



Land Use Application

Project Information		
Project Title: 124th Commerce Center		
Brief Description: Requesting a one-year extension to AR23-0004		
Estimated Construction Value: n/a		
Property Information		
Address: 19000 SW 124th Avenue		
Assessor's Map/Tax Lot Number: 2S127BB00100		
Applicant/Primary Contact		
Name: Jessica Bruce	Company Name: AHBL	
Address: 2215 N. 30th St. #300		
City: Tacoma	State: WA	ZIP: 98444
Phone: 253-383-2422	Email: JBruce@ahbl.com	
<i>As the person responsible for this application, I hereby acknowledge that I have read this application and state that the information in and included with this application in its entirety is correct. I agree to comply with all applicable City and County ordinances and State laws regarding building construction and land use.</i>		
Applicant's Signature: Jessica Bruce	<small>Digitally signed by Jessica Bruce DN: C=US, E=jbruce@ahbl.com, O=AHBL, OU=Project Administrator, CN=Jessica Bruce Date: 2025.11.07 13:48:50-08'00'</small>	Date: 11-7-2025
Property Owner		
Name: Tualatin 124, LLC		
Address: 9760 SW Freeman Dr.		
City: Wilsonville	State: OR	ZIP: 97070
Phone:	Email:	
<i>Letter of authorization is required if not signed by owner.</i>		
Property Owner's Signature: please see owner letter of authorization		Date:

LAND USE APPLICATION TYPE:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Sign (SIGN) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| | <input type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| | <input type="checkbox"/> Tree Removal Permit (TCP) | <input checked="" type="checkbox"/> Other <u>ARB extension</u> |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

June 26, 2025

Property Owner Name:

Tualatin 124, LLC

9760 SW Freeman Dr.

Wilsonville, OR 97070

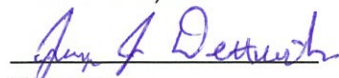
RE: Owner Authorization Letter – 124th Corporate Center

To whom it may concern:

As the owner of tax lots 2S127BB00100 and 2S127BB00200 in Washington County, Oregon (the "Property"), I give authorization on behalf of Tualatin 124, LLC ("Seller"), for AHBL (on behalf of PDC Seattle LPIV BB/TH, LLC as "Buyer") to apply for all permits associated with the 124th Corporate Center project, provided that in no event shall such permits be binding on the Property unless the Property is sold. Buyer and Seller entered into that certain Purchase and Sale Agreement dated March 7, 2025, concerning the Property. Buyer shall indemnify, hold harmless, and defend Seller from all liens, costs, and expenses, including reasonable attorneys' fees and experts' fees, arising from or relating to Buyer's permit applications except to the extent arising out of Seller's negligence or willful misconduct. Applications may include, but are not limited to: 1200-C Erosion and Grading, Design Review, Land Use, Site Plan Review, Modified SEPA, Fill & Grade, Site Development, Retaining Walls, etc.

Thank you,

Tualatin 124, LLC


Signature

Jerry Dettweiler MNGR
Print name/Title

Tualatin 124, LLC (Seller)

Jerry J. Dettwiler
Signature

Jerry Dettwiler MGR
Print name/Title

PDC Seattle LPIV BB/TH, LLC (Buyer)

Travis Hale
Signature

Travis Hale / Partner
Print name/Title

PROJECT MEMO



TO: Architectural Review Board
City of Tualatin
10699 SW Herman Road
Tualatin, Oregon 97062

FROM: Tyler Watkins, PE
Tacoma - (253) 383-2422

SUBJECT: Extension Request
ARB Approval AR23-0004

DATE: November 18, 2025

PROJECT NO.: 2250125.10

PROJECT NAME: 124th Commerce Center

The 124th Commerce Center project was previously approved for land use under AR23-0004, and a final decision was issued on December 13, 2023. This letter is intended to demonstrate compliance with approval criteria for an extension request per Tualatin Development Code (TDC) Section 33.020(10).

Since the AR23-0004 land use approval, the TDC was amended based on the PTA24-0002 Parking Reform and the 2045 Transportation System Plan. This memo demonstrates that there have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project. Refer to the list below for other permit applications related to the project.

