

Architectural Review Board

MINUTES OF February 22, 2023

ARB MEMBERS PRESENT:

Chair, Cyndy Hillier
Board Member, Patrick Gaynor
Board Member, Chris Goodell
Board Member, Skip Stanaway

STAFF PRESENT:

Steve Koper
Lindsey Hagerman

ARB MEMBERS ABSENT:

Board Member, Carol Bellows
Board Member, Lisa Quichocho

GUESTS:

Mercedes Serra
Camila Garrido
Mathew Moiseve
Garrett Stephenson

CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:30 p.m. and roll call was taken.

ACTION ITEMS:

1. Consideration of an Architectural Review application (AR 22-0008) for 45 new attached townhome units in an existing multi-family development on a 16.7 acre site in the Medium High Density Residential (RMH) zone at 7800 SW Sagert Street and 20400 SW Martinazzi Avenue (Washington County Tax Lot: 2S125BA00100).

Steve Koper, Assistant Community Development Director, provided an overview of the project scope which included key points: site background, project overview, applicable criteria. He went thru the site background. He explained the applicant 3 J Consulting on behalf of Colrich Communities, is requesting approval to construct 45 new attached townhouse units within 12 buildings. The applicant has proposed constructing four 3-units buildings, seven 4-unit buildings

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and one 5-unit building. He noted the applicant proposes 8 new carports constructed and placed within the existing parking lot containing 132 off-street parking spaces. A total of 361 off-street parking spaces are required with the applicant providing 442 spaces. Mr. Koper let the Board Members know the applicant has proposed removal of 49 trees over 8 inches diameter and 2 trees under 8 inches diameter.

Mr. Koper stated the proposal complies with zoning which includes permitted uses, setbacks and building height. He explained the proposal complies with site design and site standards. He noted the building design objectives listed in Chapter 73A to promote functional, safe, innovative, and attractive buildings that are compatible with the surrounding environment. The applicant has proposed an architectural design that meet Tualatin Development Code (TDC) requirements.

Mr. Koper went over landscaping standards that can be found in TDC Chapter 73B. He stated the application demonstrates the proposal complies with requirements for tree preservation, irrigation, revegetation and minimum standards for plantings. He noted the proposal meets minimum parking requirements.

He spoke about the waste and recyclable storage with the conditions that the proposed project will meet requirements. These requirements he spoke about included adding a minimum storage area, location, design/screening, and access.

Mr. Koper discussed public improvements and how the proposal complies. He commented the proposal complies with the following: right of way easement dedication, street improvements, utilities, storm water and modification to streets will be required to match existing cross sections.

Mr. Koper shared the City and staff recommends approval of AR22-0008 with conditions included in the final order.

Mercedes Serra the Applicant, ColRich Construction started her presentation. She spoke about the proposed addition of 45 new townhomes, 12 new buildings being added to the existing Alden Apartment community.

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Mrs. Serra went over zoning and site information and shared a site overview map. She stated the full site is just over 17 acres in size, and is located at SW Sagert St. and SW Martinazzi Ave. With the proposed addition, the total number of units on site will be 240, with a density of 14 du/acre, which does not exceed the maximum.

Ms. Serra went over architectural review approval criteria for parking standards. She noted each of the 45 proposed townhome units will have a two-car garage. A total of 442 parking spaces are provided on the site, exceeding the minimum requirement of 361. The criteria for off street parking and loading, parking lot design standards, and parking lot landscaping have been met.

Ms. Serra noted they have met waste and recyclables management standards. She noted a service provider letter has been obtained from Republic Services and included with the application.

Ms. Serra explained the proposal includes removing 35 trees to construct the proposed improvements. She stated 14 additional trees will be removed that have poor development, poor structure, or are on the invasive list. The proposal is supported by an Arborist Report submitted with the application.

Ms. Serra noted utilities onsite facilities will have extension of existing lines which include sanitary, storm, fire, and water. She went over transportation trips of existing and addition. She noted with the conditions of approval to have dedication and frontage improvements on Martinazzi, Avery and Sagert.

Member Stanaway asked the applicant to talk about color scheme and architecture. Camila Garrido with Dahlin Architects with the applicant spoke about how the existing buildings have similar color scheme and client was trying to integrate the new buildings to compliment it together.

Member Stanaway asked what the reveal depth siding and shadow line is for the new buildings. Ms. Garrido answered they are using a hardy board siding and thickness is about 2 ½ inches.

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Member Stanaway asked how they are handling the storm water. Ms. Garrido answered the proposal buildings have downspouts and gables to collect storm water to be piped to the storm water system.

Member Stanaway asked where the lighting fixtures located on the building. Ms. Garrido answered farmhouse lighting placed at the front doors and rear have downlights right above the garages.

Member Goodell asked if the applicant was proposing any more conditions of approval. Ms. Serra noted they do not and agree to the city's conditions of approval.

Member Gaynor spoke about landscaping including tree types to be aware of large trucks and deliveries. He noted the applicant may want to pull back the shrubs on major intersections for vision clearance.

Member Stanaway asked about the minimum for landscaping and why the trees are small in diameter. He shared his opinion on getting bigger trees for the development longevity. Ms. Serra answered they are trying to integrate into the existing area and have more residential feel.

Member Stanaway spoke about how many landscaping will make it to their mature development.

Member Goodell asked what the city does to ensure landscaping is mature and applicant keeps their word. Steve Koper, Assistant Community Development Director, answered the city does have a Conditions of Approval that all site landscaping must be maintained and sustainably original to the Architectural Review process. He also noted that Tualatin has code compliance

Mathew Moiseve the applicant thanked everyone and shared background of ownership of 75 apartments west of Houston. He noted enhancing property with landscaping, painting, and lighting. He spoke about thought that was put into this project and take points in consideration.

Member Gaynor noted about tree caliber in professional opinion the smaller the caliber the more chance they have chance to mature. He noted clipping of larger caliber trees and root ball may not fit in narrow planter. He noted the opportunity to grow 20 ft from building wouldn't have impact.

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Chair Hillier asked if the basketball court was not being used. Ms. Serra answered the space was redundant due to multiple courts and play structure will be placed.

Chair Hillier asked what the design of the play area would look like. Ms. Serra noted it will be in conditions of approval to provide this design.

Chair Hillier noted down having landscaping for kids to have picnic area and some way to feel more than open space.

Garrett Stephenson, attorney for applicant waived the seven day waiting period.

Member Stanaway noted down he hopes the applicant takes the care needed to provide to the Tualatin Community.

Chair Hillier noted her thoughts of care taken in the project with parking in the community.

Member Goodell made motion to approve AR22-008 with conditions of approval as amended and discussed during the meeting. Member Stanaway seconded the motion.

4 AYE

0 NAY

MOTION PASSED UNANIMOUSLY

ADJOURNMENT

A motion to adjourn was made by Board Member Goodell. The motion was seconded by Board Member Stanaway.

4 AYE

0 Nay

MOTION PASSED UNANIMOUSLY. The Architectural Review Board meeting was adjourned at 7:45 p.m.

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