

AR 22-0008
Alden Apartments
7800 SW Sagert Street and 20400
SW Martinazzi Avenue



AR 22-0008
Alden Apartments

ARCHITECTURAL REVIEW BOARD
November 30, 2022

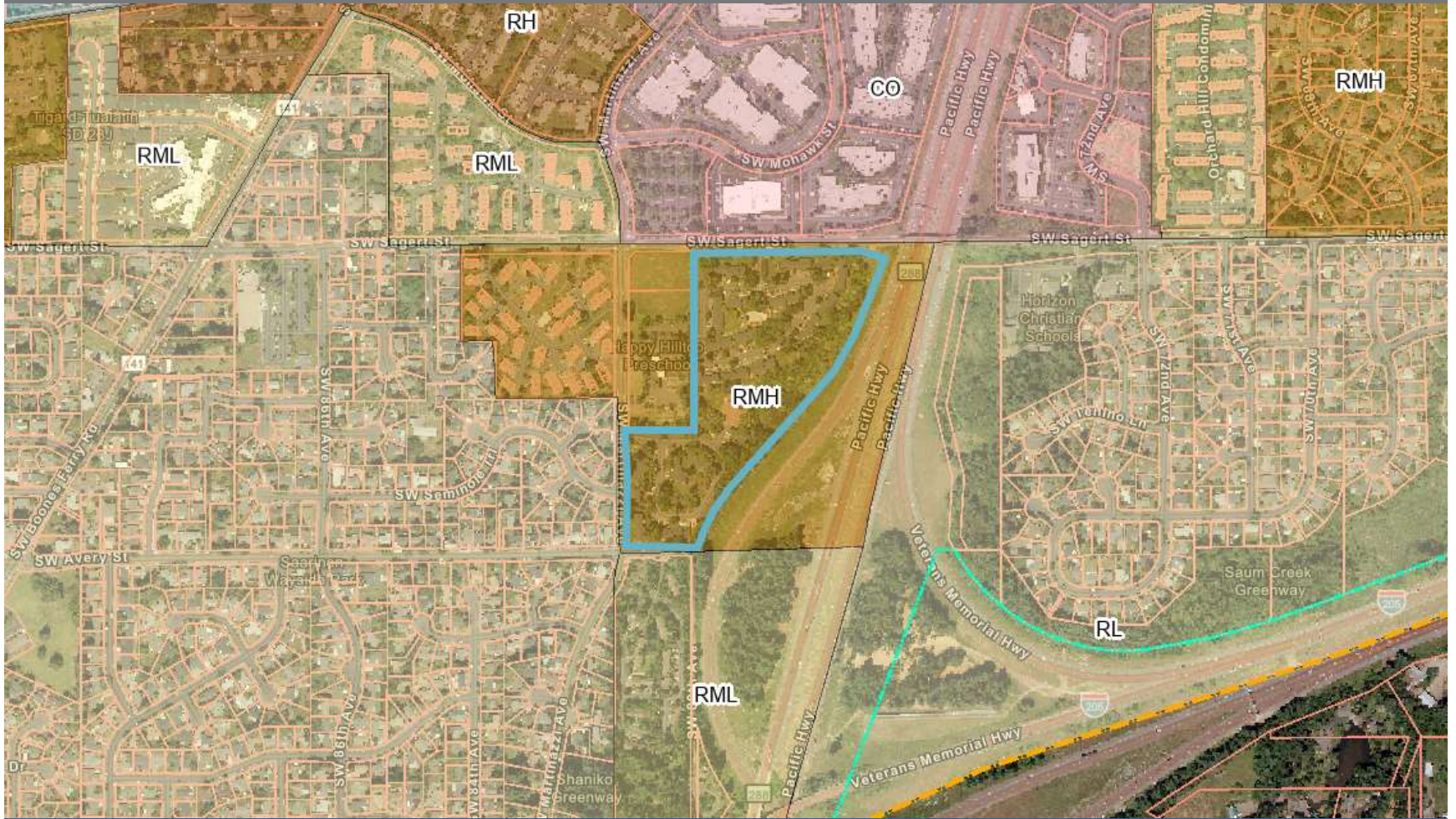


Tonight's Presentation

1. Site Background
2. Project Overview
3. Applicable Criteria
4. Conclusion



Site Background

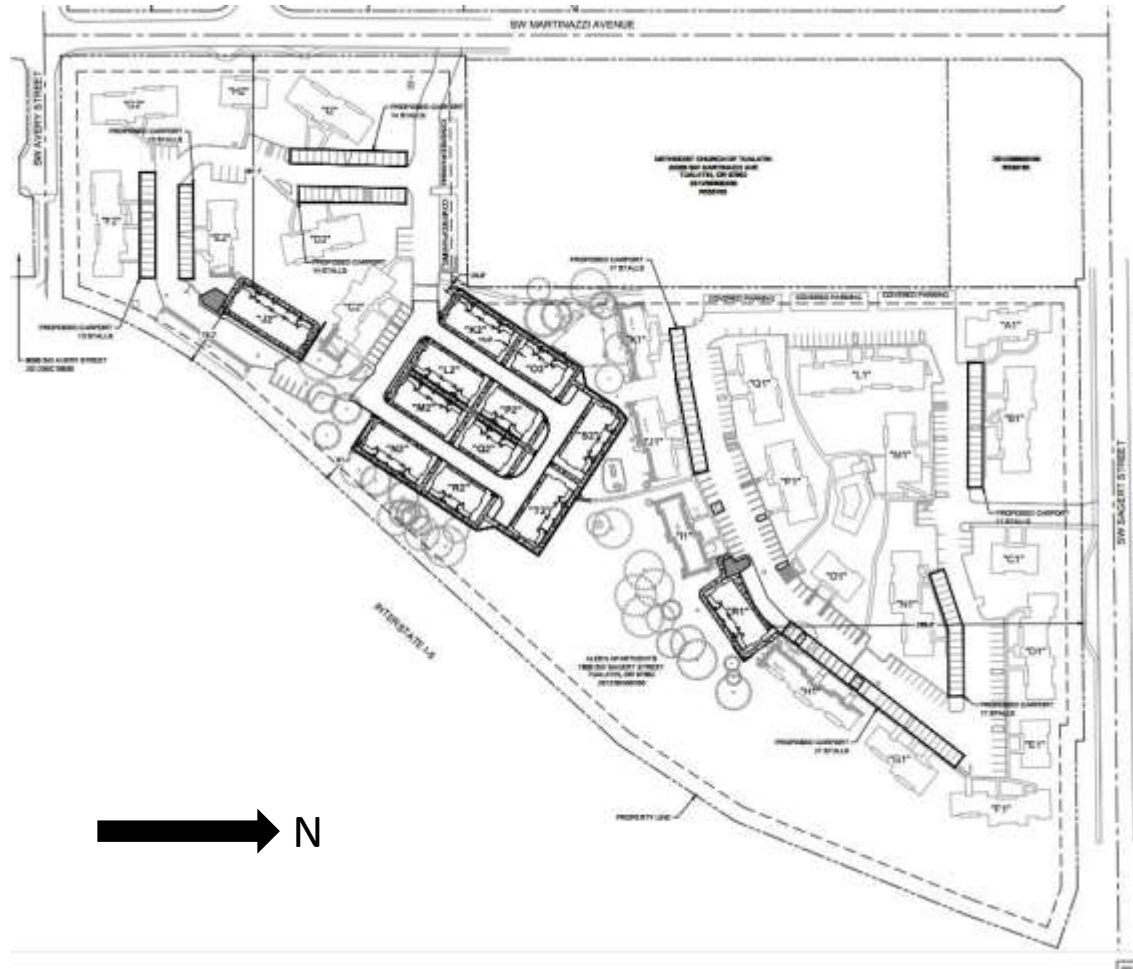


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Project Overview



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Procedures (TDC 32.230)

Type III Architectural Review:

- Application 1st submitted – September 1, 2022
- Additional Information Submitted on September 27th, October 5th and October 10th
- Deemed complete – September 29, 2022
- Notice of Hearing sent – November 9, 2022
- Public hearing – November 30, 2022
- Final decision required – January 27, 2023



Architectural Review (TDC 33.020)

Architectural Review for Large Multi-family

Developments: Approval criteria listed in Chapter 73A through 73G, including:

- Site Design Standards
- Landscaping Standards
- Parking Standards
- Waste & Recyclable Management Standards

Conditions of Approval: may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75.

