

ARCHITECTURAL REVIEW BOARD
November 8, 2023

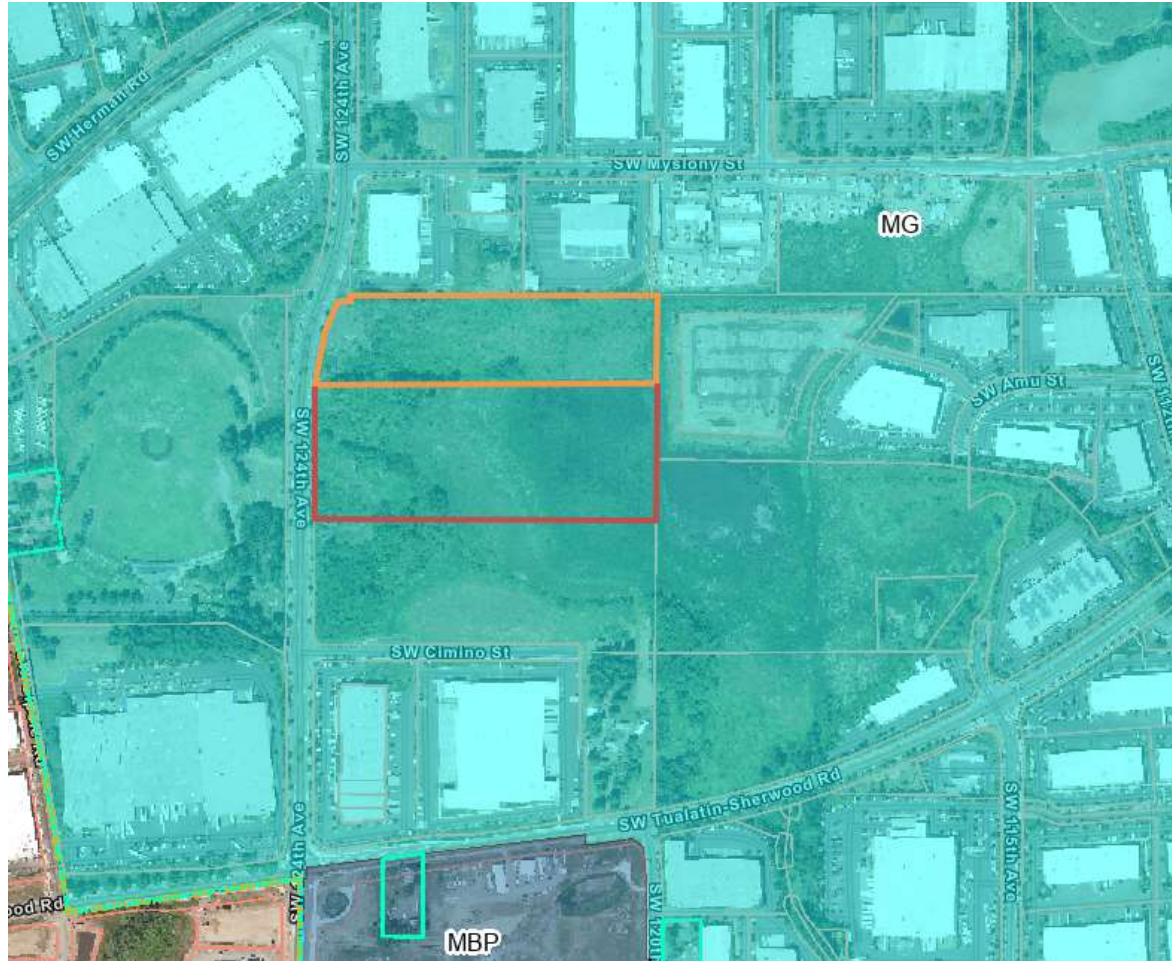


Tonight's Presentation

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



Site Background

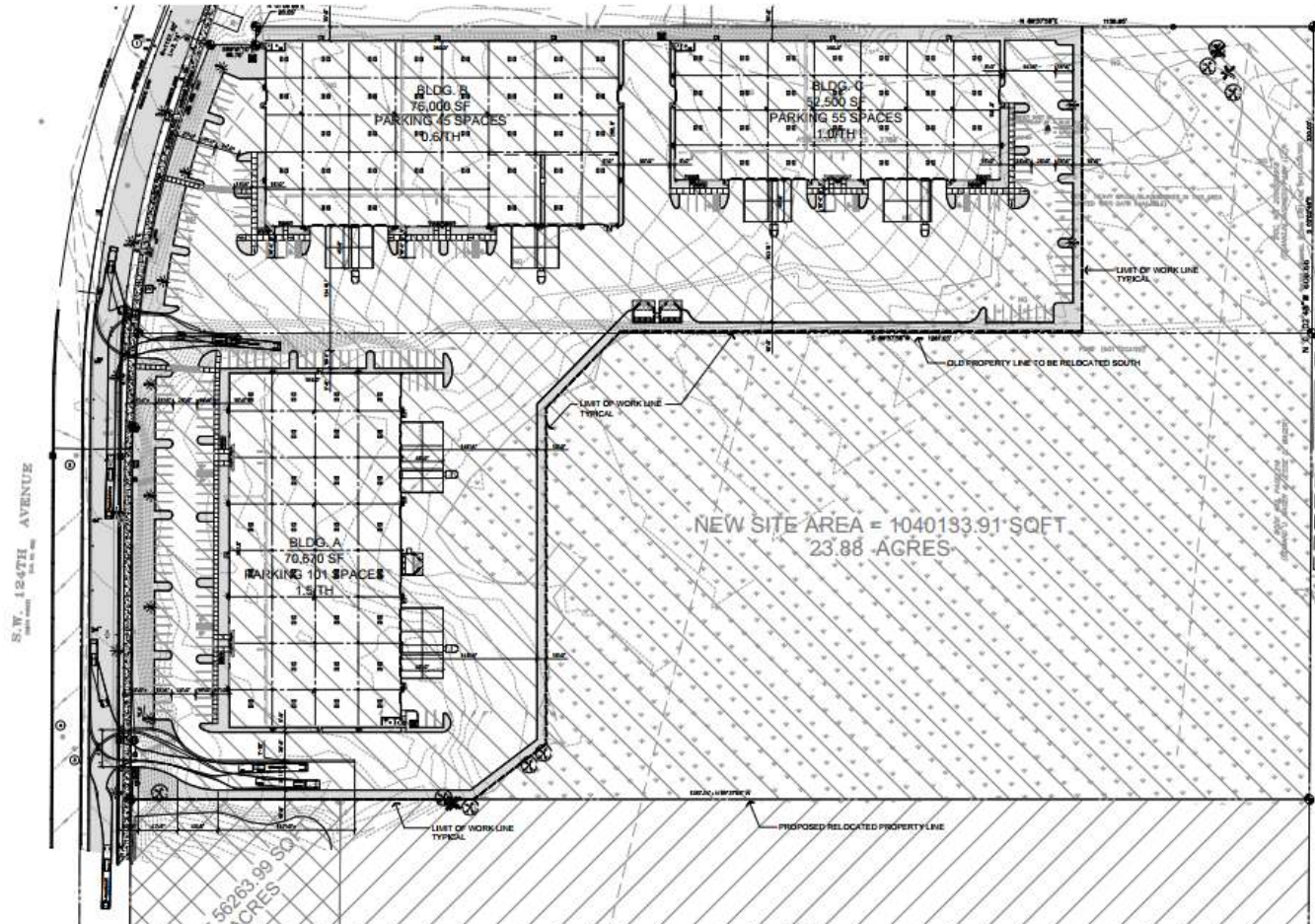


AR 23-0004
124th Ave Industrial Development

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Project Overview



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Procedures (TDC 32.230)

Type III Architectural Review:

- Application submitted on April 19, 2023 and deemed complete on September 28, 2023
- Notice of Hearing sent October 2, 2023
- Public Hearing November 8, 2023
- Final Decision required by January 28, 2024



Architectural Review (TDC 33.020)

Architectural Review for Large Industrial 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



General Manufacturing (TDC 61)

The proposal complies with the Use Categories in the MG Zone:

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
Heavy Manufacturing	P (L)	Concrete batch plants are not permitted in the Leveton Tax Increment District. All other uses permitted outright.
Light Manufacturing	P	---
Warehouse and Freight Movement	P/C	Conditional use required for warehousing of building materials and supplies. All other uses permitted outright.