- Water Quality Permit WQ25-2123 - Application submitted November 3, 2025
- Public Works Permit PW25-2128 - Application submitted November 4, 2025
- Erosion Control Permit EC25-2129 - Application submitted November 4, 2025

Extension Request Approval Criteria per TDC 33.020(10)

(10) Extension of Permit Expiration.

(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date.

(b) A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.

(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:

(i) If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC [32.220](#).

(ii) If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC [32.230](#).

(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC [32.150](#).

(e) The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:

(i) The applicant submitted a written extension request prior to the expiration date;

(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;

(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and



(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

(f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within 60 days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.

(g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

Response: There have been no significant changes in any conditions, ordinances, regulations, or standards of the City that affect the previously approved project. Refer to the separate letters by TENW and Soundview demonstrating that additional special studies are not warranted based on these code amendments.

PTA24-0002 Parking Reform

The TDC amendments for parking requirements based on Ordinance 1486-24 are summarized below. Responses are provided to demonstrate that the previously approved project meets current code requirements.

1. *TDC 73A.110. - General Design Standards.*

(1) 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.

Response: All proposed walkways have a minimum width of 5 feet to meet the requirement for industrial uses.

2. *TDC 73B.020. - Landscape Area Standards Minimum Areas by Use and Zone.*

Table 73B-1 Required Minimum Landscape Area

15 percent of the total area to be developed is required to be landscaped in MG zones.

Response: The project proposes a landscape area greater than 15 percent of the total area to be developed to meet this requirement.

3. *TDC 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: The project proposes 9-foot by 18.5-foot parking spaces with a minimum drive aisle width of 24 feet, meeting the requirements in Figure 73-1 for 90-degree parking spaces.



(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

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

Response: The project proposes to pave all parking areas with asphalt pavement.

(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: Wheel stops are proposed for all parking spaces adjacent to landscaped areas and pedestrian walkways.

(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: Drives to off-street parking areas have been designed to meet these requirements.

(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: Artificial lighting will be deflected to meet this requirement.

(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 lot landscaping is proposed to meet these requirements.

(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: Accessible parking spaces are proposed in compliance with ORS 447.



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

Response: The parking spaces for sub-compact vehicles do not exceed 35 percent of the total parking spaces provided.

(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.

Response: The project proposes greater than 10 percent of parking spaces to be designated for carpool/vanpool parking spaces.

(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 project proposes electrical service capacity for 20 percent of all off-street vehicle parking spaces to meet the requirements of ORS 455.417.

(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 building 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 project proposes to plant trees along driveways to meet the requirement for off-street parking areas greater than one-half acre.



(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.*

Response: The project proposes a tree canopy coverage greater than 40% to meet this requirement.

4. *TDC 73C.040. - Off-Street Vehicle and Bicycle Parking Quantity Requirements.*

(1) *Parking Table. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types.*

Response: The proposed building use is warehouse and manufacturing, and the parcel is located in Parking Zone B. The maximum permitted vehicle parking is listed as “none” for manufacturing. Additionally, the project proposes a greater number of bicycle parking spaces than the minimum value listed in this table. Therefore, the project meets these requirements.

5. *TDC 73C.050. Bicycle Parking Requirements.*

Response: The project proposes bicycle parking spaces meeting these requirements.

2045 Transportation System Plan

The TDC amendments for public transportation facilities based on Ordinance 1451-25 are summarized below. Responses are provided to demonstrate that the previously approved project meets current code requirements.

1. Table 12 of the 2045 Transportation System Plan lists project number AT13 as the only active transportation project along the 124th Commerce Center frontage. This project includes the construction of multi-use paths along both sides of 124th Ave between Pacific Highway and Tualatin City Limits.

Response: The 124th Commerce Center project proposes a 12-foot-wide multi-use path and right-of-way dedication along the entire project frontage on the east side of SW 124th Avenue, which aligns with the 2045 Transportation System Plan.

TDW/lsk

c: Bart Brynestad, Jessica Bruce - AHBL
Bjorn Brynestad - Panattoni Development Company, Inc.
Madeleine Nelson - City of Tualatin

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