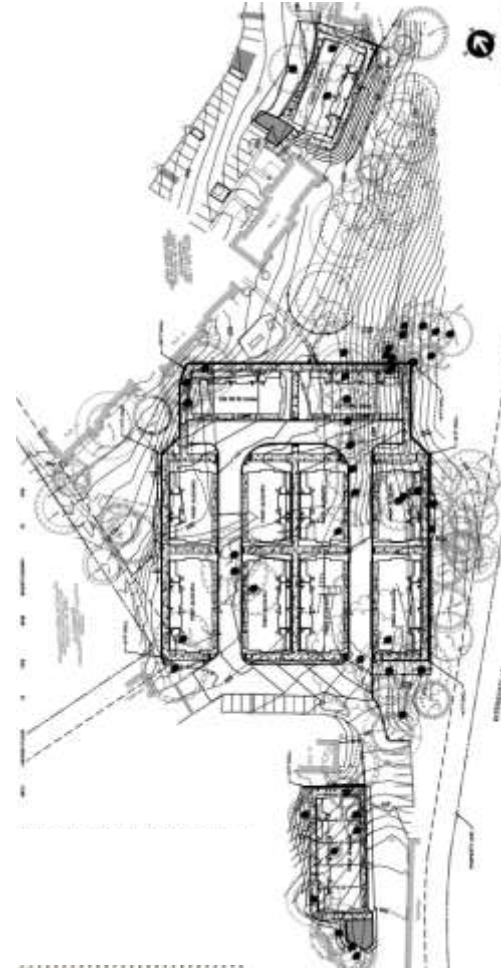


Tree Removal (TDC 33.110)

The application includes tree removal:

Approval Criteria

- The tree is diseased;
- The tree is a hazard;
- Necessary to remove tree to construct proposed improvements





RMH Zone (TDC 42)

The proposal complies with zoning:

- Permitted uses
- Setbacks
- Building height

USE CATEGORY	STATUS	
Household Living: Multi-family structure	Permitted	
STANDARD	REQUIREMENT	PROPOSED
<i>Front (Sagert/Matinazzi) (Min.)</i>	35 ft	61.2 ft
<i>Side/Rear (Min.)</i>	12 ft	20 ft
<i>Between Buildings (Min.)</i>	10 ft	15 ft
<i>Parking Buffer (Min)</i>	10 ft	20 ft
Building Height (Max):	35 ft	35 ft

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Site Design (TDC 73A)

The proposal complies with requirements for:

- Private Outdoor Areas
- Entry Areas
- Shared Outdoor Areas
- Children's Play Areas
- Storage
- Walkways/Accessways
- Lighting
- Safety & Security
- Service, Delivery & Screening



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Proposed Building Design (TDC 73A)



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Building Design (TDC 73A)



Alden Apartment (existing front)



Alden Apartments (existing rear)

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Building Design (TDC 73A)



Martinazzi Village (south)



Office (north)

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Building Design (TDC 73A)



Tualatin Methodist Church (west)



Single Family Home (west)

