

October 31, 2016

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VIA EMAIL

Gary Pagenstecher
City of Tigard
Community Development Department
13125 SW Hall Blvd
Tigard, OR 97223

Re: Additional Evidence in Support of Base Camp I, LLC's Cancer Treatment Center Project Concept Plan

Dear Mr. Pagenstecher:

This office represents Base Camp I, LLC ("Base Camp"), the applicant for a cancer treatment center project (the "Project") located at the corner of SW Dartmouth Street and SW 72nd Avenue, on Tax Lot 300 (the "Project Site"). This letter responds to questions and concerns raised in prior written testimony and at the October 17, 2016 Planning Commission ("Commission") hearing and provides additional evidence to support Base Camp's application and how the application meets the criteria for approval of a Concept Plan under City Code Section 18.350.050. Exhibits attached provide additional evidence in support of the application.

I. Connectivity

A. Street Connectivity is Not Required or Appropriate Across the Project Site

Access to the Project will be across the existing Wal-Mart private driveway to SW Dartmouth Street, for which Base Camp has a negotiated access easement. The Project Site does not connect to the existing SW Elmhurst Street and therefore does not propose to provide an extension of this street across the Project Site. Moreover, our previous testimony explains why requiring a street alignment that crosses the Project Site is not roughly proportional to the impacts of the Project. Nothing further is required for the Project.

Two options for a future street plan are attached as Exhibit A, Figures 1 and 2, which demonstrate that Base Camp's development will not prohibit an east-west connection of SW Elmhurst Street. Since Elmhurst Street does not touch or align with the Project Site, connectivity through the Project Site is not required or appropriate. Furthermore, a connection of SW Elmhurst is not shown on the City's Transportation System Plan at this time. Additionally, an extension of SW Elmhurst would need to connect to an extension of Wal-Mart's entry drive /

Hermoso or to a public access way across Wal-Mart's existing driveway. The City has not provided for either public access extension at this time.

The SW Elmhurst extension options provided by Base Camp provide at least two feasible options for street connectivity. As detailed in our October 7 and October 17, 2016 letters, we understand that City planning and engineering staff agree that the road alignment concept plans offered by Base Camp are feasible, and demonstrate that the Project does not preclude the future street, should a street be determined to be appropriate in the future when nearby properties develop.

The Commission was interested in the impacts of the first potential future street connection option shown as Exhibit A, Figure 1 (presented in Base Camp's original application and discussed at the Commission hearing) on other property owners. If the City were to require a street connection to be constructed in accordance with the future street alignment submitted by Base Camp, we estimate that the new extension would be approximately 500 feet in length and impact the following properties: Tax Lot 401 owned by Mr. Martin, Tax Lot 400 and 402, owned by Base Camp.

- Approximately 56% of the proposed street connection is on Tax Lot 401 (the "Martin Property"). Tax lot 401 is approximately 2.15 acres, and the street area is approximately 16,800 square feet (assuming a 60-foot right of way), so the street would occupy approximately 18% of Tax Lot 401.
- Approximately 44% of the street connection is on the combined Tax Lots 400 and 402, which are owned by Base Camp, but not proposed for development at this time. Tax Lots 400 and 402 combined are approximately 0.78 acres, and the street area is approximately 13,200 square feet, so the street would occupy approximately 39% of Tax Lots 400 and 402. If the City were to require a street connection, and the owner of Tax Lot 401 (currently Base Camp) desired to develop Tax Lot 402 individually, that tax lot would not be developable.

While this allocation is feasible, we believe that the better alternative is to provide connectivity through internal driveways and parking lots when and if these properties develop in the future, as detailed below.

The road alignment preferred by Mr. Martin places none of the road on the Martin Property. Instead, 100% of the new extension crosses the Project Site and Tax Lots 400 and 402, and connects into the existing Wal-Mart driveway.

B. Alternate Connectivity Options are Feasible

Another option for both vehicular and pedestrian connectivity between SW Elmhurst and SW Dartmouth is through driveways and parking lots. As shown on Exhibit A, Figure 3, which provides a conceptual site development plan, it is feasible to connect SW Elmhurst and SW Dartmouth and provide access to Tax Lots 400, 401 and 402 from the Project Site through parking lots and drives aisles.

A development plan similar to this, would also be advantageous as it would not rely on a connection to the Wal-Mart property (where their approved site grading design lowered the parking lot elevations significantly). Based on recent meetings with City engineering and planning staff, they believe this alternative for connectivity is feasible and satisfies the City's connectivity standards. The alternate route was provided to Mr. Martin on October 25, 2016 and multiple offers to meet on this issue were extended to Mr. Martin and his legal counsel.

C. Legal Limitations on Connectivity

The Project Site has access over Wal-Mart's driveway via an easement. No public access was required across Wal-Mart's Property at the time it developed, and Mr. Martin has not secured access rights over the Wal-Mart Property. Until Mr. Martin negotiates access with Wal-Mart or the City condemns an access and pedestrian easement, vehicles and pedestrians originating from the Martin Property or connecting between SW 72nd Avenue and SW Elmhurst Street do not have the legal ability to enter Wal-Mart's Property.

Although Base Camp already has an easement over Wal-Mart's Property, Base Camp has initiated negotiations with Wal-Mart to expand its existing easement and obtain public vehicular and pedestrian access over Wal-Mart's driveway. While we are optimistic that Wal-Mart may grant broader access rights, Base Camp has not yet obtained an agreement from Wal-Mart to provide such access. Further, the City cannot condition the Project's approval on obtaining easement rights for other property owners or the public across Wal-Mart's Property.

In the absence of access rights over the Wal-Mart Property, Base Camp is providing connectivity to the maximum extent it can. Base Camp is willing to provide access to the Martin Property over the Project Site and a public pedestrian access easement. However, due to the limitations in the Wal-Mart access easement, Base Camp cannot allow the public to access the Wal-Mart Property through the Property until such time as a public access easement is secured over the Wal-Mart Property.

Given these limitations, Base Camp will provide a public access easement at the time of development, but the easement is clear that the City must obtain a comparable public access

easement from Wal-Mart. As for the timing of when the trail is constructed, Base Camp sees two solutions:

1. At the time Wal-Mart access is secured by the City, Base Camp will construct the complete path.
2. In the alternative, Base Camp can construct the path at the time of development, but will either end the path short of the Wal-Mart property or will install signage or other barriers at the terminus of the path near the Wal-Mart property.

II. Wetlands and Drainage

Mr. Martin raised concerns at the Commission hearing and in his submitted written materials that grading of the Project Site could change the flow of storm water in the areas surrounding the Project Site. Mr. Martin expressed concerns that wetlands could be created on his property (Tax Lot 100 and 401) through the diversion of storm water due to grading changes. The only change to the site relatively close to Tax Lot 401 is a small triangular landscaped area in the southwest corner of the Site (which occurs along approximately 66 feet or 13% of the south property line). All other areas adjacent to Tax Lot 401 slope downward and away from Tax Lot 401. As shown on Exhibit B, the final construction plans will move the trail to the north (curb tight) which will allow for more room on the Site to direct drainage further from Mr. Martin's property. This will ensure that runoff from Tax Lot 300 will not drain onto Tax Lot 401.

With regards to Tax Lot 100, as mentioned below, a substantial buffer of undisturbed ground is provided between the Site and Tax Lot 100. In addition, the Site will collect, detain, treat and release runoff from the development to the existing storm drainage system through an existing public storm drainage easement in the northwest corner of the Site. This buffer and storm drainage plan will ensure no additional drainage is discharged onto Tax Lot 100. The site also provides a stormwater Easement as shown on Exhibit C.

Mr. Martin also raised concerns regarding possible impacts to Tax Lot 100, which contains existing wetlands, and the accuracy of Base Camp's topographic maps of this area. As shown in the attached Service Provider Letter from Clean Water Services (Exhibit C), the Project will establish a 50-foot averaged buffer from the edge of the existing on-site and off-site wetland, as required by Chapter 3 of Clean Water Services Design and Construction Standards, 07-20, June 2007, amended August 2008. This buffer requires that Base Camp leave this area between the applicant's development and Tax Lot 100 intact. This buffer area will not be graded or disturbed and the existing topography will continue. While we believe that substantial evidence supports the accuracy of Base Camp's topographic information, any difference in opinion regarding the existing topography is immaterial, as this setback, which varies from 42 feet from the property

line at the building's northeast corner to 75 feet from the property line at the building's northwest corner, will not be disturbed as part of the Project.

Finally, Mr. Martin questions the accuracy of Base Camp's wetland report, and alleges that the Base Camp may have destroyed or created wetlands on the Project Site through grading activity. The applicant's natural resource assessment was completed by AKS Engineering's certified staff and was reviewed by Clean Water Services whereby CWS provided the applicant with a service provider letter. No wetlands were destroyed on the Project Site and none will be created through the planned grading. AKS Engineering is experienced in natural resources assessment and completed their natural resource related work in a professional manner.

III. Grading and Views

The Project's tenant, a cancer treatment center, requires a flat site to accommodate a single-story building. The Site has a relatively steep grade and City staff expressed concerns early on regarding the Project's grading. To minimize the grading required while providing a flat enough site for the tenant's needs, Base Camp proposed to include higher retaining walls.

The design team considered many iterations and alternatives to the layout submitted, but the user parameters for the site are very specific. The alternatives involved grading concepts that are not graphic in nature. The applicant reviewed raising or lowering the building, increasing sloped areas within the parking field or drive aisles, and changing the building height. All of these considerations need to be balanced with access concerns for patients. Base Camp did not include alternatives that were not reasonable or not buildable.