General Manufacturing (TDC 61)

With conditions, the proposal complies with zoning:

	Standard	Building A	Building B	Building C
MINIMUM SETBACKS				
Front (Cipole Rd)	30 feet	Met	Met	Met
Side*	0-50 feet	Met	Met	Met
Rear*	0-50 feet	Met	Met	Met
Parking and Circulation Areas	5 feet	Met	Met	Met
Fences (From Public ROW)	10 feet			
STRUCTURE HEIGHT				
Maximum Height	60 feet	Met	Met	Met
* Determined through Architectural Review process. No minimum setback if adjacent to railroad right-of-way or spur track.				

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Natural Resource Protection Overlay (TDC 72)

Natural Resources

Natural Resources Protection Overlay District

-  Wetland Preservation District
-  Wetland Conservation District
-  Open Space Preservation District
-  Greenway



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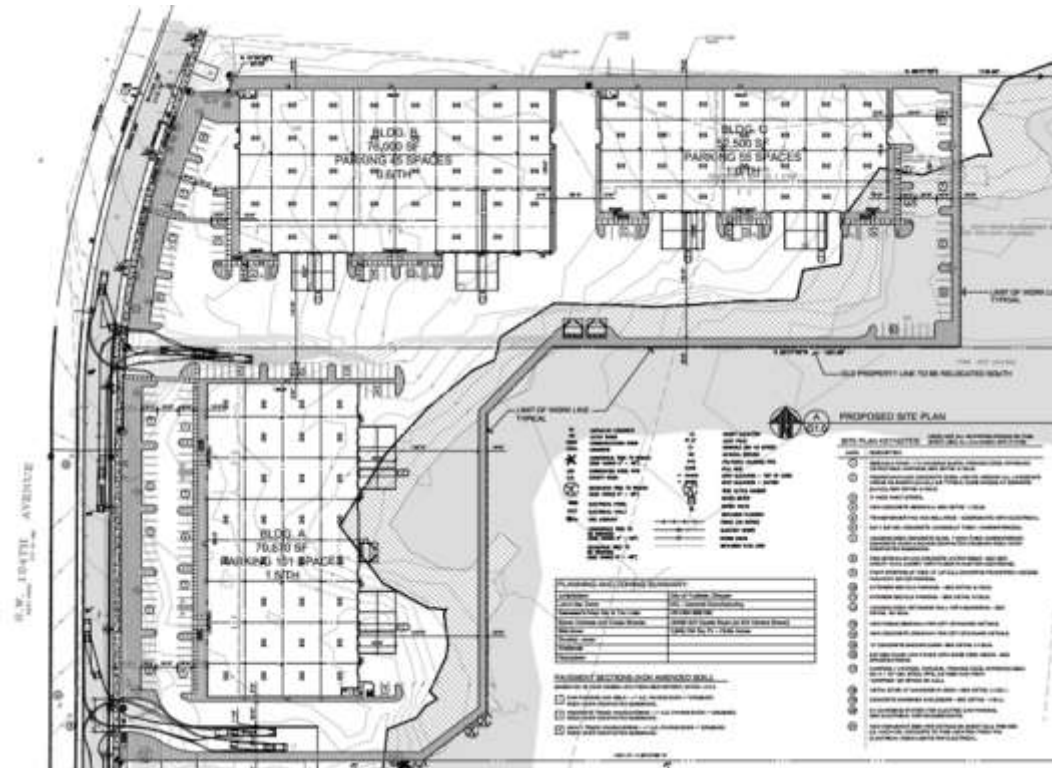
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Site Design Standards (TDC 73A)

