming, or otherwise so that: <ul style="list-style-type: none"> - It will not interfere with designated pedestrian or vehicular access; and - It will not constitute a traffic hazard because of reduced visibility.
Fences	<ul style="list-style-type: none"> - Landscape plans that include fences must integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors.
Tree Preservation	<ul style="list-style-type: none"> - Trees and other plant materials to be retained must be identified on the landscape plan and grading plan. - During construction: <ul style="list-style-type: none"> o Must provide above and below ground protection for existing trees and plant materials identified to remain;

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	<ul style="list-style-type: none"> o Trees and plant materials identified for preservation must be protected by chain link or other sturdy fencing placed around the tree at the drip line; o If it is necessary to fence within the drip line, such fencing must be specified by a qualified arborist; o Top soil storage and construction material storage must not be located within the drip line of trees designated to be preserved; o 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 must 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; and <ul style="list-style-type: none"> o Tree root ends must not remain exposed. - Landscaping under preserved trees must be compatible with the retention and health of the preserved tree. - When it is necessary for a preserved tree to be removed in accordance with TDC 33.110 (Tree Removal Permit) the landscaped area surrounding the tree or trees must 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, landscape materials. Native trees are encouraged - 100 percent of the area preserved under any tree or group of trees (Except for impervious surface areas) retained in the landscape plan must apply directly to the percentage of landscaping required for a development
Grading	<ul style="list-style-type: none"> - 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. - All planting areas must be graded to provide positive drainage. - Soil, water, plant materials, mulch, or other materials must not be allowed to wash across roadways or walkways. - Impervious surface drainage must 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.
Irrigation	<ul style="list-style-type: none"> - Landscaped areas must be irrigated with an automatic underground or drip irrigation system.
Re-vegetation in Un-landscaped Areas	<ul style="list-style-type: none"> - Vegetation must be replanted in all areas 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. - Plant materials must be watered at intervals sufficient to ensure survival and growth for a minimum of two growing seasons.



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	<ul style="list-style-type: none"> - The use of native plant materials is encouraged to reduce irrigation and maintenance demands. - Disturbed soils should be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.
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Table 73B-3
 Landscaping Buffer Between Uses

Existing/Abutting Districts	Residential	Commercial	Industrial	Parking Lots 4-50 spaces	Parking Lots 50+ spaces
Industrial	D	A	-	-	-

Table 73B-4
 Landscaping and Screening

	Options	Width	Trees	Shrubs or Groundcover	Screening
A	-	10'		Lawn/living groundcover	
D	1	30	10 feet min/30 feet max spacing	Shrubs	Berm
	2	20		Shrubs	6 feet hedge
	3	15		Shrubs	6 feet hedge
	4	10		Shrubs	6 feet hedge

Response: Minimum landscape requirements will be met. Trees to be retained are shown on the Preliminary Landscape Plan and the Preliminary Tree Preservation Plan. A qualified arborist will provide the final Tree Preservation Plan and a Tree Assessment Report prior to construction. Landscape areas will be irrigated with an automatic underground irrigation system.

A required 10 foot minimum landscape area will be provided between adjacent uses.

73B.070 – Minimum Standards Trees and Plants

Table 73B-5
 Minimum Standards for Trees and Plants

Deciduous Shade Trees	<ul style="list-style-type: none"> - One and on-half inch caliper measured six inches above ground; - Balled and burlapped; bare root trees will be acceptable to plant during their dormant season; - Reach a mature height of 30 feet or more; - Cast moderate to dense shade in summer; - Live over 60 years; - Do well in urban environments, tolerant of pollution and heat, and resistant to drought; - Require little maintenance and mechanically strong; - Insect- and disease-resistant; - Require little pruning; and - Barren of fruit production.
Deciduous Ornamental Trees	<ul style="list-style-type: none"> - One and on-half inch caliper measured six inches above ground;