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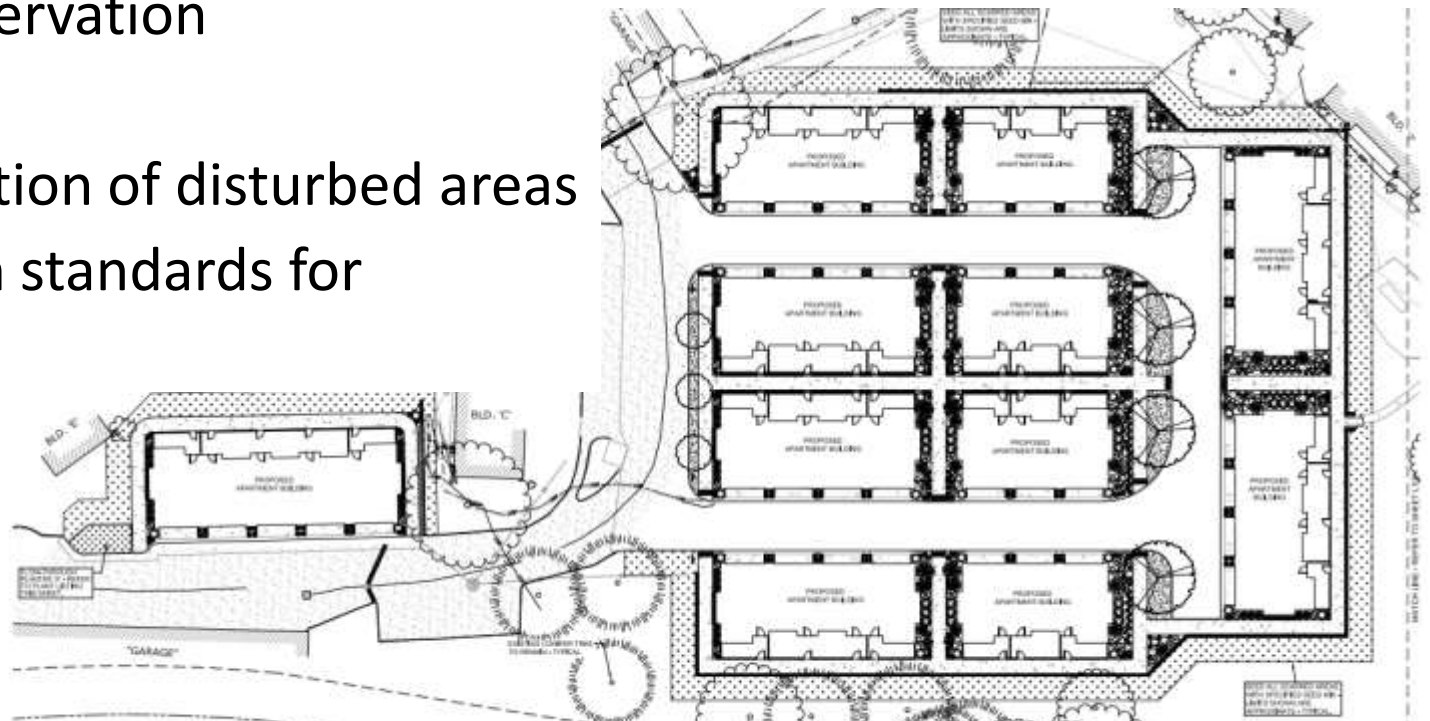
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Landscaping Standards (TDC 73B)

The application demonstrates the proposal complies with requirements for:

- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings



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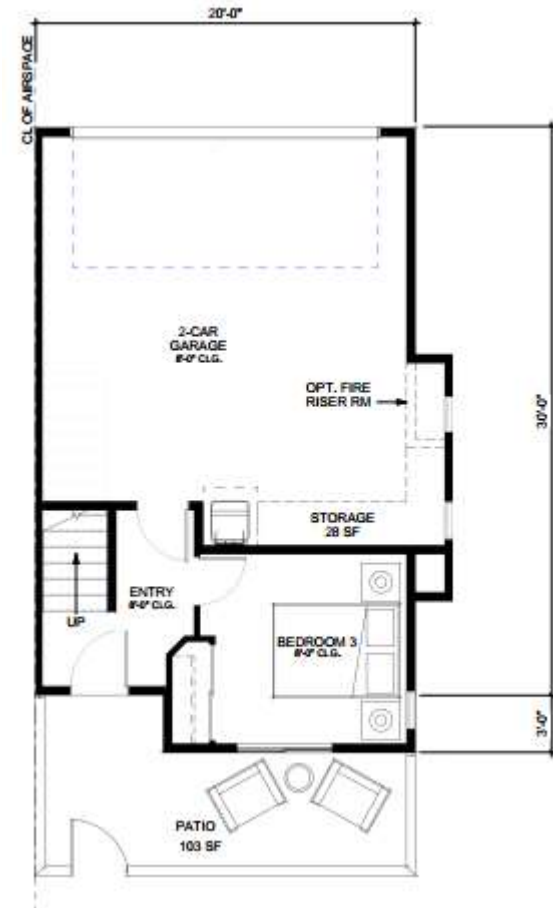
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Parking Standards (TDC 73C)