With conditions, the proposal complies with requirements for:

- Walkways
- Safety and Security
- Lighting
- Storage and screening



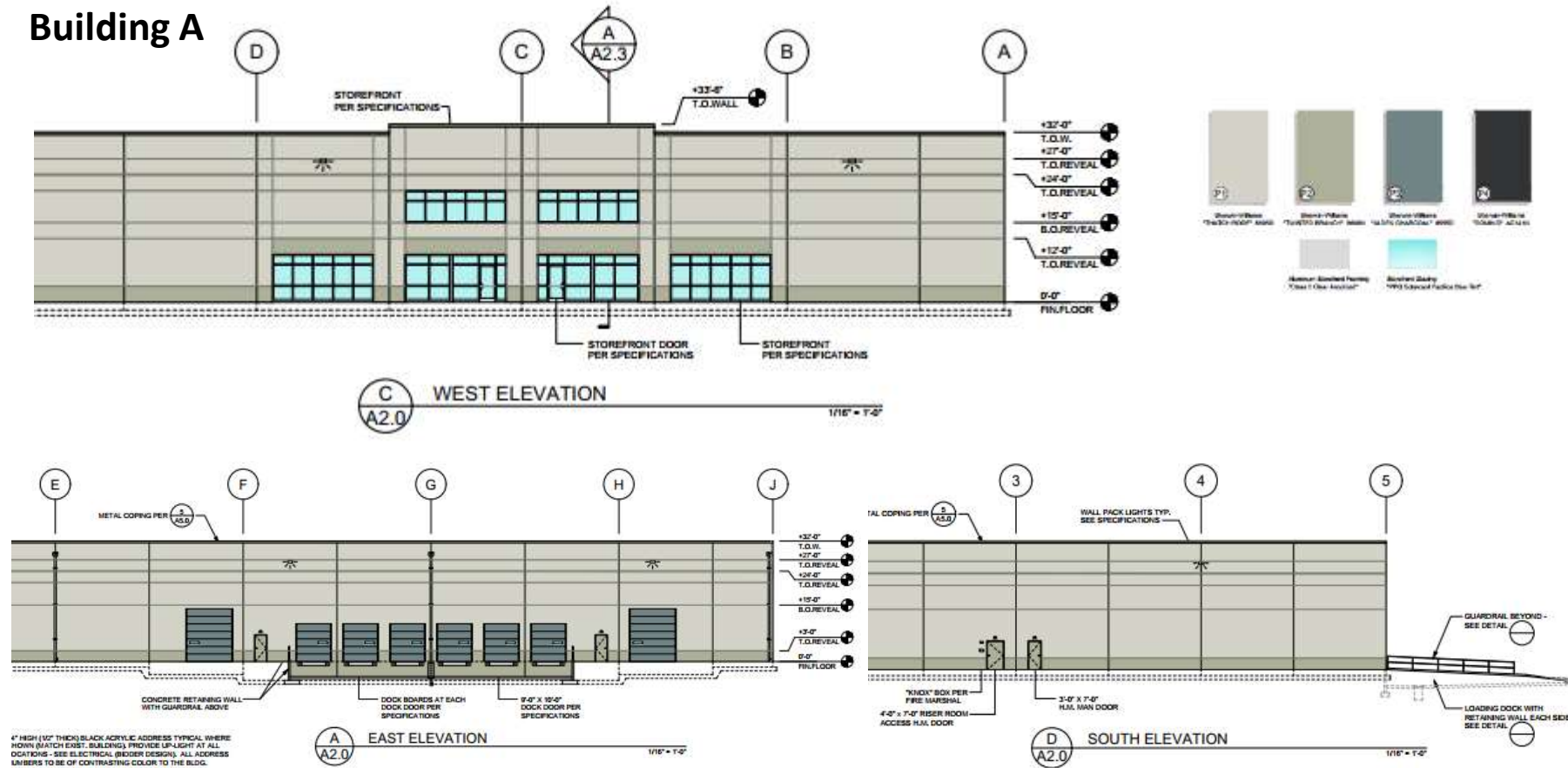
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Building Design (TDC 73A)