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	<ul style="list-style-type: none"> - balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and - Healthy, disease-free, damage-free, well-branched stock, characteristic of the species
Coniferous Trees	<ul style="list-style-type: none"> - Five feet in height above ground; - Balled and burlapped; bare root trees will be acceptable to plant during their dormant season; and - Healthy, disease-free, damage-free, well-branched stock, characteristic of the species.
Evergreen and Deciduous Shrubs	<ul style="list-style-type: none"> - One to five gallon size; - Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and - Side of shrub with best foliage must be oriented to public view.
Groundcovers	<ul style="list-style-type: none"> - Fully rooted; - Well branched or leafed; - Healthy, disease-free, damage-free, well-branched stock, characteristic of the species; and - English ivy (<i>Hedera helix</i>) is prohibited.
Lawns	<ul style="list-style-type: none"> - Consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry; - 100 percent coverage and weed free; and - Healthy, disease-free, damage-free, characteristic of the species.

Response: *The preliminary landscape plan meets or exceeds the minimum requirements for trees, shrubs, groundcover, and lawns.*

73C.030 - Parking Lot Design Requirements

All development where new parking is provided, must comply with the following:

1. Parking Space and Aisle Dimensions. Off-street parking lot design must comply with the dimensional standards set forth in Figure 73-1.
 - a. Exception: Parking structures and underground parking where space length and width requirements for a standard size space may be reduced by one-half feet and vehicular access at the entrance may be a minimum of 18 feet in width, if gated.

Response: *All proposed parking stalls are approached at 90 degrees and have minimum dimensions of 9 feet wide and 18 feet 6 inches deep which include 2 feet 6 inches for bumper overhang where adjacent to landscaping.*

Drive aisles vary in width but are at least 24 feet to meet parking lot design requirements.

2. Surface Materials.
 - a. Parking areas must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete. Gravel is not an acceptable material;
 - b. Pavers, pervious concrete, or grasscrete are encouraged for parking spaces in or abutting the Natural Resource Protection Overlay District, Other Natural Areas, or in a Clean Water Services Vegetated Corridor; and

Response: *Proposed parking areas will be constructed with asphalt.*

- c. Parking lots must be maintained adequately for all-weather use and drained to avoid water flow across sidewalks.

Response: *All proposed parking lot paving is graded to slope toward proposed catch basins*

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3. Wheel Stops. Parking bumpers, wheel stops, or curbing must be provided to prevent cars from encroaching on adjacent landscaped areas, or adjacent pedestrian walkways.

Response: Curbing is provided adjacent to all proposed parking stalls. For parking stalls adjacent to landscaping, the curbing is placed at 16 feet, allowing for 2 feet 6 inches of bumper overhang to accomplish the required stall depth of 18 feet 6 inches.

4. Circulation.
 - a. Drives to off-street parking areas must 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; and
 - b. Groups of more than four parking spaces must be located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way, other than an alley.

Response: New and existing off-street parking areas along Teton Avenue and Herman Road will utilize existing and new driveways for access with maneuvering requirements per Figure 73-1. None of the proposed parking will require street right-of-way maneuvering.

5. Lighting. Artificial lighting, must be deflected to not shine or create direct glare on adjacent properties, street right-of-way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor.

Response: No proposed lighting will shine or create direct glare on adjacent properties, street rights of way, a Natural Resource Protection Overlay District, Other Natural Areas, or a Clean Water Services Vegetated Corridor.

6. Screening.
 - a. Parking lot landscaping must be provided pursuant to the requirements of TDC 73C.200-230; and
 - b. Except for parking to serve residential uses, parking areas adjacent to or within residential zones or adjacent to residential uses must be designed to minimize disturbance of residents.

Response: Parking lots for industrial use have been designed to meet landscaping standards per 73C.200-210.

7. Accessible Parking. Accessible parking spaces must meet federal and state building code standards applicable at time of construction or alteration. Such parking spaces must be sized, signed, and marked in compliance with ORS 447.