Unlike the tall retaining walls of the other recent adjacent developments, the retaining walls proposed for the Project have the added benefit of protecting and enhancing views from 72nd Avenue while shielding views from adjacent properties (including the Martin Property) of the Project's parking lot. The walls also protect the adjacent property from storm water flows and erosion. The Project Site and surrounding lots are not within a protected view corridor and the retaining wall does not block any specifically protected views.

Additionally, Mr. Martin raised concerns about a "berm" created by some of the grading that could block views from the existing home on Tax Lot 401. Due to existing vegetation at the home, shown on Exhibit D and the elevation of Tax Lot 401, it does not appear that grading proposed for the Project would impact views. As noted above, the Project Site and surrounding lots are not within a protected view corridor. The proposed grading will not block any specifically protected views.

Gary Pagenstecher
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IV. Conclusion

The Project meets the criteria for approval of a Concept Plan under TMC Section 18.350.050. The Project demonstrates that street or alternative connectivity can be achieved for adjacent undeveloped properties.

Changes to the Property's topography will not increase the flows of water onto adjacent properties above the current baseline. Project grading will not impact the existing wetland features on Tax Lot 100 due to the CWS-approved buffer area in which grading will not occur. Finally, the Project's proposed retaining wall will shield views of the parking area and provide protection from stormwater and erosion.

We request that the Planning Commission approve the Concept Plan application for the Project as proposed.

Very truly yours,



Dana L. Krawczuk

DLK:dlk

Exhibit A: Connectivity

Three feasible options for connectivity are provided.

Figure 1 shows the original street connectivity plan for a future extension of SW Elmhurst Street with a slight change to the profile. The original plan is discussed at length in the narrative. The change reduced the portion of the street that would have been over 12% (252 feet in original figure) to less than 12% (195.9 feet in revised figure)

Figure 2 shows an alternate alignment and profile for a future connection of SW Elmhurst Street which shows an alternative connection plan which provides a connection further south along the Walmart property. As this alignment would connect to a future north/south road taking off from Hermoso, this alignment would connect to that portion closer to Hermoso and thus higher in elevation lessening the slopes.

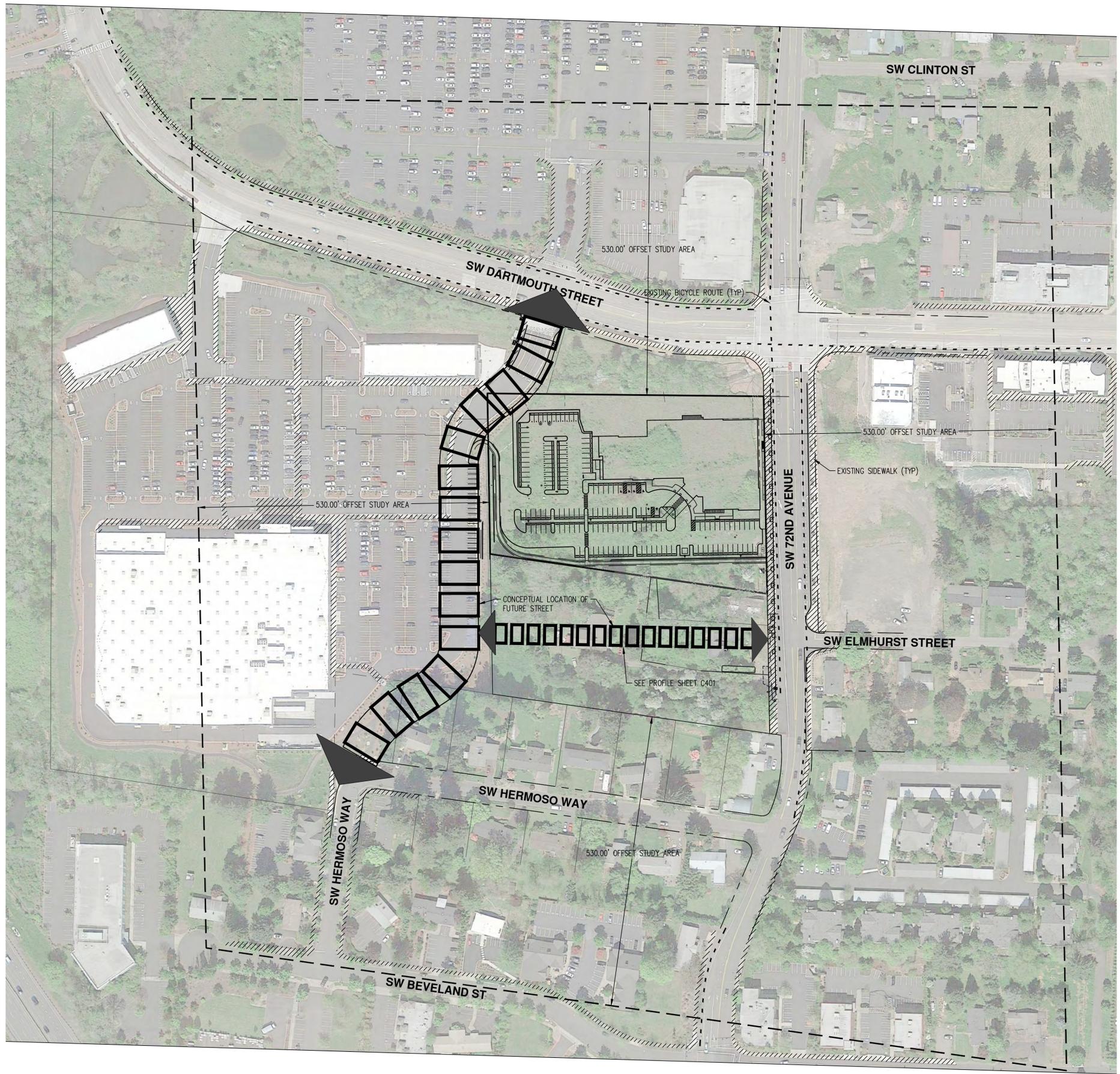
Figure 3 shows an option for connectivity by means of parking lots and driveways. This plan shows standard 24 foot wide drive aisles sufficient for delivery and fire trucks. This plan separates the access from the lower Wal-Mart parking lot elevations as such would provide more flexibility in designing a development to match existing ground elevations. Along with several potential pedestrian access ways, this plan provides a vehicular connection from 72nd Avenue to the southwest corner of the Site which is currently designed to match existing ground elevations.

Cross section C1 shows a cross-section of the proposed improvements from north to south through the proposed parking lot. This cross-section looks to the east towards SW 72nd Avenue.

Cross section E1 shows a cross-section of the proposed improvements from north to south through the proposed building and parking lot. This cross-section looks to the east towards Wal-Mart.

Cross section H1 shows a cross-section of the proposed improvements from west to east through the proposed parking lot. This cross-section looks to the North towards SW Dartmouth Street.

AKS DRAWING FILE: 4762 C400 FUTURE STREETS/LAYOUT: CONCEPT FUTURE STREET PLAN



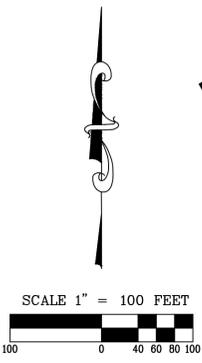
LEGEND

EXISTING BICYCLE ROUTES

EXISTING SIDEWALK

CONCEPTUAL FUTURE STREET LOCATION

NOTE: NO BUS ROUTES, PULLOUTS, OR OTHER TRANSIT FACILITIES WITHIN STUDY AREA

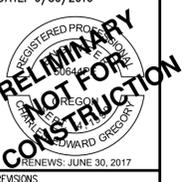


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TRIANGLE MEDICAL OFFICE BUILDING
TIGARD OREGON
 WASHINGTON COUNTY TAX MAP 251018A
 TAX LOT 300

CONCEPT FUTURE STREET PLAN

DESIGNED BY: CAK
 DRAWN BY: CAK
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 6/30/2016



REVISIONS:

JOB NUMBER
4762

SHEET
C400

**TRIANGLE MEDICAL
 OFFICE BUILDING**

OREGON
 WASHINGTON COUNTY TAX MAP 25107BA

TIGARD
 TAX LOT 300

**CONCEPT FUTURE STREET
 PROFILE**

DESIGNED BY: CAK
 DRAWN BY: CAK
 CHECKED BY: CEG
 SCALE: AS NOTED

DATE: 6/30/2016

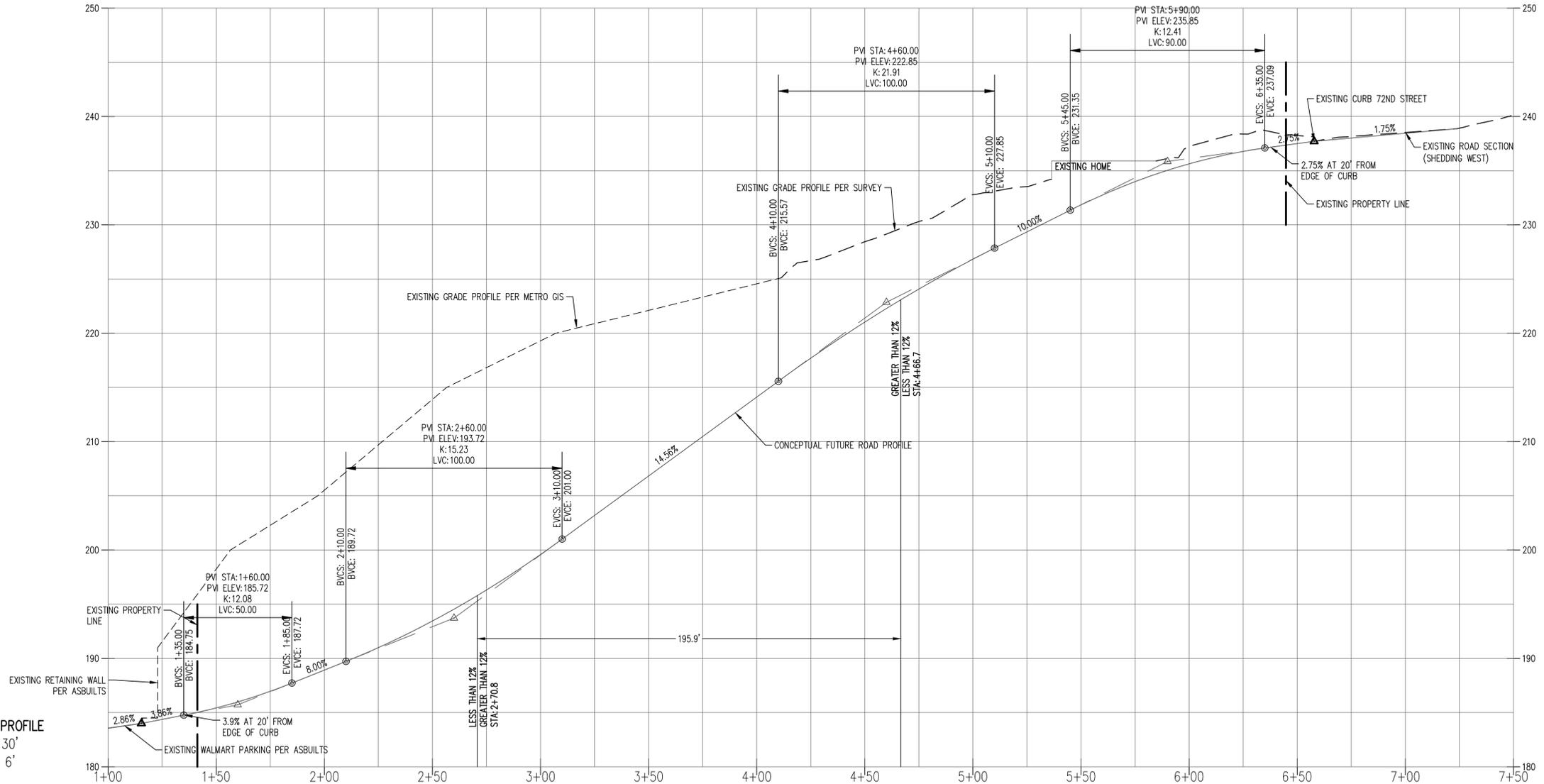
REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
PRELIMINARY
NOT FOR
CONSTRUCTION
 REnews: JUNE 30, 2017

REVISIONS

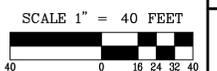
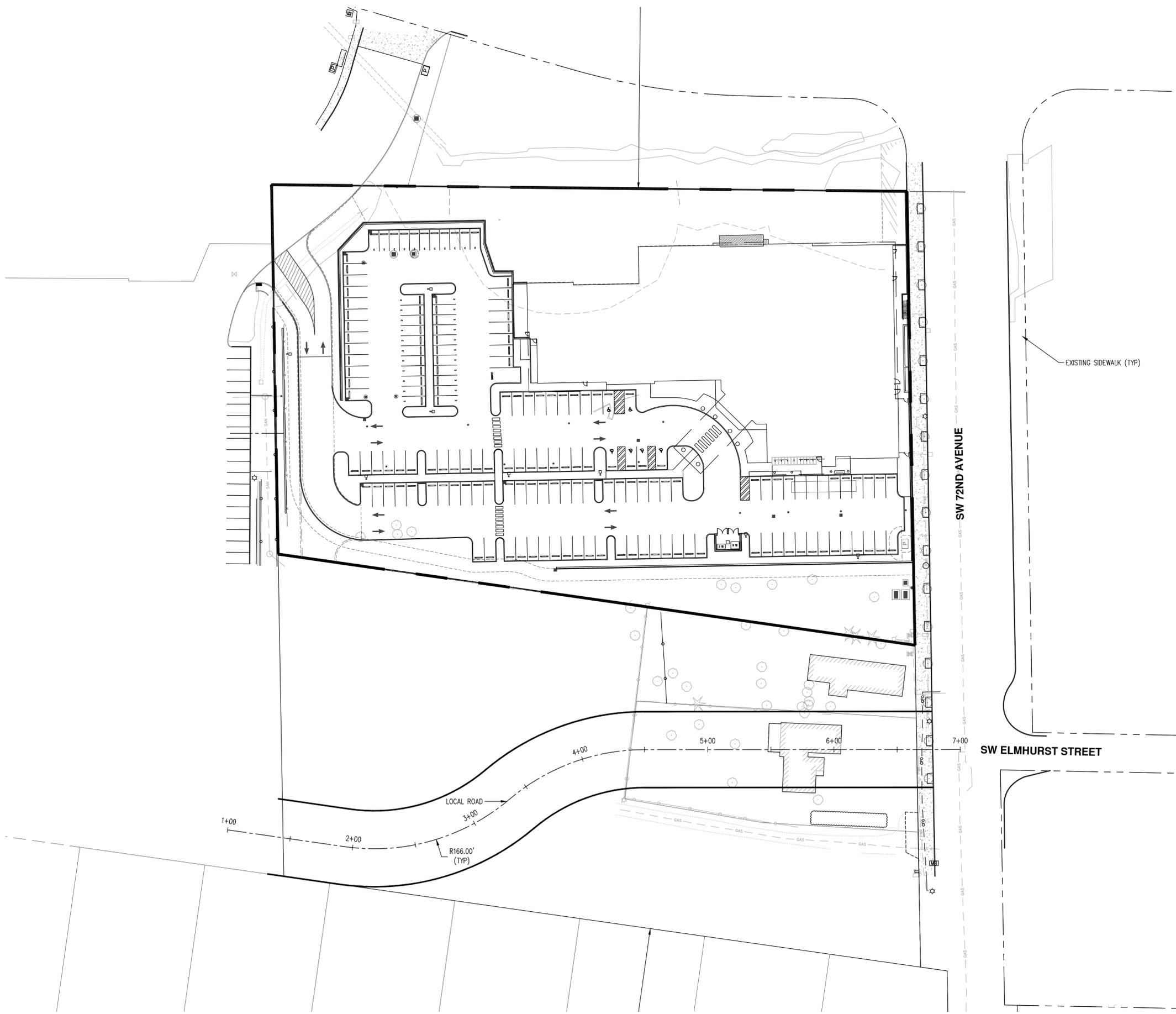
JOB NUMBER
 4762

SHEET
C401

FUTURE STREET PROFILE
 Hor. Scale: 1" = 30'
 Vert. Scale: 1" = 6'



AKS DRAWING FILE: 4762_C3B_ALTERNATE_CONNECTIVITY_PLANDWG | LAYOUT: CONCEPT FUTURE STREET PLAN



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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

TRIANGLE MEDICAL
OFFICE BUILDING
TIGARD
 OREGON
 WASHINGTON COUNTY TAX MAP 25101BA
 TAX LOT 300

ALTERNATIVE STREET
CONNECTIVITY PLAN

DESIGNED BY: CAK
 DRAWN BY: CAK
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 6/30/2016

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

JOB NUMBER
4762

SHEET
C2A



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**TRIANGLE MEDICAL
 OFFICE BUILDING**