Building A



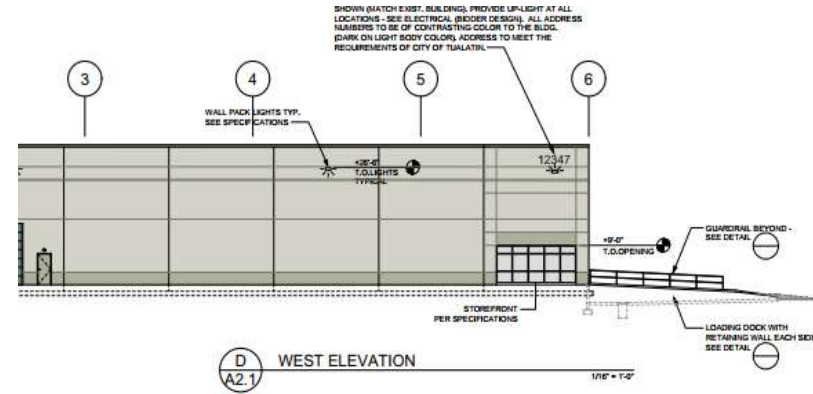
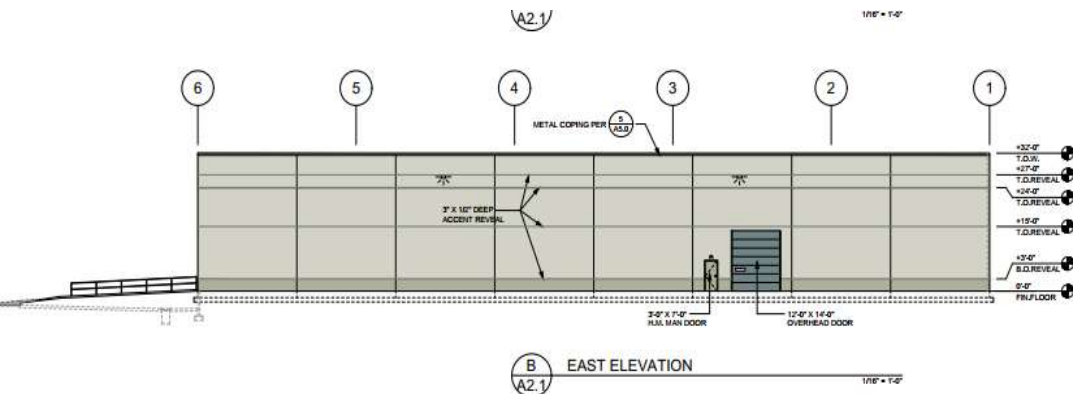
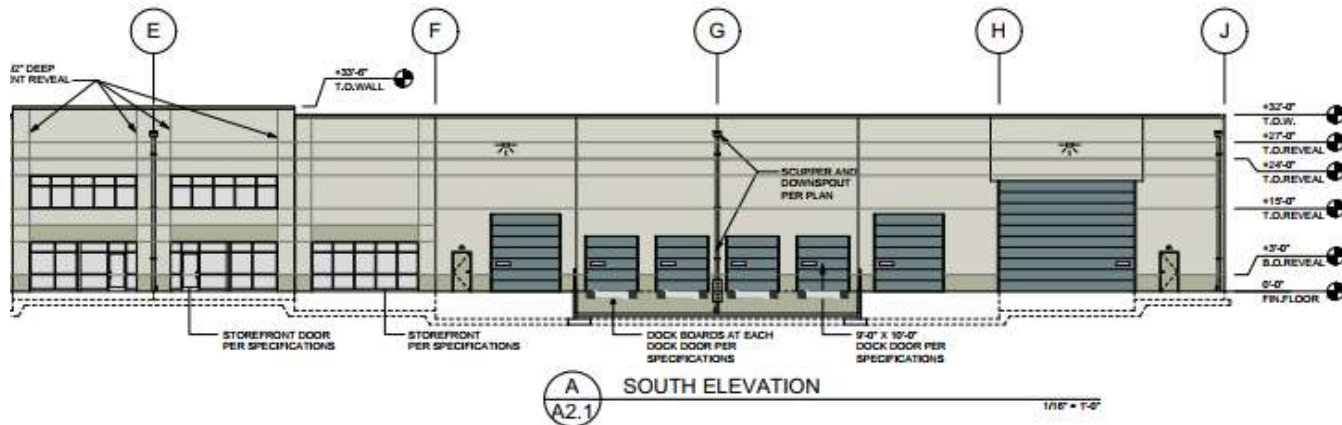
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Building Design (TDC 73A)