Response: All proposed accessible parking stalls have been designed to be compliant with ORS 447.

8. Compact Parking. Parking spaces for sub-compact vehicles must not exceed 35 percent of the total parking provided.

Response: Compact parking stalls are not being proposed.

9. Employee Parking. New commercial, institutional, and/or industrial developments with more than 50 parking spaces, must provide preferential parking for carpools and vanpools. The number of carpool/vanpool parking spaces shall be at least ten percent of the amount of parking spaces provided.

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Response: The proposed building addition is on an existing industrial development, therefore this requirement does not apply.

10. Electrical Service Capacity. Electrical service capacity, as defined in ORS 455.417 must be provided to new off-street parking spaces subject to the following standards. Variance requests to these standards are prohibited.
 - a. Non-residential development and residential or mixed use developments with less than five dwelling units must provide electrical service capacity to a minimum of 20 percent of all off-street vehicle parking spaces on the site.
 - b. Residential or mixed-use development with five or more dwelling units must provide electrical service capacity to a minimum of 40 percent of all off-street vehicle parking spaces on site.

Response: The proposed building addition is not required to provide electrical service capacity as there is an existing structure, therefore this project would not be considered as a new construction.

11. Maximum Coverage. For developments with more than 65,000 square feet of floor area on site, the total area of surface parking must not exceed the total square footage of the floor area on that site.

Response: The total area of surface parking does not exceed the total square footage of the floor area.

12. Tree Canopy. Tree canopy must be provided over parking areas in compliance with the following standards.
 - a. Developments with off-street parking areas less than one-half acre (21,780 square feet) in size, as measured using the method provided in TDC 73C.020, must provide a minimum effective tree canopy coverage of 30 percent over all parking areas.
 - b. Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide trees along driveways.
 - i. Trees must be planted an average of not more than 30 feet on center, except when interrupted by driveways, drive aisles, and other site design considerations; and
 - ii. The required landscape area must be a minimum of five feet in width, as measured from the inside of any proposed curb.
 - c. Development of a tree canopy plan under this section shall be done in coordination with the local utility provider.

Response: The combined tree canopy of existing and proposed trees will exceed the 30% minimum over proposed parking areas. The Preliminary Landscape plan shows trees planted on average 30 feet on center, and the landscape areas are a minimum of 5 feet wide.

13. Climate Mitigation. Developments with off-street parking areas of one-half acre (21,780 square feet) or more, as measured using the method provided in TDC 73C.020, must provide at least one of the following:
 - a. Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new off-street parking space. Panels may be located anywhere on the property, subject to Tualatin Development Code standards.
 - b. Invest at least 1.5 percent of the project cost on green energy, in compliance with OAR 330-135-0010. This provision applies to public projects only.
 - c. Tree canopy covering at least 40 percent of the new parking lot area at maturity, but no more than 15 years after planting.

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Response: Off-street parking areas including existing and new will be more than one-half of an acre. The proposed tree canopy will cover at least 40% of the new parking areas.

73C.040 - Off-Street Vehicle and Bicycle Parking Quantity Requirement

1. Parking Table. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types.
2. Parking Categories.
 - a. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within the town center (Comprehensive Plan Map 10-4), one-quarter mile walking distance of bus transit stops that have 20-minute peak hour transit service, or one-half mile walking distance of light rail station platforms that have 20-minute peak hour transit service.
 - b. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, and that have a greater than 20-minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops and one-half mile walking distance of light rail station platforms, or both,
 - c. Dual Parking Zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A ratios.
3. Ratios. Calculations to determine the parking quantities must be rounded to the nearest whole number.
4. Uses Not Listed. For uses not specifically mentioned in Table 73C-1, a use determination may be requested as provided in TDC 31.070 for the purposes of determining off-street parking facilities for vehicles and bicycles.

