

June 14, 2023

**ARCHITECTURAL REVIEW BOARD**

City of Tualatin  
10699 SW Herman Road  
Tualatin, Oregon 97062

**Re: Request for Extension of ARB Approval AR21-0011**  
**Project: Tualatin Logistics Park**

Architectural Review Board:

This letter is prepared in support of our Client, Specht Development Inc's Request for Extension of ARB Approval for AR21-0011, Tualatin Logistics Park.

VLMK Engineering + Design prepared the original AR documents including the Design of the project and the narrative addressing the relevant Tualatin Development Code (TDC) sections in 2021. We have reviewed the current TDC and found that it was revised on March 18, 2022. We have reviewed the revised TDC and found that none of the sections relevant to this project have changed.

Additionally, VLMK designed the Site and Site Utilities to meet Clean Water Services (CWS) Design and Construction Standards. The CWS Standards used for design of this project were enacted November 12, 2019, and these Standards are still currently in effect.

Therefore, as required by TDC Section 33.020(10), we believe that "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...."

Sincerely,  
VLMK Engineering + Design



**HAVLIN G KEMP PE**  
Principal





SPECHT PROPERTIES, INC.  
SPECHT DEVELOPMENT, INC.

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Portland, OR 97223  
503 646.2202  
Fax 503 802 0481  
www.spechtprop.com

**City of Tualatin – Planning Division  
10699 SW Herman Road  
Tualatin, Oregon 97062**

**Project: Tualatin Logistics Park: Case #AR 21-0011  
RE: Architectural Review Board Decision - Request for Extension  
6/21/2023**

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Dear Architectural Review Board (“ARB”):

On behalf of Specht Development, Inc., VLMK Engineering + Design, and Lancaster Mobley, I am writing this letter pursuant to *Tualatin Development Code (“TDC”) § 33.020(10)(e)* to respectfully request extension of the ARB Decision dated March 14, 2022 (“Decision”) for the proposed Tualatin Logistics Park development, Case #AR 21-0011. The Decision provides for the development of a ~452,000 square foot concrete tilt industrial building (“Project”).

The following conditions as specified in the TDC have been satisfied as part of this extension request:

1. Applicant submitted written request for extension within two (2) years of the Decision date.
  - a. As the ARB Decision became effective March 14, 2022, this request is being submitted in advance of the March 14, 2024 expiration date.
2. Applicant has confirmed no significant changes occurred to any conditions, ordinances, regulations or standards of the City of Tualatin or applicable agencies that affect the previously approved Project which may have otherwise warranted resubmittal for Architectural Review.
  - a. VLMK and Lancaster Mobley have reviewed the TDC, Clean Water Services Design and Construction Standards as adopted November 12, 2019, in addition to traffic related codes and regulations and believe the Project remains in compliance with each.
3. Applicant provided letters from consultants who prepared special studies previously approved by the City of Tualatin (e.g., stormwater, traffic) which indicate conditions have not changed materially, and therefore do not require amendment.
  - a. Please see attached letters for reference.
4. Applicant maintained the site with ongoing business operations by Tualatin Island Greens Golf Center & Grill, to ensure that blight did not become a factor.
  - a. The current owner of the property has maintained the property in a clean and orderly manner throughout the course of ongoing business operations.

Further, as was the case for Architectural Review Decision extensions granted between January 1, 2007 – September 30, 2009 by *Tualatin Development Code § 73.056(3)* (which allowed extensions through December 31, 2012) today’s economic conditions and ongoing turbulence in the capital markets have called the financial feasibility of this Project into question for a 2023 summer construction start. Given the Project cannot commence construction in the late fall or winter of 2023 without incurring significant wet weather



SPECHT PROPERTIES, INC  
SPECHT DEVELOPMENT, INC

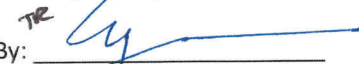
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cost premiums, the additional one-year extension as allowed by *Tualatin Development Code § 33.020(10)(f)* aligns well with a 2024 summer construction start date.

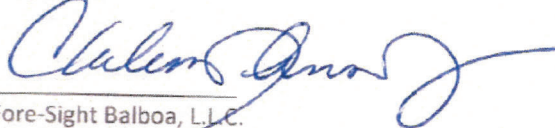
Thank you for your time and consideration in reviewing this Decision extension request through March 14, 2025. Should you have any questions or need any further information, please don't hesitate to contact me at [gspecht@spechtprop.com](mailto:gspecht@spechtprop.com) or by phone at (503) 646 – 2202.

Sincerely,

SPECHT DEVELOPMENT, INC  
An Oregon Corporation

By:   
\_\_\_\_\_  
Gregory L. Specht  
Chief Executive Officer

Property Owner:

  
\_\_\_\_\_  
Fore-Sight Balboa, L.L.C.  
Charlie Johnson  
(503) – 799 - 4458