



# City of Tualatin

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UNOFFICIAL

## Architectural Review Board

MINUTES OF November 20, 2019

### ARB MEMBERS PRESENT:

Commissioner Chris Goodell  
Commissioner Skip Stanaway  
Commissioner Nichole George  
Commissioner Patrick Gaynor  
Commissioner Carol Bellows  
Commissioner Lisa Quichocho

### STAFF PRESENT

Steve Koper  
Erin Engman  
Lynette Sanford

**ARB MEMBERS ABSENT:** Chair Nancy Grimes

**GUESTS:** Campbell Clarey, Tom Clarey, Ken Sandblast

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### 1. CALL TO ORDER AND ROLL CALL:

Commissioner Gaynor, acting Chair, called the meeting to order 6:31 PM and reviewed the agenda. Roll call was taken.

### 2. APPROVAL OF MINUTES:

Commissioner Gaynor asked for review approval of the ARB minutes dated July 24, 2019. MOTION by Commissioner Stanaway SECONDED by Commissioner Bellows to approve the minutes as written. MOTION PASSED 6-0.

Commissioner Gaynor read the script for quasi-judicial hearings. Commissioner Gaynor asked the board members if they had a conflict of interest, bias, or ex-parte contact with the applicant. Commissioner Bellows stated that a former planner for the City spoke to her about this project but that it will not affect her ability to make an impartial decision.

### 3. ACTION ITEMS:

- A. **Consideration of an Architectural Review application (AR 18-0007) for a 264-unit multifamily development, tentatively named Commons on the Tualatin, located at SW Nyberg Lane (2S124A Tax Lots: 2600 and 2601).**

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.

Erin Engman, Associate Planner, presented the staff report for AR 18-0007, Commons on the Tualatin, which included a presentation. Ms. Engman stated that the application requests approval of a 264-unit multifamily development comprised of: five residential buildings, one recreation building, a swimming pool, 495 (surface and structured) parking stalls, as well as associated hardscaping and landscaping. Ms. Engman noted that the application was submitted prior to the adoption of Ordinance 1444-18, which amended the Tualatin Development Code in 2018. The application was reviewed under the former code.

Ms. Engman noted that the site comprises of just under 11 acres of primarily vacant land, located north of the intersection of Nyberg Road and Nyberg Lane, and is zoned Residential High Density (RH). Ms. Engman added that this site was formerly the RV Park of Portland, which was purchased by the current owner in 2012.

Ms. Engman stated that the buildings will be three stories in height and vehicular access to the site is proposed via a single driveway located off SW Nyberg Lane at the eastern edge of the site. Traffic impacts have been analyzed and final public infrastructure improvements have been decided through a separate but related Public Facilities Decision.

Ms. Engman mentioned that this application was received on October 17, 2018 and was deemed complete after various extensions were granted. Ms. Engman added that there was one public comment submitted, which is included in the application packet.

Ms. Engman stated that Type III Architectural Review approval criteria is limited to Architectural Features (TDC Chapter 73) including:

- Architecture;
- Pedestrian and Bicycle Circulation;
- Parking Lot;
- Landscaping;
- Trash Plan; and
- Lighting.

Ms. Engman stated that this proposal complies with the high-density residential standards including being a permitted use and complying with density, setbacks, and height. Ms. Engman added that the proposal complies with site design objectives for creating areas for recreation, visual and aesthetic interest, and a circulation system of safe and convenient walkways and bikeways.

Ms. Engman stated the application includes an arborist report and tree preservation plan with 135 trees proposed for removal due to the tree being within the development impact area and/or tree in poor health. Ms. Engman added that 150 trees are to be

retained.

Ms. Engman noted that a comment received from an interested party requested an additional accessway north of Building C. Ms. Engman added that this connection is not required per code requirements but in light of the comment, staff recommends a condition to ensure the connection to building A is included in the final construction drawings. Steve Koper, Planning Manager, added that Community Development staff coordinated with the Parks department and asked if whether a connection would be desirable and they responded that it would not. Mr. Koper added that the apartment complex to the east does not have a connection. Ms. Bellows questioned the reason for not having a connection. Mr. Koper responded that it is due to a combination of slope and grade changes and the trail connection to the north satisfies the requirement.

Ms. Engman confirmed that the findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code. Therefore, staff respectfully recommends approval of AR 18-0007 as conditioned.

*Ken Sandblast, Westlake Consultants, 15115 SW Sequoia Pkwy, #150, Tigard, OR*

*Campbell Clarey, Nyberg Rd Properties LLC, 1200 SW 66<sup>th</sup> Ave, #300, Portland, OR*

Ms. Clarey represents Nyberg Rd Properties LLC and Tandem Property Management. Ms. Clarey stated that this is a family owned business located in Portland. Ms. Clarey noted that they currently own 2,700 units in the Portland metro area. Ms. Clarey stated that the property was purchased in 2012 and they are excited to get this project started. Ms. Clarey added that all of their sites design standards embody nature, the environment, and extensive landscaping.

Mr. Sandblast stated that they have been working extensively with the Parks department and Clean Water Services. This project would facilitate construction of a key linkage is the greenway trail, which is highly anticipated by the public. Mr. Sandblast noted that they have also been working with the City Engineering division regarding transportation, access, and public facilities. Mr. Sandblast added that they are going to conduct frontage improvements along Nyberg Lane including a 12-foot multi-use path. The existing path will run adjacent to the Nyberg Lane right-of-way and provide a connection to 65<sup>th</sup> and Nyberg.

Mr. Sandblast stated that the Stonestrow Apartments on the right and Forest Rim to the left do not satisfy current standards that require a secondary emergency access. This project will add a secondary emergency access to the Forest Rim apartments through the subject site, at the northwest corner. Mr. Sandblast added that the project will include under-building parking.