USE	MAXIMUM PERMITTED VEHICLE PARKING		MINIMUM PERMITTED BICYCLE PARKING	PERCENTAGE OF BICYCLE PARKING TO BE COVERED	REQUIRED	PROVIDED
	ZONE A	ZONE B				
General Office	3.4 spaces per 1,000 square feet of gross floor area	4.1 spaces per 1,000 square feet of gross floor area	2.7 spaces per 1,000 square feet of gross floor area	10 spaces or 40 percent; whichever is greater	58 - vehicle stalls 9 - bicycle stalls	69 - vehicle stalls 9 - bicycle stalls
Industrial Manufacturing	None	None	2 Spaces, or 0.1 spaces per 1,000 gross square feet; whichever is greater	5 spaces or 30 percent; whichever is greater	None - vehicle stalls 4 - bicycle stalls	103 - vehicle stalls 4 - bicycle stalls
Industrial Warehousing	0.4 spaces per 1,000	0.5 spaces per 1,000	2 spaces, or 0.1 spaces per 1,000 gross	5 spaces or 30 percent; whichever is greater	12- vehicle stalls	14 - vehicle stalls

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	square feet of gross floor area	square feet of gross floor area	square feet; whichever is greater		3 - bicycle stalls	3 - bicycle stalls
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Table 73C-1:
 Off-street Vehicle and Bicycle Parking Quantity Requirements

Response: The proposed development will include the quantity of vehicle and bicycle stalls as noted above. (DOUBLE CHECK PARKING COUNT)

73C.050 – Bicycle Parking Requirements

1. Requirements. Bicycle parking facilities must include:
 - a. Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;
 - i. Long-term bicycle parking facilities may be provided inside a building and/or parking garage in secure and accessible locations.
 - b. Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.
2. Standards. Bicycle parking must comply with the following:
 - a. Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;
 - b. A five-foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;
 - c. Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;
 - d. Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;
 - e. Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;
 - f. Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;
 - g. Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and
 - h. The City Manager 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 Architectural Review.

Response: Based on the bicycle parking requirements in TDC 73C-1, the proposed development includes 16 spaces as noted in the proposed column above. All of which will all be covered for long term and short term use.

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73C.080 – Off-street Loading Facilities Requirements

1. The minimum number of off-street loading berths for commercial, industrial, and institutional uses is as follows:



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USE	SQUARE FEET OF FLOOR AREA	NUMBER OF BERTHS	DIMENSIONS OF BERTH	UNOBSTRUCTED CLEARANCE OF BERTH
Industrial	60,000	3	12 X 60 Feet	14 Feet

2. Loading berths must not use the public right-of-way as part of the required off-street loading area.
3. Required loading areas must be screened from public view, public streets, and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.
4. Required loading facilities must be installed prior to final building inspection and must be permanently maintained as a condition of use.
5. The off-street loading facilities must be on the same lot or parcel as the structure they are intended to serve.
6. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children must be located on the site of a school or child day care center having a capacity greater than 25 students.

Response: The existing facility accommodates three loading berths with 14 feet of overhead clearance and stall dimensions measuring at 12 feet wide by 60 feet of depth.

73C.090 – Parking Lot Driveway and Walkway Requirements

Parking lot driveways and walkways must comply with the following requirements:

2. Commercial Uses. Ingress and egress for commercial and institutional uses must not be less than the following:

PROVIDED SPACES	MINIMUM NUMBER REQUIRED	MINIMUM PAVEMENT WIDTH	MINIMUM PAVEMENT WALKWAYS, ETC.
1-99	1	32 feet for first 50 feet from ROW, 24 feet thereafter	Curbs required; walkway 1 side only

3. Industrial Use. Ingress and egress for industrial uses must not be less than the following:

PROVIDED SPACES	MINIMUM NUMBER REQUIRED	MINIMUM PAVEMENT WIDTH	MINIMUM PAVEMENT WALKWAYS, ETC.
1-250	1	36 feet for first 50 feet from ROW, 24 feet thereafter	No curbs or walkway required