OREGON
 WASHINGTON COUNTY TAX MAP 25107BA

TIGARD
 TAX LOT 300

**ALTERNATIVE STREET
 CONNECTIVITY PROFILE**

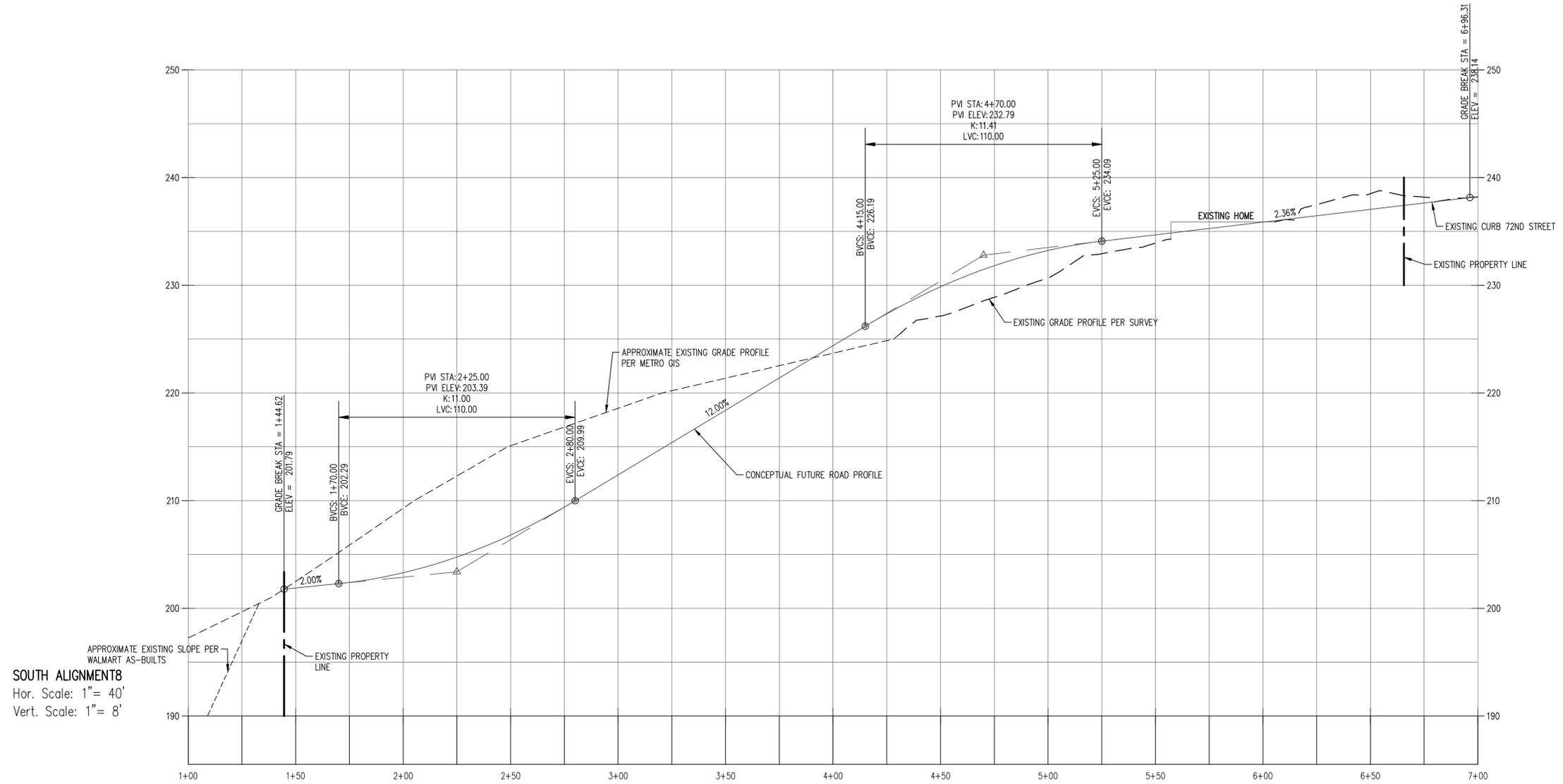
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 DRAWN BY: CAK
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 6/30/2016

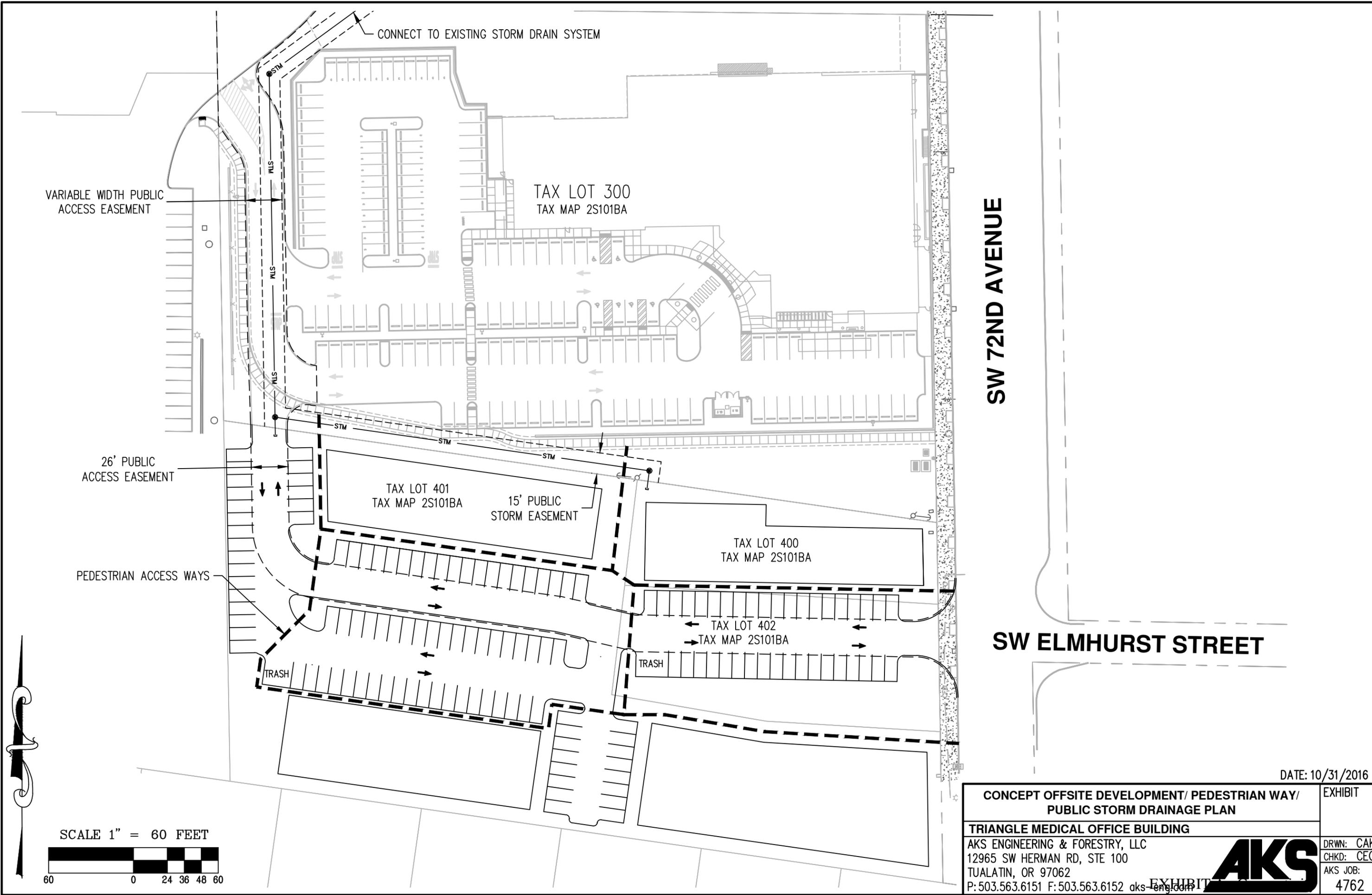
**PRELIMINARY
 NOT FOR
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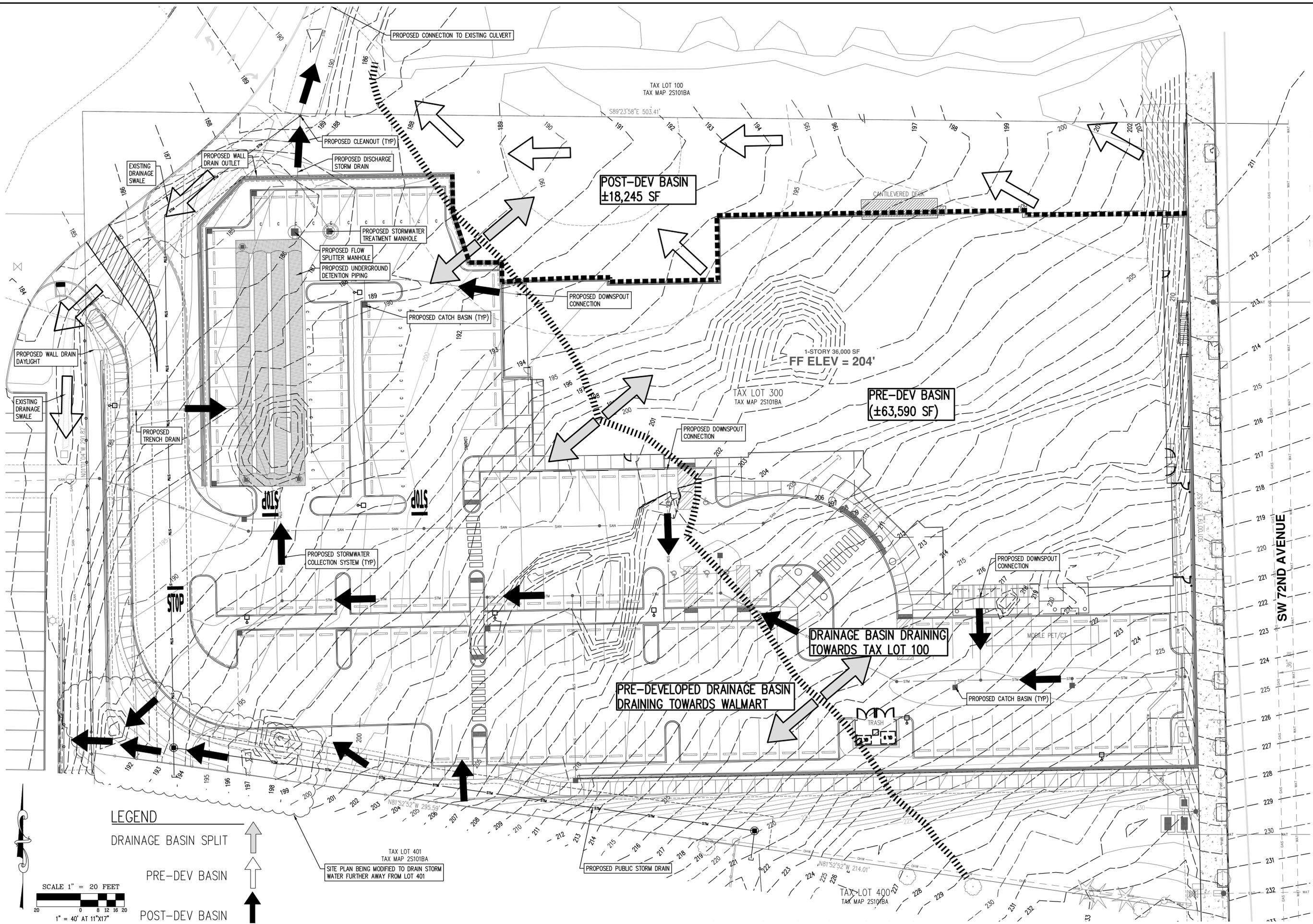
REVISIONS

