

Architectural Review Board

MINUTES OF June, 8 2022

ARB MEMBERS PRESENT:

Chair Nancy Grimes
Board Member Carol Bellows
Board Member Patrick Gaynor
Board Member Lisa Quichocho

STAFF PRESENT:

Steve Koper
Erin Engman
Lindsey Hagerman

ARB MEMBERS ABSENT:

Board Member Skip Stanaway
Board Member Chris Goodell

GUESTS:

Jilian Saurage Felton
Kayla Zander
Melissa Soots
Shari Remmick
Mary Owen
Marianne Potts
Carol Greenough
John and Grace Lucini

CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:34 p.m. and roll call was taken.

REVIEW OF MINUTES:

None.

ACTION ITEMS:

1. **Consideration of an Architectural Review application (AR 22-0001) for 116 unit multi-family development on a 4.66 acre site in the High-Density Residential (RH) zone at 23500 SW Boones Ferry Road (Tax Lot: 2S135D000303).**

Erin Engman, Senior Planner presented the staff report for the project and noted that there were additions made to the record, namely that conditions of approval have been slightly

<p>These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request</p>
--

modified to account for timing of improvements, that new public comments were received in Exhibit H, and that a new Stormwater Outfall exhibit was included in Exhibit P.

Ms. Engman provided a site description and explained the applicant was granted Variance 21-0003 by the Planning Commission in November 2021 as project background. The variance provided relief to maximum structure height (up to 54 feet) and minimum parking standards (at least 170 spaces) to maintain density allowances despite hardships of site topography, soil suitability, access requirements, and limitations of required utility connections.

Ms. Engman explained the project's overview. The applicant, Carleton Hart Architecture on behalf of Community Partners for Affordable Housing, was requesting approval to construct a 116-unit apartment complex. She noted the project's scope includes two, four-story residential buildings with units ranging in size from one-bedroom to four-bedrooms, as well as a community building, recreational amenities, and parking.

Ms. Engman let the board members know that multifamily projects over a 100 units are subject to an Architectural Review Board decision and through a Type III procedure by the Tualatin Development Code. She also noted the procedure milestones found in Chapter 32.230 and that the applicant provided a 14 day extension to the 120-day rule, which would require a final decision by August 24th.

Ms. Engman went through the Architectural Review criteria for approval which include Chapters 33, 43, 73A-G, as well as Chapters 74 and 75.

Ms. Engman explained that a Tree Removal Permit was submitted in conjunction with the Architectural Review application, as allowed by code. She explained there are 89 trees proposed for removal in total due to poor health and conflict with project's improvements.

Ms. Engman spoke about the site zoning and development standards found in Chapter 43 for the High Density Residential zone. She stated the City Staff finds the proposal complies with zoning setbacks, building height and permitted uses.

Ms. Engman spoke about the site design standards in found in Chapter 73A. She stated while the project complies with these requirements, staff was recommending standard conditions of approval to memorialize these standards. She also shared the development proposal was

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request

compatible with surrounding development.

Ms. Engman explained the landscaping standards found in Chapter 73B. She concluded that the proposal complies with these standards, and that staff recommends conditions of approval to memorialize tree preservation and revegetation standards.

Ms. Engman addressed the parking standards found in Chapter 73C. She noted the application complies with the standards, and that staff recommends conditions of approval to memorialize the minimum parking required by VAR21-0003.

Ms. Engman spoke about waste and recyclables standards found in Chapter 73D. She explained the applicant has proposed two trash enclosures, and that staff recommends a condition of approval to clarify the enclosure dimensions.

Ms. Engman spoke about public improvements standards included in Chapter 74, and that staff recommends conditions of approval to require erosion control, public works, and water quality permits from the City Engineer.

Ms. Engman spoke about the access management standards found in Chapter 75. She noted that site access will be jointly shared with the future Autumn Sunrise Subdivision. She further noted that if the proposal requires interim access off Boones Ferry, the applicant must obtain a Design Exception through Washington County. She stated emergency access required by TVF&R is proposed along northern side of the site at SW Boones Ferry Road.

Ms. Engman concluded her presentation by noting that the Findings and Analysis demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval and asked if there were any questions from the Architectural Review Board.

Chair Grimes inquired about the joint access requirement. Ms. Engman confirmed that the joint access was planned through the previous Autumn Sunrise subdivision submittal and approval. Mr. Koper added that the access location for the subject development was considered by the Planning Commission as part of the Autumn Sunrise subdivision development and was reviewed by City and County traffic engineers. Mr. Koper then clarified that having a controlled and signalized intersection for access provided better traffic safety, and it was determined to be

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request

the location that best met applicable standards.