5. One-way Ingress or Egress. When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements. However, the hard surfaced pavement of one-way drives must not be less than 16 feet for multi-family residential developments (as defined in TDC 31.060), commercial, or industrial uses.
6. Maximum Driveway Widths and Other Requirements.
 - a. Unless otherwise provided in this chapter, maximum driveway widths for Commercial, Industrial, and Institutional uses must not exceed 40 feet.
 - b. Driveways must not be constructed within five feet of an adjacent property line, unless the two adjacent property owners elect to provide joint access to their respective properties, as provided by TDC 73C.040.
 - c. The provisions of subsection (b) do not apply to townhouses, duplexes, triplexes, quadplexes, and cottage clusters which are allowed to construct driveways within five feet of adjacent property lines.

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- d. There must 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 Manager.
- e. Must comply with the distance requirements for access as provided in TDC 75.
- f. Must comply with vision clearance requirements in TDC 75.

Response: *Three driveways along Teton Ave. and Herman Road serve a total of 186 parking stalls. The driveway along Herman Road for Industrial use is modified to meet the required driveway standards noted above. The Northwest driveway along Teton Ave. is an existing to remain. The driveway toward the south serving facility offices meets current requirements for Commercial Uses noted above.*

73C.200 – Tree Canopy Coverage

When calculating tree canopy coverage, the following rules must be followed:

- 1. The expected diameter of the tree crown at 15 years must be used to calculate tree canopy coverage, regardless of if the tree is mature at that time;
- 2. Parking lot area under the canopy that is either paved surface or interior and perimeter parking lot landscaping will count towards meeting the required canopy coverage standard;
- 3. Trees located off-site, including those in the public right-of-way, do not count towards the canopy coverage standard;
- 4. Canopy that covers structures does not count towards the canopy coverage standard, unless the tree canopy covers an unenclosed carport; and
- 5. Canopy area with significant overlap does not count towards the canopy coverage standard. Significant overlap is defined as any overlap greater than five feet. The overlap measurement is the length of a line segment within the overlap area of a line between tree canopy trucks/centers. See Figure 73-3.

Response: *Tree canopy coverage rules have been observed to calculate the proposed tree canopy amounts.*

73C.210 – General Parking Lot Landscaping Requirements

All development where new parking is provided, must comply with the following landscaping requirements:

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

Response: *Landscaping will be located in all areas not necessary for parking and maneuvering.*

- 2. Clear Zone. Clear zone required 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 eight feet as measured from the ground level.
 - a. Exception: does not apply to parking structures and underground parking.

Response: *A clear zone will be created between a maximum of 30 inches and minimum of 8 feet measured from the ground.*

- 3. Perimeter. Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following.
 - a. Deciduous trees located not more than 30 feet apart on average as measured on center;
 - b. Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;
 - c. Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;
 - d. Native trees and shrubs are encouraged; and

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- e. Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.

Response: A 5-foot wide minimum landscape perimeter for the proposed parking areas will comply with all landscaping requirements.

- 4. Landscape Island. Minimum 25 square feet per parking space must be improved with landscape island areas and must comply with the following.
 - a. 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;
 - b. Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;
 - c. Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;
 - d. Landscape separation required for every eight continuous spaces in a row.
 - e. Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;
 - f. Must be planted with groundcover or shrubs;
 - g. Native plant materials are encouraged;
 - h. Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);
 - i. Required plant material in landscape islands must achieve 90 percent coverage within three years; and
 - j. Exceptions:
 - i. Landscape square footage requirements do not apply to parking structures and underground parking.

Response: Landscaped parking lot islands will comply with minimum island requirements as shown on the Preliminary Landscape Plan.

- 5. Driveway Access. For lots with 12 or more parking spaces, site access from the public street must be defined by:
 - a. Landscape area at least five feet in width on each side of the site access; and
 - b. Landscape area must extend at the following lengths:
 - i. Commercial and institutional development must extend 25 feet back from the right-of-way line.
 - ii. Industrial development must extend 30 feet back from the right-of-way line.
 - c. Exceptions: Does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

Response: The driveway access landscape area will be at least 5 feet wide on each side of the site access and will extend the required length.

