

## Architectural Review Board

### MINUTES OF January, 25 2023

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**ARB MEMBERS PRESENT:**

Chair, Cyndy Hillier  
Board Member, Patrick Gaynor  
Board Member, Chris Goodell  
Board Member, Lisa Quichocho  
Board Member, Carol Bellows

**STAFF PRESENT:**

Steve Koper  
Erin Engman  
Lindsey Hagerman

**GUESTS:**

**ARB MEMBERS ABSENT:**

Board Member, Skip Stanaway

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**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 6:33 p.m. and roll call was taken.

**COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**

CloveAllen asked about the city's climate change purpose and what they would like to accomplish. She spoke about parking issues in Portland Metro area.

**COMMUNICATION FROM THE PUBLIC**

Clove Allen spoke about fire safety and how important it is to keep in mind while building housing.

Mercedes, representing applicant with 3J Consulting responded that they plan on providing required parking of 442 spaces meets and exceeds requirements. She noted that they will comply with all building fire code and safety measures.

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| <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> |
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**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).**

Mercedes, representing applicant with 3J Consulting asked for a continuance.

Member Goodell made motion to approve continuances of the meeting Member Quichocho seconded.

5 AYE

0 NAYE

MOTION PASSED UNANIMOUSLY

Board members made motion to approve

**2. Consideration of an Architectural Review application (AR 22-0006) requesting approval of a 120,000 square foot office building development on a 58 acre campus in the Manufacturing Park (MP) zone at 11155 SW Leveton Drive. (Tax Lots: 2S122AA 00500, 00800 and 2S122AB 00100).**

Erin Engman, Senior Planner presented the staff report for the project. Ms. Engman went through the Architectural Review criteria for approval which included key points: Site background, past decision IMP 22-0001, overview, and applicable criteria.

Ms. Engman went through site background being comprised of three parcels totaling 58 acres in Manufacturing Park zone. She noted parcels are currently occupied by Lam Research Corporation with five buildings and parking.

Ms. Engman spoke about past decision of IMP22-0001 approval. She noted it's established appropriate building materials and colors, modified setback standards, and modified parking lot landscaping standards for the south half of the site to accommodate the natural grade.

Ms. Engman spoke about project overview for request to construct a 120,000 square foot office

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building that will be four stories in height. The scope also includes two new access drives off of SW 108th, 578 new parking stalls that will expand the southeast and northwest parking areas.

Ms. Engman spoke about applicable criteria for Architectural Review Type III. She noted down key dates from its original application date on November 30, 2022. She noted final decision must be rendered by March 14, 2023. She noted the conditions of approval which include site design, landscaping, parking and waste and recyclable management.

Ms. Engman spoke about the tree removal requirements to construct the proposed building. She spoke about how the proposal complies with the zoning standards which include: setback, building height, and permitted uses.

Ms. Engman talked about how the proposal complies with site design and site standards. She spoke about how the site design shows compliance in providing walkways, safety and security along with service delivery and screening. She noted the building design to promote functional, safe, innovative, and attractive buildings that are compatible with the surrounding environment. She noted the industrial master plan included a condition that building materials consist of, or be complimentary to: masonry, sandstone, metal siding, and window glazing with color palettes that are complimentary to earth toned shades. While the proposal complies with these requirements, staff is recommending a condition of approval to memorialize the Industrial Master Plan requirements.

Ms. Engman moved on to parking standards. She stated the proposal meets the following standards: minimum parking requirements, bike parking, vanpool/carpool and dimensional requirements. She spoke about the proposal loading docks meeting dimensional requirements. She spoke about its unclear if standard of parking landscaping is met along with parking stalls not meeting modified standards. She noted staff recommended this to be addressed.

Ms. Engman spoke about the proposed loading docks. She noted it is unclear if they meet standards and staff recommends conditions of approval that they will be addressed.

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

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Ms. Engman spoke about public improvements the proposal complies with the following: right of way easement dedication, street improvements, utilities, storm water and grading erosion control. She noted with conditions of approval have dedication of right of way and public easement from centerlines for Leveton Drive and 108<sup>th</sup> Ave.

Ms. Engman noted The City recommends approval of AR22-0006 with conditions included in the final order as Attachment C.

Member Goodell asked if this application would be subject to Climate Equity rules. Ms. Engman said that is correct. Mr. Koper clarified this is not a residential application and would not be subjective to it as well.

Member Goodell asked if the spacing issue of parking was on 108<sup>th</sup>. Ms. Engman answered yes.

Suzannah Stanley with Mackenzie representing the applicant. Ms. Stanley shared original design master plan from 2001 and site design map.

Member Goodell asked if they are in agreement with conditions of approval. Ms. Stanley answered yes they are in compliant with addressing standards of staff recommendations.

Chair Hillier asked how the applicant will follow thru with issues addressed. Ms. Stanley answered they will be following land use decision with building permits that require inspections. She noted they will continue to work with The City.

Brett Hamilton spoke on neutral testimony. He wanted to know about the applicants plans on lighting. He noted currently LAM has trespass lights that shine into residential areas.

Mike Rueter, Architect with Mackenzie spoke about cut off lighting fixtures selected in compliance with standards.

Janet Jones, Traffic Engineer with Mackenzie spoke about their traffic study. She noted trip distribution would be 60% to and from the site from east and south toward 124<sup>th</sup> Ave. She noted designated neighborhood roadways would not be impacted.

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Member Goodell made motion to approve AR22-006 with conditions of approval as amended and discussed during the meeting. Member Gaynor seconded the motion.

6 AYE

0 NAY

MOTION PASSED UNANIMOUSLY

**COMMUNICATION FROM STAFF**

Next Architectural Review Board meeting on February 22, 2023 meeting.

**ADJOURNMENT**

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

6 AYE

0 Nay

MOTION PASSED UNANIMOUSLY. The Architectural Review Board meeting was adjourned at 7:00 p.m.

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