

August 13, 2020



**CUP PROJECT DESCRIPTION LETTER**

Proposed Banfield Veterinary Clinic at Nyberg Rivers Shopping Center  
2,795 Square Foot Tenant Improvement at:  
7975 SW Nyberg Street  
Tualatin, OR

Property Zoned: CC (Central Commercial)

---

**Banfield Introduction:**

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 950 clinics nationwide, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Banfield hospitals / clinics provide the finest, most convenient human-quality medical services available, as well as industry-leading protocols and equipment. We understand the special bond between pets and people. At Banfield, we provide a level of service second to none in the industry.

**Project Description:**

Banfield Pet Hospital is proposing a 3,000s.f. +- veterinary clinic within tenant spaces at the Nyberg Rivers Shopping Center in Tualatin Oregon. Typical Banfield Veterinary facilities such as what is being proposed at this location provide full-service veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales. All clinic activities occur within the tenant space. We do not provide outdoor amenities such as dog runs or storage yards and no grooming, long term kenneling, boarding, daycare or overnight stays will occur at this facility. The proposed veterinarian clinic will primarily service the neighboring community providing a necessary service at a close and convenient location. Located within the Nyberg Rivers Shopping Center, Banfield reduces transportation time for neighbors / clients, and provides a location to receive needed veterinarian care services at a convenient one-stop shopping center location.

**Hours of operation:**

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week. No overnight care or boarding is provided. (note: all critical care patients requiring long term care are transferred to other local 24-hr veterinary hospital facilities)

**Employees:**

Although staffing will vary depending on workload, typical Banfield clinics operate with a staff of 4 to 7, including Licensed Veterinarians, Veterinary techs and administrative support staff.

**Current Use:**

Banfield will located at the SE corner of the intersection of SW Nyberg Street and SW Martinazzi Avenue. Our lease space will be occupying 3 existing tenant spaces within the shopping center; 1 is currently occupied by the “Avanti Restaurant”, 1 is currently occupied by “Thai Cuisine Restaurant” and 1 is a vacant suite, previously occupied by “Cricket Wireless”. This is an “endcap” and there will be 1 existing adjacent tenant to the East “Bright Now Dental”.

**Parking:**

As part of the Nyberg Rivers Shopping Center, common parking areas are provided for tenants and customers. The parking lot serving our building is primarily to the front (South) and to the rear (North) of the building.

**Noise & nuisance:**

As mentioned, Banfield does not provide boarding, overnight stays or outdoor dog runs. All functions are fully contained within the premises minimizing impact on adjacent tenants or properties. Any potential sound transmission from within the premises, is mitigated via insulated exterior walls.

**Waste & ventilation:**

As a standard company policy, Banfield does not “walk animals” for animal safety reasons; but we do provide a pet-waste station with bags and disposal adjacent to the clinic entry for customer and employee use to clean up pet waste if were to occur while arriving or leaving the facility. Biohazardous waste is kept in a freezer and removed by a third-party vendor on an as needed basis. Waste air/odor is exhausted thru multiple roof top mounted exhaust fans. To keep the public sidewalks clean and clear of animal waste, the Banfield staff routinely walks the exterior of the space every couple of hours to clean up any animal waste that did not make it into the pet waste station.

With over 950 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Significant conditions are not typically applied to our proposed Banfield clinics as our impact on adjacent tenants / neighboring properties is minimal with little or no impact on public peace, safety and welfare. With this said Banfield is committed to being a “good neighbor” and working closely with the community and city jurisdiction to alleviate any concerns.

Please don't hesitate to let me know if you have any questions or need additional information.

Sincerely,



**Jeff Hammond**  
Principal



**SCOTT | EDWARDS ARCHITECTURE LLP**

2525 East Burnside Street Portland, Oregon 97214  
p: 503.226.3617 f: 503.226.3715 [www.seallp.com](http://www.seallp.com)

**CUP PROJECT NARRATIVE**

Proposed Banfield Veterinary Clinic at Nyberg Rivers Shopping Center  
2,795 Square Foot Tenant Improvement at:  
7975 SW Nyberg Street, Tualatin, OR

Property Zoned: CC (Central Commercial)

---

**CHAPTER 33 – APPLICATIONS AND APPROVAL CRITERIA**

TDC 33.040. - Conditional Use Permit.

(1) Purpose. It is the intent of this chapter to provide a set of procedures and standards for conditional uses of land or structures which, because of their unique characteristics relative to locational features, design, size, operation, circulation and public interest or service, require special consideration in relation to the welfare of adjacent properties and the community as a whole.