The application demonstrates the proposal complies with requirements for:

- Minimum parking requirements (361 required* & 442 provided)
- Bike parking (45 units, bicycle parking within each units garages)
- Parking / drive aisle standards
- Parking lot landscaping
- 8 carports are proposed for the existing parking lot

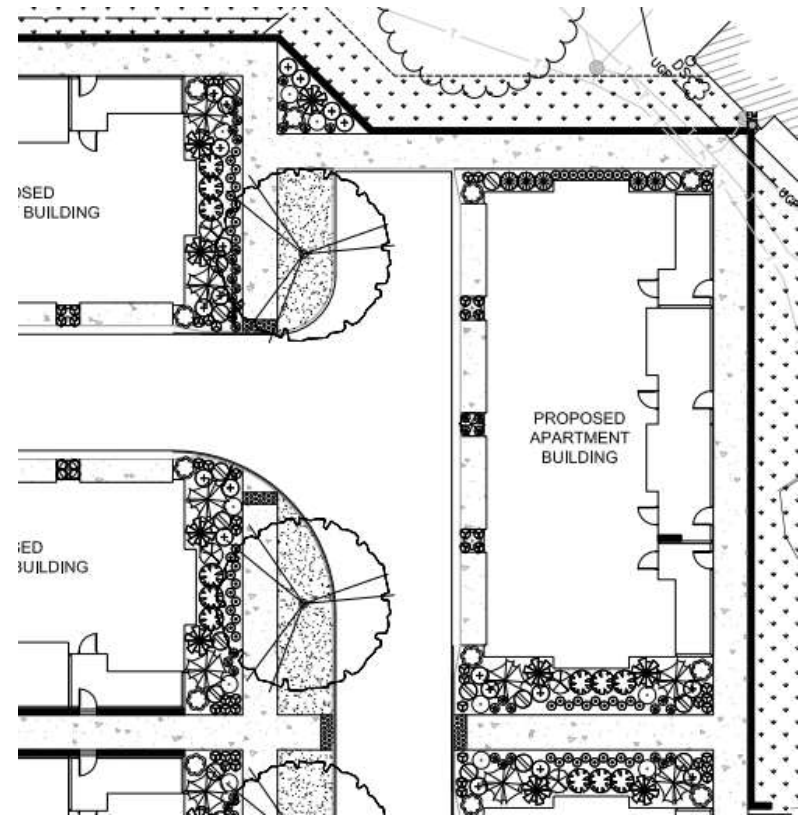




Parking Standards (TDC 73C)

With conditions, the proposal complies with TDC 73C.210(2):

- Clear vision zone must be maintained 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.





Waste and Recyclables (TDC 73D)

The application demonstrates the proposal complies with requirements for:

- Minimum Storage Area
- Per Republic Services, Waste and Recyclables placed at the end of each units driveway for pickup



Public Improvements (TDC 74) and Access Management (TDC 75)

With conditions, the proposal complies with public improvement and access management standards.

- Right-of-Way and easement dedications required
- Street improvements have been conditioned
- Public utility standards met by condition (Water, Sanitary Sewer, Storm Sewer)
- Grading and erosion control standards will apply through construction
- No access location modifications are proposed to SW Martinazzi Avenue or SW Sagert Street.
- Modifications to streets will be required to match existing cross-section



Conclusion

- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0008), as conditioned.
- Questions?