



TO: Architectural Review Board
THROUGH: Aquilla Hurd-Ravich, Community Development Director
FROM: Madeleine Nelson, Associate Planner
DATE: December 9, 2025

SUBJECT:

Consideration of a one-year extension request of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, case file AR23-0004. The site is located in the General Manufacturing (MG) Planning District at 19000 SW 124th Avenue, Tax Lot: 2S127BB00100. The applicant requests to extend the decision through December 22, 2026.

EXECUTIVE SUMMARY:

- The extension request is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- Architectural Review decisions expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division
 - The effective date of Architectural Review 23-0004 was December 22, 2023. Two years from the effective date is December 22, 2025. The applicant submitted a request for an extension of time for Architectural Review 23-0004 on November 11, 2025.
- On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue (Tax Lot: 2S127BB00100). The original AR 23-0004 decision is included as Exhibit B.
- The applicant's revised proposal (Exhibit A3) increases Building A to 70,809 square feet and combines Building B and C into a single building of approximately 128,649 square feet for a total development of 199,458 square feet.
- Applicable approval criteria include Tualatin Development Code Chapters 32 and 33. The Architectural Review Board may grant the extension if:
 - (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.
- Public comments - No public comments were received as of the date this staff report was drafted.

OUTCOMES OF DECISION:

Approval of extension for AR 23-0004 will extend the timeline of the decision by one year from an expiration date of December 22, 2025, to December 22, 2026. The time-extended decision would then expire on December 22, 2026, unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve the extension of AR 23-0004 with Conditions of Approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny the extension of AR 23-0004.

ATTACHMENTS:

- Analysis and Findings
- Presentation
- Exhibit A1 – Land Use Application & Request for Extension
- Exhibit A2 – Memorandums
- Exhibit A3 – Revised Site Plans
- Exhibit B – AR23-0004 Decision & Final Order
- Exhibit C – Public Notice
- Exhibit D – PLA23-0003 Decision
- Exhibit E – Ordinance 1486-24 – CFEC Parking Reform
- Exhibit F – Ordinance 1451-25 – Tualatin 2045 TSP