Building B



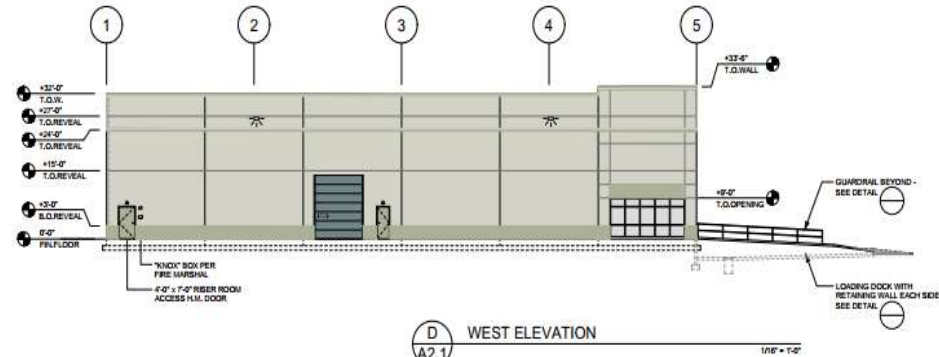
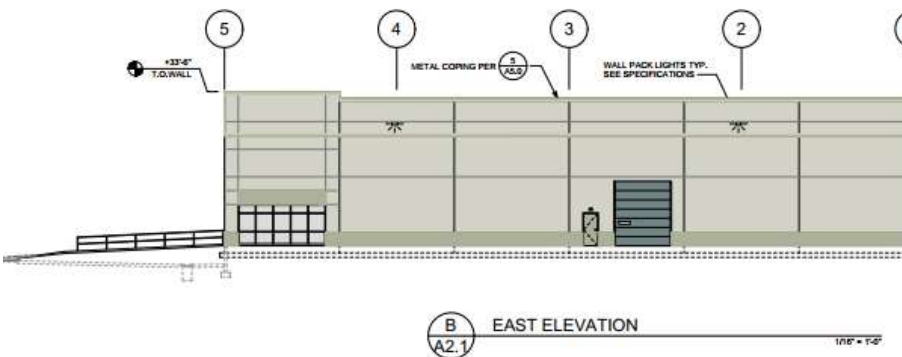
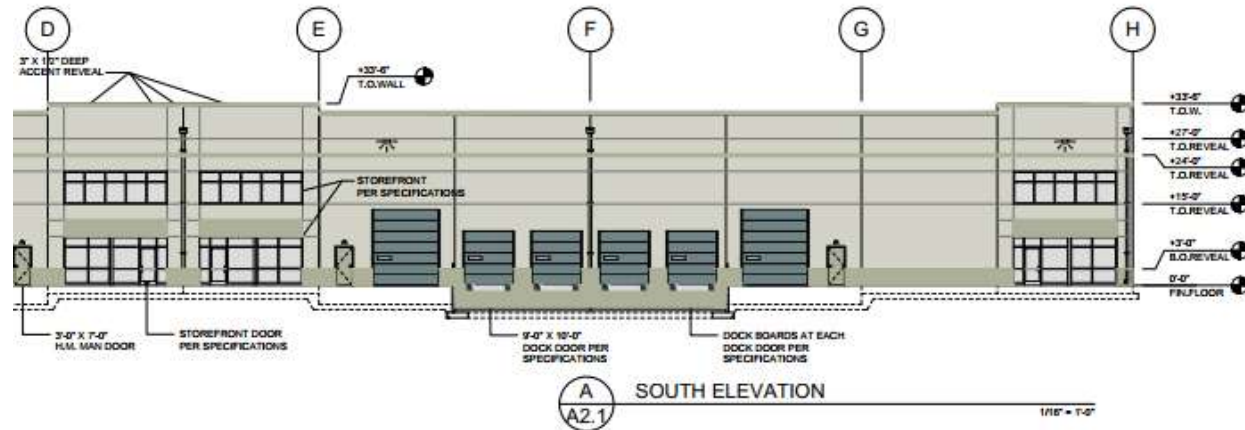
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Building Design (TDC 73A)