JOB NUMBER
 4762

SHEET
C2B







AKS DRAWING FILE: 4762_C200_STM-BASIN_EXHIBITDWG1_LAYOUT: PRELIMINARY STORM DRAINAGE PLAN

LEGEND

↑ DRAINAGE BASIN SPLIT

↑↑ PRE-DEV BASIN

↑↑↑ POST-DEV BASIN

SCALE 1" = 20 FEET
 1" = 40' AT 11"x17"

TAX LOT 401
 TAX MAP 25101BA
 SITE PLAN BEING MODIFIED TO DRAIN STORM
 WATER FURTHER AWAY FROM LOT 401

TAX LOT 400
 TAX MAP 25101BA

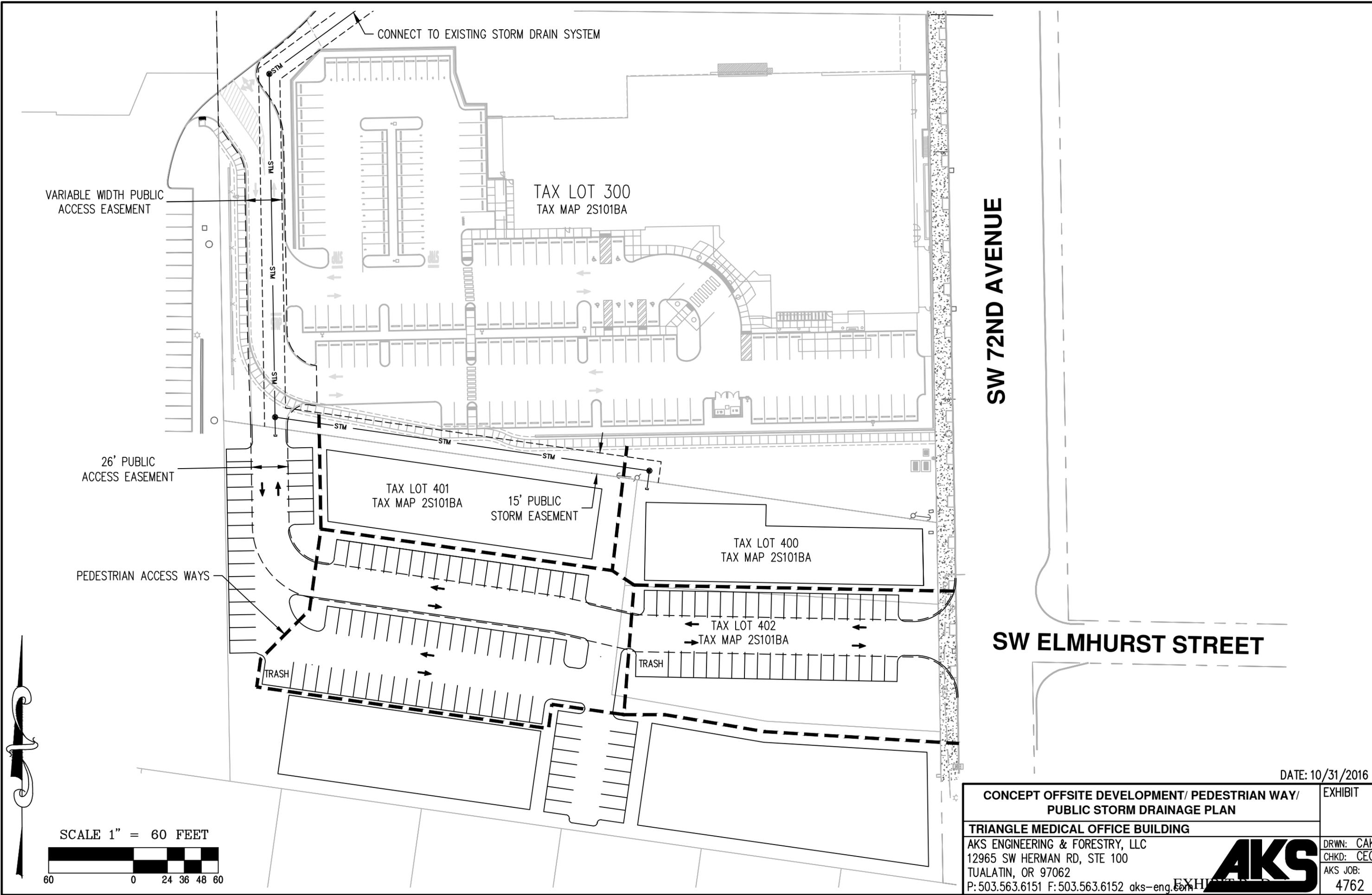
1-STORY 36,000 SF
 FF ELEV = 204'

POST-DEV BASIN
 ±18,245 SF

PRE-DEV BASIN
 (±63,590 SF)

DRAINAGE BASIN DRAINING
 TOWARDS TAX LOT 100

PRE-DEVELOPED DRAINAGE BASIN
 DRAINING TOWARDS WALMART



Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: Tigard Review Type: Tier 2 Analysis
 Site Address: 12105 SW 72nd AVE SPL Issue Date: June 08, 2016
 / Location: Tigard, OR 97223 SPL Expiration Date: June 08, 2018

Applicant Information:

Name: _____
 Company: BASE CAMP 1, LLC
 Address: 1399 FRANKLIN BLVD
EUGENE, OR 97403
 Phone/Fax: _____
 E-mail: _____

Owner Information:

Name: JUSTIN STANDLEY
 Company: CLACKAMAS
 Address: SUITE 100
 Phone/Fax: (503) 563-6151
 E-mail: aks@aks-eng.com

Tax lot ID

Development Activity

2S101BA00402,
2S101BA00300,
2S101BA00400

Triangle Medical Office Building

Pre-Development Site Conditions:

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50
 Vegetated Corridor Condition: Degraded

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable

Enhancement of Remaining
 Vegetated Corridor Required:

Square Footage to be enhanced: 14,375

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Building and parking (Permanent Encroachment; Mitigation Required)</u>	<u>5,227</u>
<u>Construction access (Temporary Encroachment; Mitigation/Planting-in-place)</u>	<u>2,178</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site/ 2S101BA00300</u>	<u>1,743/ 1:1</u>
<u>Off-site/ 1N206CB04000 (A separate easement for the VC mitigation area will be required)</u>	<u>5,226</u>
<u>Public Benefit Mitigation/ Off-site/ 1N206CB04000 (A separate easement for the VC mitigation area will be required)</u>	<u>1,800</u>

Conditions Attached Development Figures Attached (5) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

TIER 2 ALTERNATIVES ANALYSIS CRITERIA

The proposed project will result in encroachment exceeding 30% of the depth of the 50-foot wide vegetated corridor, requiring a Tier 2 Alternatives Analysis. The project will meet all of the Tier 2 criteria outlined in CWS' R&O Design and Construction Standards. Details are described below.

3.07.4.c.1 The proposed encroachment area is mitigated in accordance with Section 3.08.

The project requires mitigation for a total of 0.12 acres of permanent vegetated corridor impact. To mitigate for the impacts, the applicant is proposing 0.04 acres of on-site replacement vegetated corridor mitigation (at 1:1 replacement ratio). The existing condition of the replacement mitigation area is in *degraded* condition and will be enhanced to *good* condition, per the attached Vegetated Corridor Enhancement Planting Specification Tables (Appendix E).

The project will require 0.12 acres (5,226 square feet) of off-site replacement vegetated corridor mitigation (based on 1.5:1 off-site replacement ratio). The off-site mitigation area is located at the McKay Fields site, which is situated off of West Union Road in North Plains (see attached Figure 10). The off-site replacement mitigation area is located continuous and adjacent to an existing 50-foot wide vegetated corridor associated with McKay Creek, previously permitted under CWS File No. 2013-001827. The mitigation meets the requirements set forth in Section 3.08 of CWS' R&O Design and Construction Standards. The off-site mitigation area includes approximately 1,800 square feet of additional mitigation area to serve as public benefit mitigation.

3.07.4.c.2 The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.

The on-site and off-site replacement mitigation areas are continuous with the existing 50-foot vegetated corridor. The existing condition of the on-site replacement mitigation area was determined to be in *degraded* condition. The installation of native trees and shrubs will increase structural diversity, resulting in increased functional capacities. The native plantings will also provide thermal regulation to the water temperature in the nearby tributary to Red Rock Creek (onsite) and McKay Creek (offsite), as well as create riparian habitat and nutrient recycling for the organisms in the riparian areas. Therefore, the replacement mitigation proposed would protect as well as improve the functions and values of the vegetated corridor and the associated sensitive areas.

3.07.4.c.3 Enhancement of the replacement area, if not already in Good Corridor Condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good Corridor Condition.

The site will have approximately 0.33 acres of remaining on-site *degraded* condition vegetated corridor. The remaining 0.33 acres, in addition to the 0.04 acres of on-site replacement vegetated corridor mitigation area, will be enhanced to *good* condition, per CWS standards, per the attached Planting Specification Tables (Appendix E). The Site Plan also includes planting the 0.05 acres of temporarily disturbed vegetated corridor to *good* condition.

3.07.4.c.5 Location of development and site planning minimizes incursion into the Vegetated Corridor.