**Response: A veterinary clinic within the Central Commercial zone, requires a conditional use, thus we are submitting this conditional use application for approval.**

TDC 33.040(5) – Approval Criteria

The applicant must provide evidence substantiating that all the requirements of this Code relative to the proposed use are satisfied and demonstrate that the proposed use also satisfies the following criteria:

(a)The use is listed as a conditional use in the underlying zone;

**Response: Per TDC 53.210(2) “Veterinary clinics may be permitted as a conditional use if treatment is limited to small animals.”**

(b)The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features;

**Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. The shopping center consists of a mix of retail, service and restaurant services and is well suited for the proposed veterinary use with no exterior infrastructure improvements necessary.**

(c)The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;

**Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. The existing transportation and public facilities are adequate to support the proposed use.**

(d)The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone; and

**Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. As the proposal is fully contained within the existing building, with no proposed exterior facilities, the veterinary clinic will not alter the character of the surrounding area.**

(e)The proposal satisfies those objectives and policies of the Tualatin Community Plan that are applicable to the proposed use.

**Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center which satisfies the objectives and policies of the Tualatin Community Plan that are applicable to the proposed use.**

## **CHAPTER 6 – COMMERCIAL PLANNING DISTRICTS**

TDC 6.050. – Commercial Planning District Objectives.

Per TDC 6.050(4) Central Commercial Planning District (CC). To provide areas for a full range of retail, professional and service uses of the kinds usually found in downtown areas patronized by pedestrians. Civic, social and cultural functions that serve the general community are also appropriate. The Central Commercial Planning District is almost entirely within the downtown portion of the urban renewal area.

Response: The proposed veterinary clinic provides a convenient one-stop location where the neighboring community can get the necessary routine veterinary services for their household pets while shopping, working, or visiting other nearby services.

## **CHAPTER 53 – CENTRAL COMMERCIAL ZONE (CC)**

TDC 53.210. – Additional Limitations on Uses:

Per TDC 53.210(2) “Veterinary clinics may be permitted as a conditional use if treatment is limited to small animals.”

Response: The proposed veterinary clinic serves small household pets, primarily dogs and cats, thus the use is allowed as a conditional use.

## **CHAPTER 74 – PUBLIC IMPROVEMENT REQUIREMENTS**

### **IMPROVEMENTS**

Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. The shopping center consists of a mix of retail, service and restaurant services and is well suited for the proposed veterinary use with no additional public or private improvements necessary.

### **RIGHT-OF-WAY**

Response: Current streets meet current ROW standards and no changes, or dedications are necessary or required.

### **EASEMENTS AND TRACKS**

Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. No increase in area, building footprint, or changes to the site are proposed. No additional easements, street extensions, street improvements or modifications, street trees are proposed, required or necessary with this veterinary clinic proposal.

### **TDC 74.440. – Traffic Study**

As part of the overall shopping center, various uses are anticipated and parking is not an issue.

Per ITE 10<sup>th</sup> Edition, Our use is less intensive. See below for PM Peak Hour Trips.

ITE Classification 820 Shopping Center – 3.81 trips per 1,000 SF

ITE Classification 931 Restaurant – 7.8 trips per 1,000 SF

ITE Classification 640 Veterinary Clinic – 3.53 trips per 1,000 SF

### **UTILITIES**

TDC 74.610. – Water Service TDC 74.620. – Sanitary Sewer Service

Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. 2 of the previous tenant spaces we will be occupying were full-service restaurants, which have a significantly greater water & sewer service need than our proposed veterinary clinic. The existing water and sewer service to the building is more than adequate for our use.

TDC 74.630. – Storm System TDC 74.640. – Grading TDC 74650. – Water Quality

Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. No changes to the building area or site are proposed, thus there is no impact on the existing Storm system, Grading or Water Quality features. Existing facilities are adequate, and no changes are needed or required.

TDC 74.660. – Underground    TDC 74.670. – Existing Structures

Response: This is an existing building with all utilities in place and no changes to utilities is proposed. All existing utilities serving the building are underground. No changes necessary or required.

TDC 74.700. – TREES

Response: The proposed veterinary clinic will be within the existing Nyberg Rivers Shopping Center. No exterior changes are proposed. Existing trees to remain.

Please don't hesitate to let me know if you have any questions or need additional information.

Sincerely,



Jeff Hammond  
Principal

S|E A

SCOTT | EDWARDS ARCHITECTURE LLP

2525 East Burnside Street Portland, Oregon 97214  
p: 503.226.3617 f: 503.226.3715 [www.seallp.com](http://www.seallp.com)