Building C



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Building Design (TDC 73A)



SW CIPOLE



SW TUALATIN-SHERWOOD



SW 124TH AVE



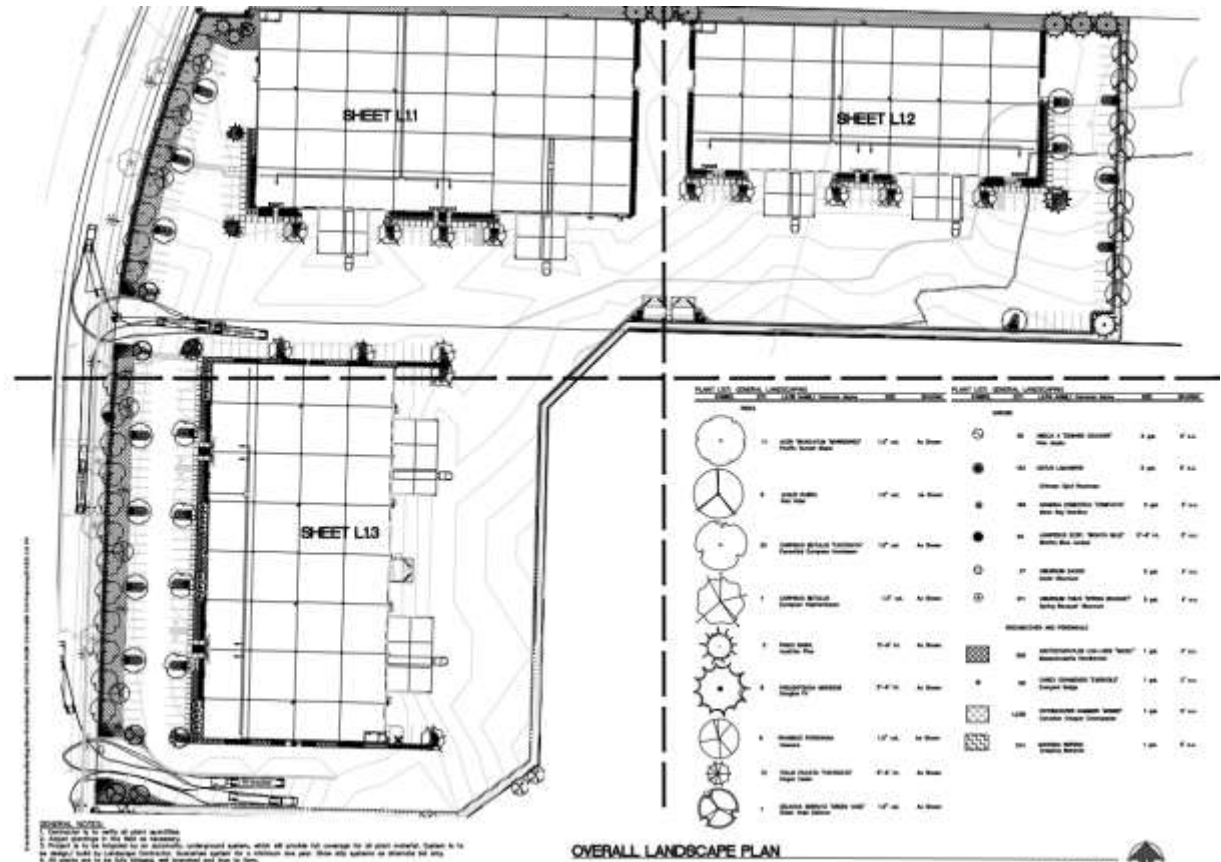
SW MYSLONY

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- Minimum landscape area (15%)
- Landscape buffers
- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings
- NRPO CWS Conditions



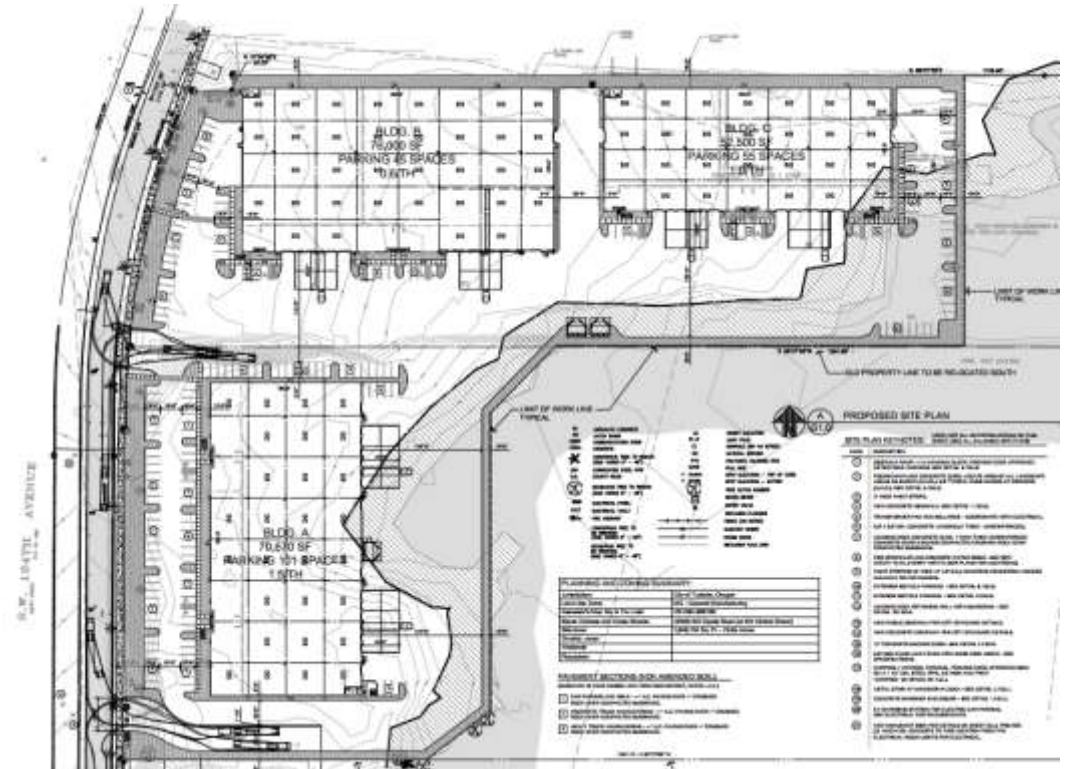
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Parking Standards (TDC 73C)

With conditions, the application demonstrates the proposal complies with requirements for:

- Minimum parking requirements (201 proposed, 189 required)
- Bicycle parking (20 spaces required)
- Carpool/Vanpool spaces
- Parking / drive aisle standards
- Loading berth standards
- Parking lot landscaping



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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
- Proposed driveways are right-in/right-out restricted
- Public utility standards met by conditions (Water, Sanitary Sewer, Storm Sewer)
 - Additional CWS Conditions
- Grading and erosion control standards will apply throughout construction



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 23-0004), as conditioned.
- Questions?