Chapter 73D – Waste and Recyclables Management Standards

73D.020 – Design Methods

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods:

- 1. The minimum standards method in TDC 73D.030;
- 2. The waste assessment method in TDC 73D.040;
- 3. The comprehensive recycling plan method in TDC 73D.050; or
- 4. The franchised hauler review method in TDC 73D.060.

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Response: A Service Provider Letter from Republic Services acknowledges the location, size, access route and frequency of waste/recycling containers to be serviced, see Exhibit C

73D.030 – 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.

1. The size and location of the storage area(s) must be indicated on the site plan. Requirements are based on an assumed storage area height of four feet for mixed solid waste and source separated recyclables. Vertical storage higher than four feet, but no higher than seven 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 must include drawings to illustrate the layout of the storage area and dimensions for containers.
2. The storage area requirement is based on 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 must 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 must be the sum of the area of each use. Minimum storage area requirements by use is as follows:
 - a. Common wall residential five to ten units must provide 50 square feet.
 - b. Common wall residential greater than ten units must provide 50 square feet plus an (additional five square feet per unit above ten.
 - c. Commercial, industrial, and institutional developments must provide a minimum storage area of ten square feet plus:
 - i. Office—Four square feet/1,000 square feet gross leasable area (GLA);
 - ii. Retail—Ten square feet/1,000 square feet GLA;
 - iii. Wholesale/Warehouse/Manufacturing—Six square feet/1,000 square feet GLA;
 - iv. Educational and Institutional—Four square feet/1,000 square feet GLA; and
 - v. All other uses—Four square feet/1,000 square feet GLA.
3. Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.

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73D.070 – Location, Design and Access Standards

The following location, design, and access standards are applicable to all storage areas:

1. Location Standards.
 - a. The storage area for source separated recyclables may be collocated with the storage area for mixed solid waste.
 - b. Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
 - c. Exterior storage areas must:
 - i. Be located in central and visible locations on the site to enhance security for users;
 - ii. Be located in a parking area; and
 - iii. Not be located within a required front yard setback or in a yard adjacent to a public or private street.
2. Design Standards.
 - a. The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration.
 - b. Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.

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- c. Exterior storage areas must be enclosed by a sight obscuring fence or wall at least six feet in height.
 - d. Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.
 - e. Gate openings for haulers must be a minimum of ten feet wide and must be capable of being secured in a closed and open position.
 - f. Horizontal clearance must be a minimum of ten feet and a vertical clearance of eight feet is required if the storage area is covered.
 - g. A separate pedestrian access must also be provided in common wall, commercial, and institutional developments.
 - h. Exterior storage areas must have either a concrete or asphalt floor surface.
 - i. Storage areas and containers must be clearly labeled to indicate the type of material accepted.
3. Access Standards
- a. Storage areas must 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.
 - b. Storage areas must be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access.
 - c. Storage areas must be accessible to hauler trucks 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 must be provided to allow hauler trucks to safely exit the site in a forward motion.
 - d. Storage areas must be located so that pedestrian and vehicular traffic movement are not obstructed on site or on public streets adjacent to the site.
 - e. The following is an exception to the access standard:
 - i. Access may be limited for security reasons.

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Conclusion

The applicant requests for an Architectural Review Type II to construct a building addition to "KAI-USA" on this site. The proposed 18,430 square foot addition will expand the existing facility's current operations for manufacturing and warehousing of knives, in addition to offices and various support spaces to accommodate onsite needs. As discussed in this narrative the current use of the site will not change with this addition, which falls under the Light Manufacturing Planning District. Site improvements include additional vehicle and bicycle parking, upgraded stormwater facilities, landscaping and street frontage. The site complies with all development standards and exceeds minimum landscaping requirements.

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