The proposed layout provides the least amount of vegetated corridor impact possible while achieving the project's goals. The City is requiring a sidewalk through the site to provide pedestrian connectivity from SW Dartmouth Street to SW 72nd Avenue. Due to topographic constraints, the location of the sidewalk requires the building to be moved to the north, closer to the vegetated corridor. Site topography also pushes the building location towards the northern, flatter portion of the site, as the City is requiring the building entrance to be at street grade. The Project Architect incorporated an undesirable jag into the building to reduce vegetated corridor encroachment closest to the on-site wetland boundary. The remaining encroachment from the building is necessary to accommodate the minimum building size. Retaining walls have been incorporated to minimize vegetated corridor encroachment. The applicant reduced the size of the proposed parking area and shifted the building to the south in order to maintain a minimum 25-foot wide vegetated corridor. Therefore, the proposed Site Plan provides the least practical incursion into vegetated corridor.

3.07.4.c.6 No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

There is no practical alternative layout that would avoid vegetated corridor encroachment. The medical building requires a one-story facility. The applicant has specific requirements regarding level parking for patients and staff, with the minimal acceptable parking shown on the Site Plan and optimal parking levels exceeding that amount. In addition to the applicant's expressed parking requirements, it is the expert opinion of the Project Architect, who has designed multiple buildings for the specific type of medical use proposed, that the number of parking spaces shown are the minimum required for this type of user. Substantial (both in length and height) retaining walls at the top and bottom of the site have been incorporated to minimize vegetated corridor encroachment.

3.07.4.c.7 The proposed encroachment provides public benefits.

The Site Plan includes 1,800 square feet of additional public benefit vegetated corridor area located continuous and adjacent to the existing 50-foot wide vegetated corridor at the McKay Fields site. The location of the public benefit area is shown on attached Figure 10. According to the property owner, the public benefit mitigation area has already been enhanced to *good* condition. The addition of enhanced riparian buffer area adjacent to McKay Creek and wetlands will provide a net water quality public benefit.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. **Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.**
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. If applicable, the water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

SPECIAL CONDITIONS

11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.
13. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A.
14. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

- 15. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
- 16. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two-year maintenance period shall begin again from the date of replanting.**
- 17. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.**
- 18. **Clean Water Services will require an easement over the on-site Vegetated Corridor and the mitigated Vegetated Corridor on tax lot 1N206CB04000 conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

- 19. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
- 20. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
- 21. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
- 22. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

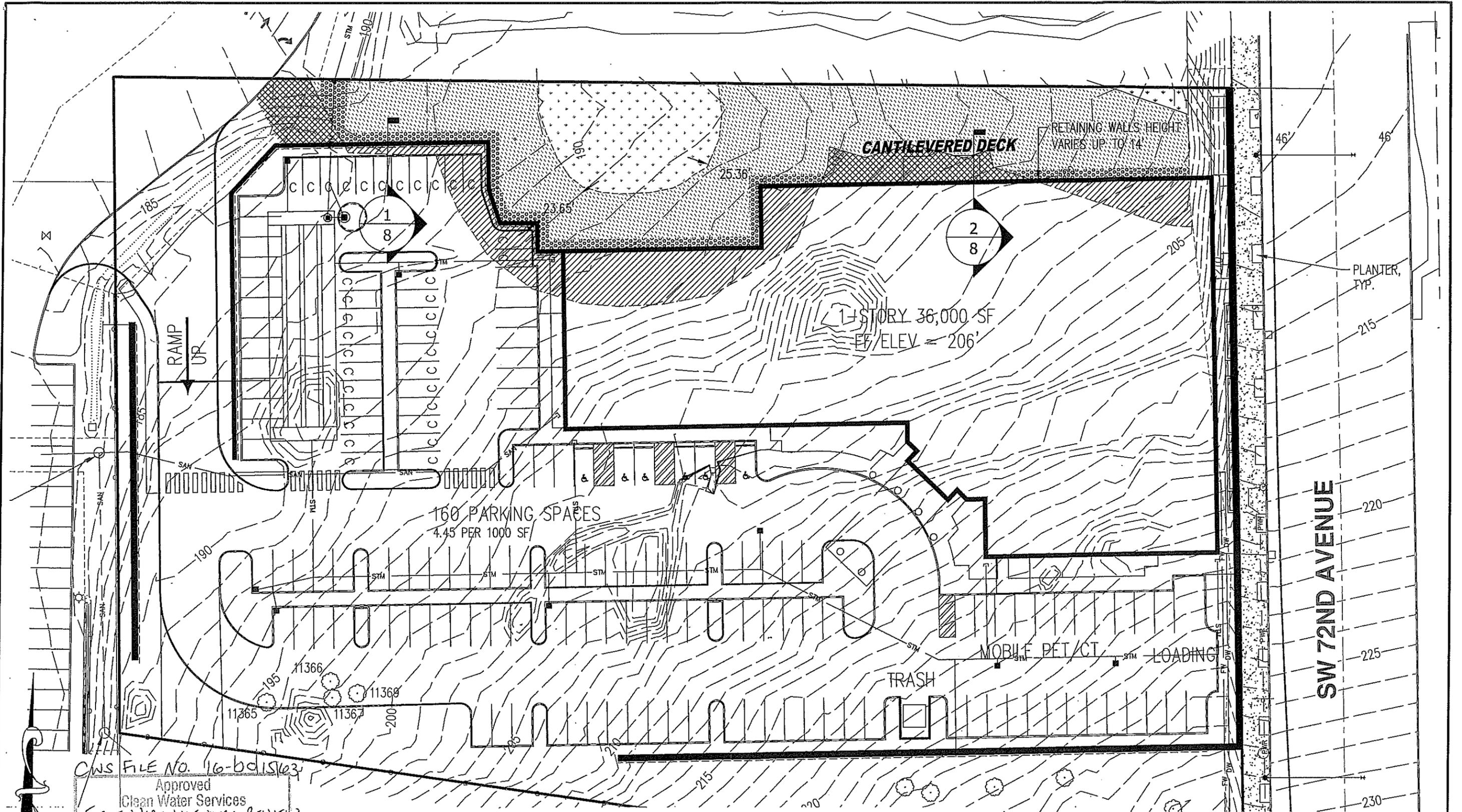
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.



**Amber Wierck
Environmental Plan Review**

Attachments (5)



CWS FILE NO. 16-00151023
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By AW Date 6/8/16

SPL ATTACHMENT 1 OF 5
 SCALE 1" = 40 FEET



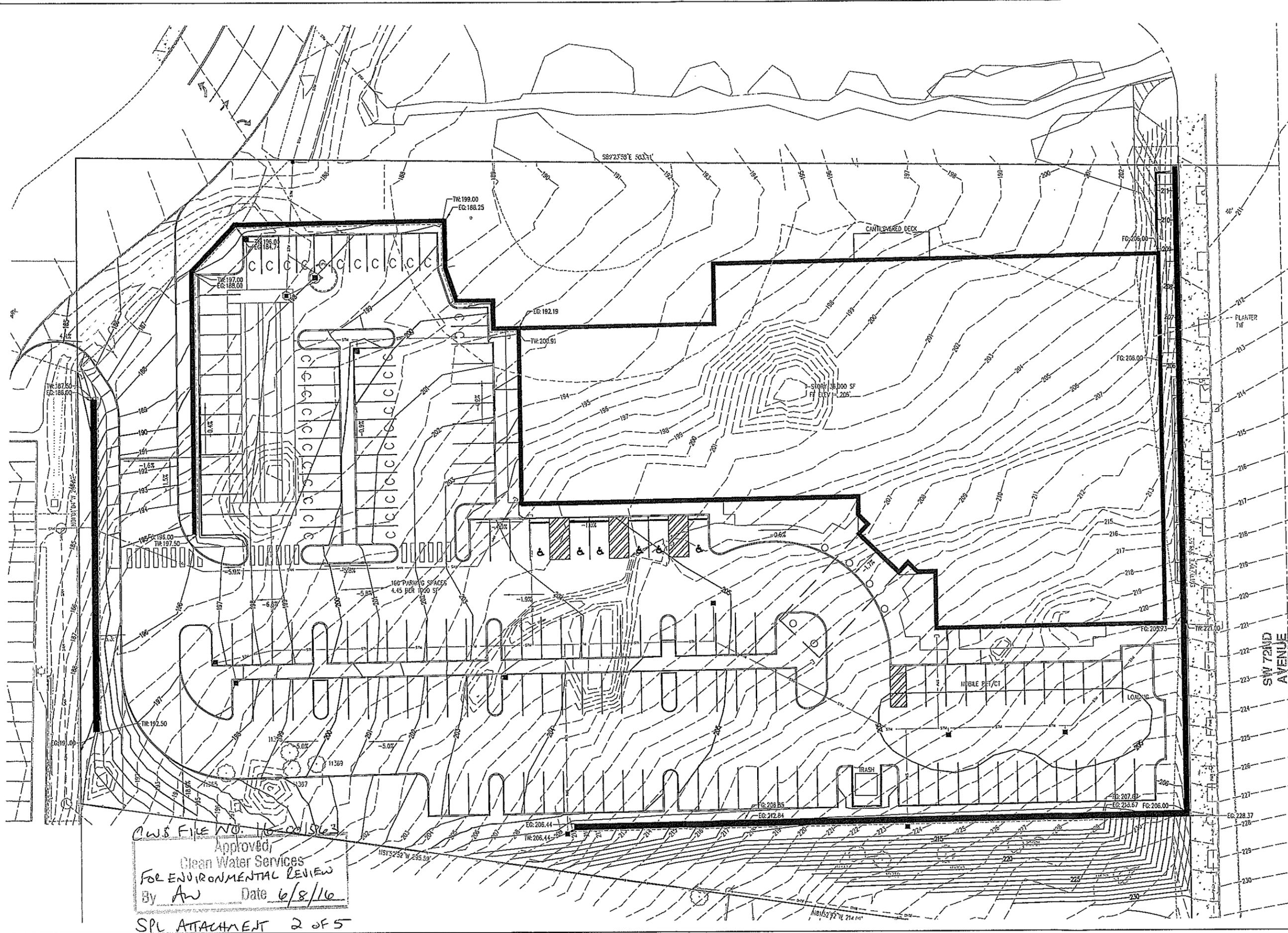
- PERMANENT VEGETATED CORRIDOR IMPACT AREA = 0.12 ACRES
- VEGETATED CORRIDOR ENHANCEMENT AREA = 0.33 ACRES TO BE PLANTED TO GOOD CONDITION PER ATTACHED PLANTING SPECIFICATION TABLE