Chair Bellows shared concerns about limited transit service in the project vicinity.

There were no further questions of staff. Chair Grimes then gave the applicant the opportunity to make a presentation.

Jilian Saurage Felton with Community Partners for Affordable Housing (CPAH) began the presentation and provided background on the project. Ms. Saurage Felton stated the development will include apartments for people at a variety of income ranges from 30 to 60 percent of area median income. Ms. Saurage Felton mentioned this is to hope to provide Tualatin with the housing diversity needed in the area.

Ms. Saurage Felton noted that this is the only available vacant parcel of high density zoning suitable for the development. She shared the background behind the property name in honor of Doug Plambeck, a founding CPAH Board Member and affordable housing advocate. She noted they received funding from the Washington County Metro Affordable Housing Bond to build. She noted they are looking forward to building new relationships with the City of Tualatin.

Melissa Soots of Carleton Hart Architecture provided additional background on her firm and their partnership with CPAH. Ms. Soots noted that Carton Hart has worked on over 150 affordable housing communities.

Kayla Zander introduced herself and went over the architectural design and community amenity features. Ms. Zander stated the project includes two play structures, picnic areas, and multiple gardens. Ms. Zander spoke about the landscaping and noted they specifically chose plants that were drought tolerant and that provided interest throughout the year. She also spoke about the central placement of the community building.

Ms. Zander concluded her presentation by asking the Board if they had any questions.

The board members did not respond with any questions.

Chair Grimes gave the public the opportunity to testify on the proposal.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request

Public Testimony:

Shari Remmick (21657 SW Martinazzi Avenue, Tualatin) testified in favor of the Architectural Review application. Ms. Remmick noted that she had previously worked with CPAH to try to find a site for affordable housing in The Tualatin area. She mentioned she thinks the project is outstanding opportunity.

Marianne Potts (2390 SW 86th Avenue, Tualatin) also testified in favor of the application. Ms. Potts noted that she had previously been involved with CPAH as a Board Member. She mentioned she would love to have people live here and the need for workforce housing.

Mary Owen (8770 SW Goldstone Place, Beaverton) testified in favor of the application. Ms. Owen is a current Board Member of CPAH.

There were no neutral testimony or clarifying questions from the public on the application. There was also no testimony against the application. As such, the applicant did not provide rebuttal of any of the testimony received by the Board.

Questions of Clarification:

Chair Grimes asked whether any of the Board Members had any additional questions on the application.

Board Member Bellows asked for the percentage of impervious surfaces covering the site, including the parking lot, buildings, sidewalks, and other similar surfaces. Ms. Engman highlighted Exhibit G with building footprint calculations. Mr. Koper clarified that there was not a development code standard for the percentage of a lot covered by impervious area, and therefore that information was not available.

Board Member Gaynor noted he was pleased with how many native plants were being used for landscaping on the site. Mr. Gaynor then shared his opinion that the Raywood Ash tree has a short lifespan, and would recommended Green Ash as a longer lived replacement. He also observed that Forest Green Oak produces and sheds which might become a nuisance near parking and pedestrian areas, and would recommend using trees that are barren of fruit production.

Mr. Koper offered that staff will work with the applicant regarding the landscape

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request

recommendations.

The Board had no further questions.

Chair Grimes asked if the applicant wanted to waive the opportunity for written rebuttal. Ms. Saurage Felton responded on behalf of the applicant that they wanted to waive this time period.

Chair Grimes closed the public hearing and record, and offered the Board members the opportunity to enter into deliberations on the application. There were no Board members who responded with deliberations. Accordingly, Chair Grimes asked the Board whether one of them was interested in making a motion to approve the application.

Board Member Quichocho moved to approve AR22-0001. The motion was seconded by Chair Grimes.

4 Aye

0 Nay

MOTION PASSED UNANIMOUSLY. Architectural Review application AR22-0001 was approved.

COMMUNITION TO CITY STAFF:

None.

COMMUNICATION FROM CITY STAFF:

Mr. Koper provided a reminder that the Board has an upcoming meeting on June 29, 2022.

ADJOURNMENT

A motion to adjourn was made by Board Member Bellows. The motion was second by Board Member Quichocho.

4 AYE

0 NAY

MOTION PASSED UNIAMOUSLY. The Architectural Review Board meeting was adjourned at 7:40 p.m.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request