- VEGETATED CORRIDOR MITIGATION AREA = 0.04 ACRES TO BE PLANTED TO GOOD CONDITIONS PER ATTACHED PLANTING SPECIFICATION TABLE
- TEMPORARY VEGETATED CORRIDOR IMPACT AREA = 0.05 ACRES TO BE REPLACED TO GOOD CONDITION PER ATTACHED PLANTING SPECIFICATION TABLE

DATE: 4/21/2016

SITE PLAN		FIGURE
TRIANGLE MEDICAL OFFICE BUILDING		6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CAK CHKD: CEG AKS JOB: 4762

AKS DRAWING FILE: 4762 C070 CHAINING | LANDSCAPE PRELIMINARY GRADING PLAN



CWS FILE NO. 16-CWS-1563
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *AW* Date *6/8/16*
 SPL ATTACHMENT 2 OF 5

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12065 SW HERMAN RD STE 100
 TUALUMIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

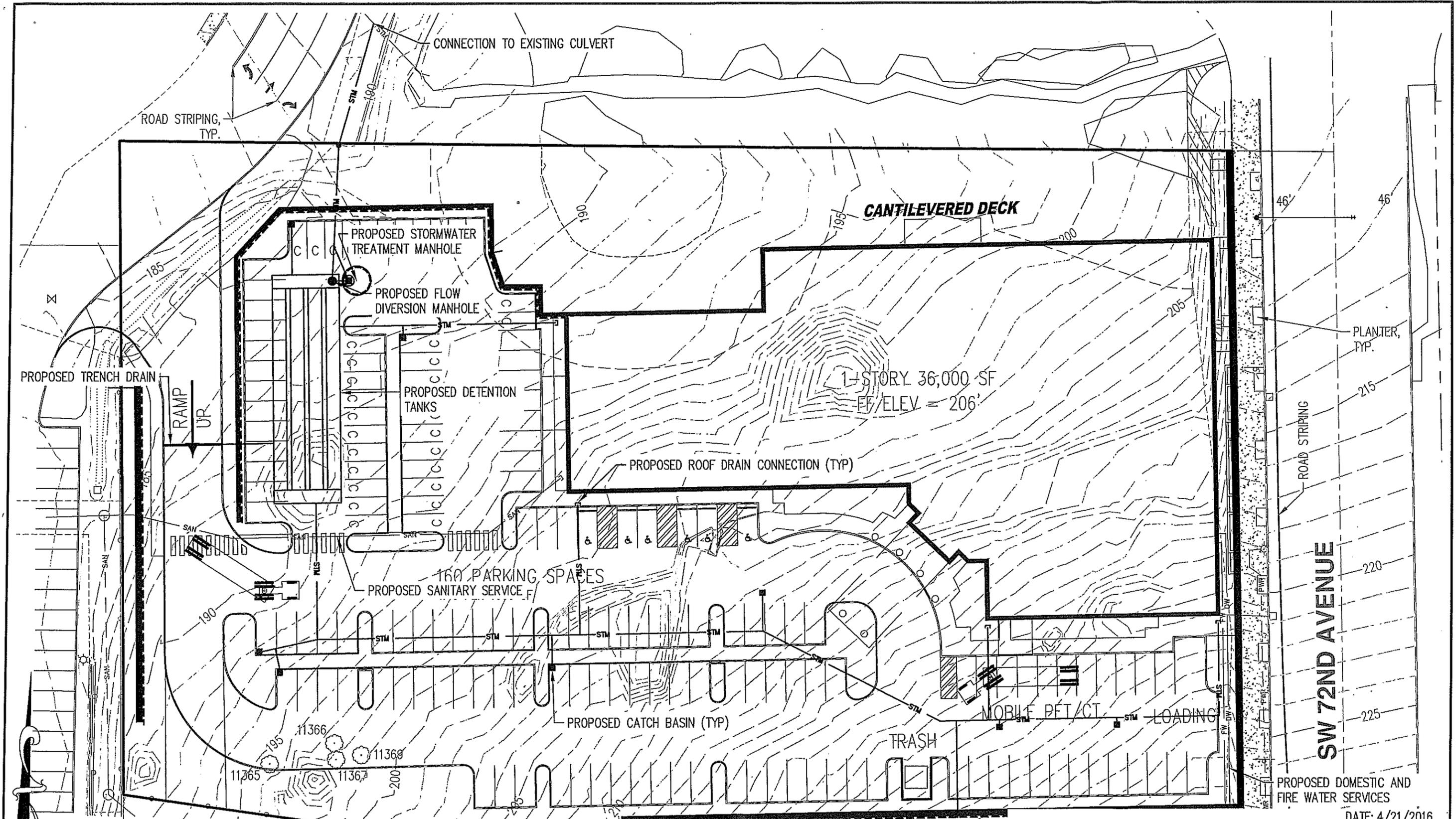
**TRIANGLE MEDICAL
 OFFICE BUILDING**
 TIGARD OREGON
 WASHINGTON COUNTY TAX MAP 251012A
 TAX LOT 300

**PRELIMINARY GRADING
 PLAN**

DESIGNED BY: CAK
 DRAWN BY: CAK
 CHECKED BY: CEG
 SCALE: AS NOTED
 DATE: 4/22/2016

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS
 JOB NUMBER
 4762
 SHEET
C070



SW 72ND AVENUE

PROPOSED DOMESTIC AND FIRE WATER SERVICES

DATE: 4/21/2016

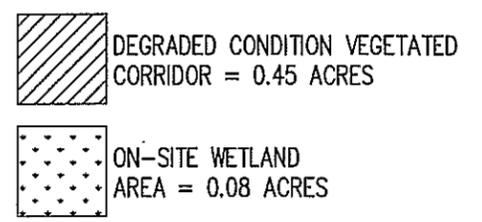
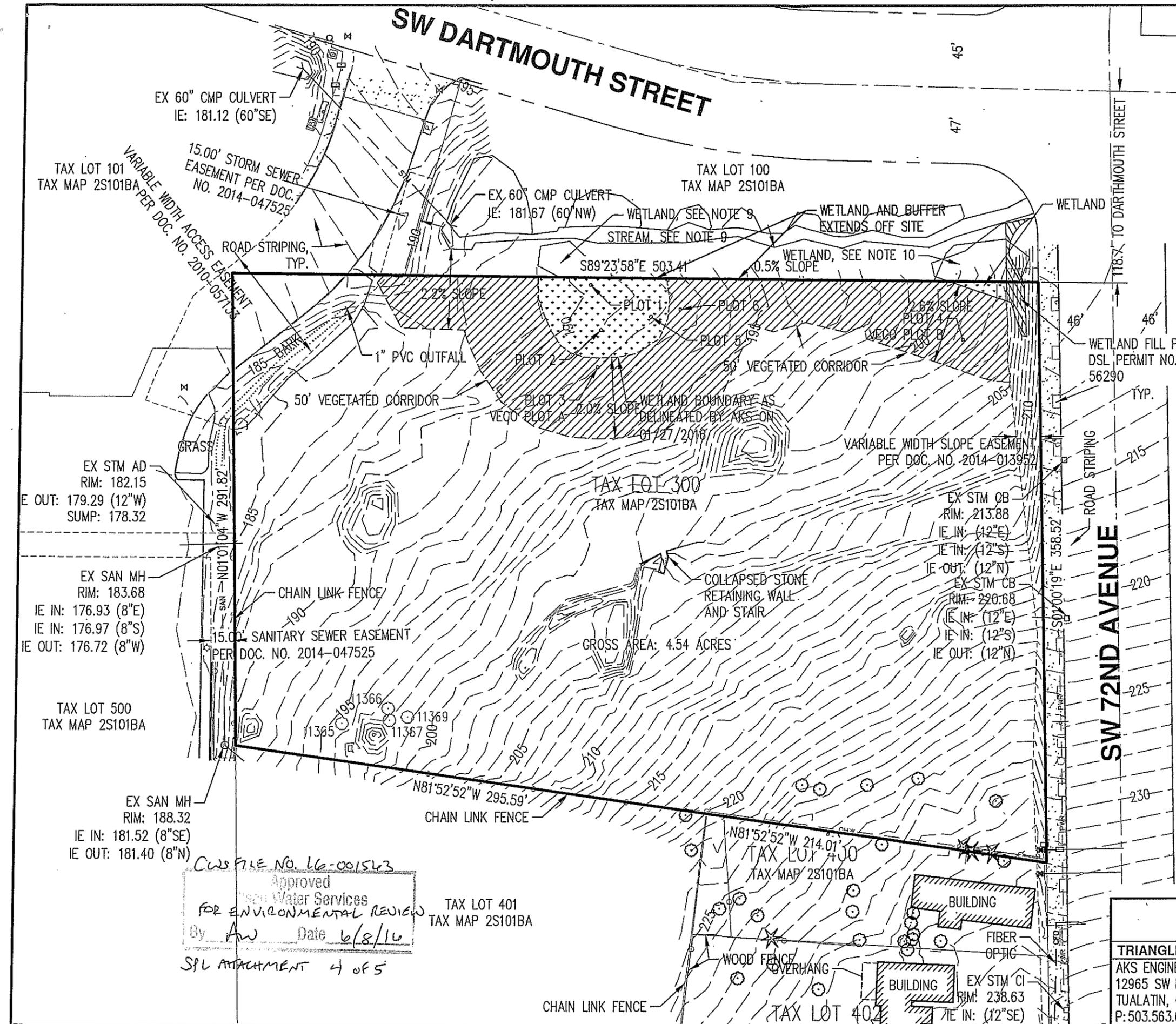
SCALE 1" = 20 FEET



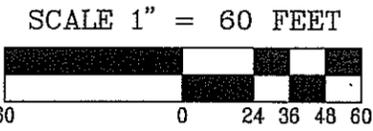
CWS FILE NO. 16-0015673
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By AW Date 6/8/16

PRELIMINARY STORMWATER PLAN		FIGURE
TRIANGLE MEDICAL OFFICE BUILDING		9
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CAK CHKD: CEG AKS JOB: 4762





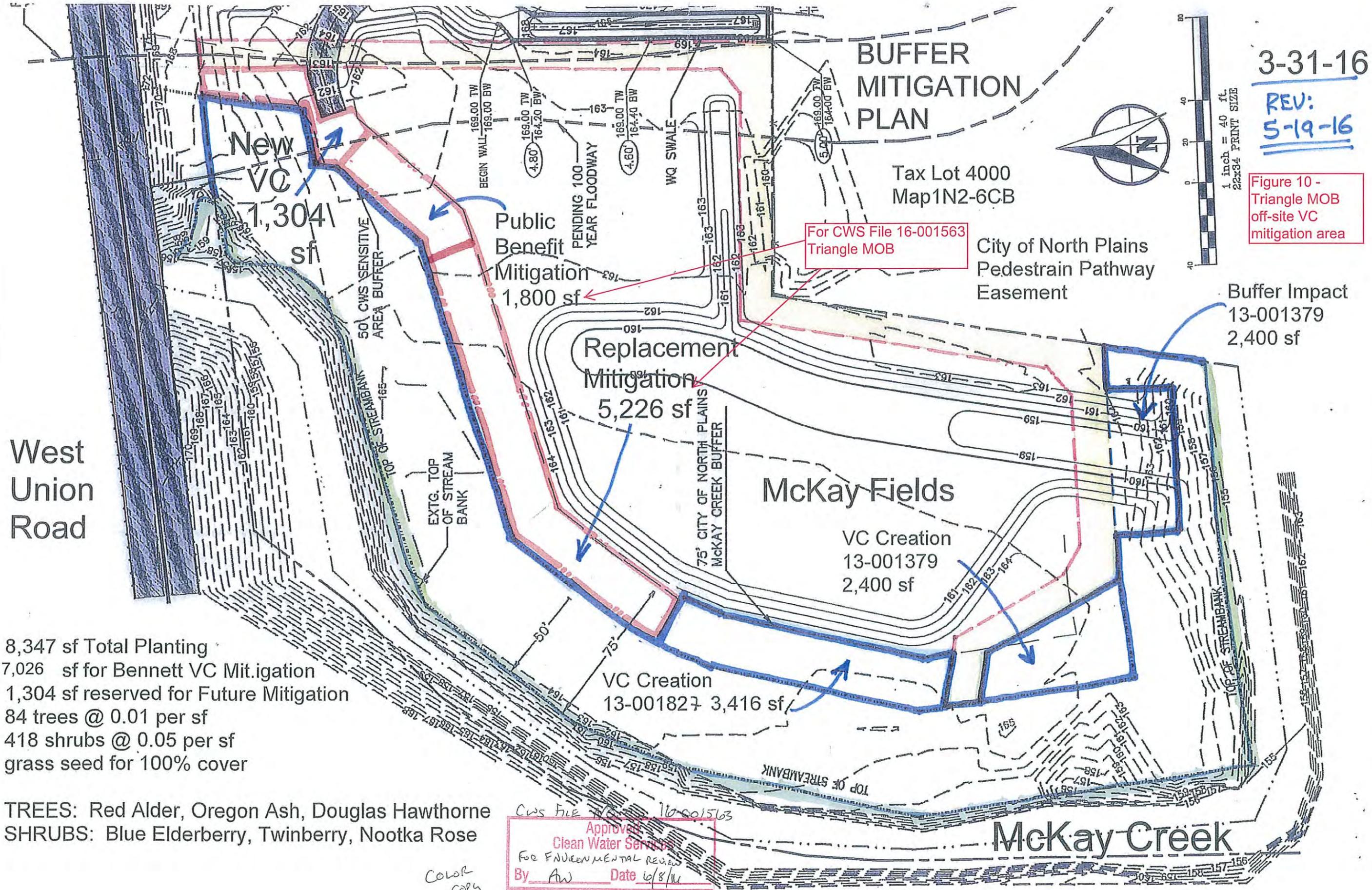
- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS PER UTILITY LOCATE TICKET NUMBERS 16001505, 16001506 AND 16001507. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JANUARY 5-11, 2016.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF TIGARD DATUM, PER CITY OF TIGARD BENCHMARK NO. 252 AT THE SE CORNER OF 72ND AVENUE AND HAMPTON STREET WITH AN ELEVATION OF 222.84 FEET.
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - STREAM AND WETLAND BOUNDARIES AS SHOWN WERE DIGITIZED BY AKS ENGINEERING & FORESTRY, LLC. FROM DSL WD# 2013-0373, DATED MARCH 14, 2014.
 - WETLAND BOUNDARIES AS SHOWN WERE DIGITIZED BY AKS FROM DSL WD# 2014-0158, DATED JUNE 13, 2014.



CWS FILE NO. 16-001563
 Approved
 for Water Services
 FOR ENVIRONMENTAL REVIEW
 By *AW* Date *6/8/16*
 SPL ATTACHMENT 4 OF 5

TAX LOT 401
 TAX MAP 2S101BA

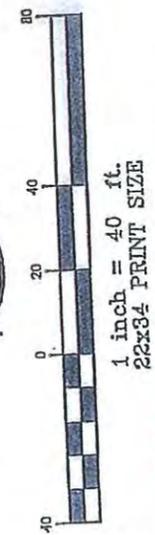
EXISTING CONDITIONS PLAN		FIGURE
TRIANGLE MEDICAL OFFICE BUILDING		5
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CAK CHKD: CEG AKS JOB: 4762



3-31-16

REV: 5-19-16

Figure 10 - Triangle MOB off-site VC mitigation area



BUFFER MITIGATION PLAN

Tax Lot 4000
Map1N2-6CB

For CWS File 16-001563
Triangle MOB

City of North Plains
Pedestrian Pathway
Easement

Buffer Impact
13-001379
2,400 sf

West
Union
Road

8,347 sf Total Planting
7,026 sf for Bennett VC Mitigation
1,304 sf reserved for Future Mitigation
84 trees @ 0.01 per sf
418 shrubs @ 0.05 per sf
grass seed for 100% cover

TREES: Red Alder, Oregon Ash, Douglas Hawthorne
SHRUBS: Blue Elderberry, Twinberry, Nootka Rose

CWS File 16-001563
Approved
Clean Water Services
For ENVIRONMENTAL REVIEW
By Aw Date 6/8/16

Color
copy

SPL ATTACHMENT 5 of 5

Exhibit D: Grading and Site Design

The blue arrows shown on Figure 1 mark the approximately 259-foot property line shared by Tax Lot 300 (the Project Site) and Tax Lot 401 (Mr. Martin's Property which contains the existing residence). The red arrows shown on Figure 1 indicate the area of proposed grading which will elevate Tax Lot 300 above its current grade by approximately six feet in this location, or to between 196 and 200 feet in elevation. This area is referred to in Mr. Martin's letters as the "earthen berm." A berm is not specifically being created, but the effect of a higher elevation could be interpreted as a "berm." Mr. Martin expressed concerns that this elevation change will disrupt historic views from the existing home on Tax Lot 401.

This will not occur because the existing home on Tax Lot 401 appears to be at an elevation of approximately 220 feet, or twenty feet above the top of the proposed "berm" area. Thus, while the view of the property line itself might appear to be higher from this location, any views beyond the edge of the property line (which were not specified by Mr. Martin), would not be altered by the proposed grading. As shown on Figure 2, the Property line and proposed grading area are approximately 150 feet from the existing home and extensive vegetation exists in this 150-foot area, which may already impede views. Figure 3 shows the view of Tax Lot 401 from Tax Lot 300, with similarly dense vegetation.

Approx 80' Section

Approximately
150 Feet to area
of "Berm"

Pro

oints on the ground

80.89 Feet

82.12

96.87 degrees

Save Clear



View to TL401



C1 North South Cross Section - West
NTS

E1 North South Cross Section - East
NTS

G1 West East Cross Section
NTS

Arne.pak 4:46pm October 31, 2016 E:\201527 - Triangle MOB Drawings\Active Phase\Cross Sections.dwg SITE 22 x 34 © 2016 JRJ Architects, llc

TRIANGLE MOB

TIGARD, OREGON

15455 NW Greenbrier Pkwy.
 Suite 260
 Beaverton, OR 97006
 (503) 690.1779 | (503) 690.0913 f


 JRJ architects, llc

Revisions:

JRJ Project Number:
 201527
 Drawing File Name:
 Cross Sections.dwg
 Date:
 OCTOBER 31, 2016

DESIGN DOCUMENTS