Commissioner Bellows inquired about the designated play area. Ms. Clarey responded

that there will be a center courtyard play area designed for safety and interactive for all ages. There will also be a sand area and a life size chess set. On the west side there will be corn hole games, a bocci ball court, and grassy areas. Another active space includes rolling mounds with logs and a meandering path with many trees.

Commissioner Bellows inquired about the greenway trail connection on the north end. Mr. Sandblast responded that there will be an external connection on the south side and an internal connection from the site.

Commissioner Stanaway inquired about the specifics of the site design objectives. Ms. Clarey responded that a lot of thought went into it. The building design includes a wood composite material with beautiful stone in natural colors along with accent colors of blue and white. Ms. Clarey added that all of the floor plans will include balconies and that they are exceeding the tree and landscape requirement.

Commissioner Stanaway inquired about the horizontal planes and roof elevations. Ms. Clarey responded that the materials will be changed throughout the roof line which includes horizontal and vertical breaks.

*Tom Clarey, Tandem Property Management, 1200 SW 66<sup>th</sup> Ave, #300, Portland, OR*

Tom Clarey, owner of Tandem Property Management, stated that the images may portray a flat roof but in reality the undulation will include three variations throughout the project.

Commissioner Stanaway inquired about gathering spaces for residents. Ms. Clarey responded that they achieved this by adding planters with benches by the main leasing offices. Ms. Clarey added that inside the leasing offices, there will be mini working spaces, couches, and a bistro space. There will also be a clubhouse with a commercial kitchen and big screen TV that can be rented out to residents. Ms. Campbell noted that there will also be a barbecue area overlooking the river and trail.

Commissioner Stanaway inquired about the long interior corridor. Ms. Clarey responded that there will be lights illuminating the corridor and faux wood accents to break it up.

Commissioner Stanaway inquired about how the architecture will blend with the neighboring complexes. Ms. Clarey responded that this project will have a modern architectural approach – the neighboring projects were built in the 80's and 90's. Ms. Clarey noted that this project will reflect contemporary building design in Tualatin and mix well with the Nyberg Woods and Nyberg Rivers shopping areas. Mr. Sandblast noted that the grade changes will also minimize the height of the project and it will blend in.

Commissioner Stanaway noted that the older apartment complexes have more of a single family residential style and that this project has more of an urban design style. Mr.

Sandblast replied that density has changed and this project reflects that. Ms. Clarey noted that there is a lack of housing in Tualatin and this complex will include a mix of options as well as three bedroom units.

Commissioner Stanaway inquired about the trash enclosure. Ms. Clarey responded that there will be one centralized location with the least amount of visual hardship, and will be fully enclosed with a roof and surrounding landscaping.

Commissioner Stanaway inquired about the light design in the complex. Ms. Clarey responded that there will be a recessed light on each individual balcony. There will also be pedestrian lights on the paths without overhead glare. Commissioner Stanaway asked if the lights will be LED. Ms. Clarey answered affirmatively.

Commissioner Bellows asked if there is a dark sky ordinance in Tualatin. Mr. Koper responded that there is not. Commissioner Bellows inquired about the logistics of a school bus stop. Ms. Clarey responded that they will be working with the school district. Mr. Koper added that the school district has been notified of this development and did not provide comment. Commissioner Bellows inquired about the parking requirement. Ms. Clarey responded that the minimum requirement is 275 stalls and they are planning 495 in this development.

Commissioner Stanaway asked if they are replacing the sidewalk on the south side of the development. Mr. Sandblast responded that they are planning a landscape strip and 12-foot multi use path.

Commissioner George asked if the slope towards the trail will discourage people to use it. Mr. Sandblast replied there will be a 5 percent slope from the parking lot and community building with a defined path to the trail. The trail will be 12-feet wide and have a two-foot gravel shoulder. They have worked extensively with the City and other agencies regarding the buffer, ground cover, and setback standards. Commissioner George inquired about lighting on the trail. Mr. Sandblast responded that it is a public trail and they will be working with the City regarding their standards.

Commissioner George inquired about the color scheme and landscaping near the trail. Ms. Clarey responded that there will be a landscape buffer and color scheme to blend in with the trail.

Commissioner George asked if Building F is in the high water area. Mr. Sandblast responded that it was not and that they have worked with Clean Water Services regarding their requirements regarding the flood plain.

Commissioner Gaynor inquired about the vegetative corridor area and what will the 250 trees about 1,200 shrubs look like in that area. Commissioner Gaynor mentioned that he was on the Parks committee that designed the trail and they spent a lot of time

discussing a consistent landscape theme that will last for decades. Ms. Clarey inquired about the existing landscape design of the trail. Commissioner Gaynor responded that they wanted to preserve every tree possible. Mr. Sandblast added that he noticed there are different landscape scenarios throughout the trail and they are committed to working with the Parks department regarding the landscaping criteria. Mr. Clarey noted that they eager to enhance the trail but will not have any say in the plants and trees used. Mr. Clarey added that his company has always spent a lot on landscaping and is committed to building a great project where people will want to stay. Mr. Koper mentioned that the applicant is building the trail on behalf of the Parks department and the Parks department has final say. Mr. Koper added that he will pass on their concerns.

Commissioner Gaynor inquired to how tall the trash enclosure will be. Mr. Clarey responded that it will be 12-14 feet high. Commissioner Gaynor suggested that the applicant consider a green wall with vines for camouflage. Commissioner Gaynor also had suggested tree recommendations, which he provided to the applicant.

MOTION by Commissioner Goodell, SECONDED by Commissioner Bellows to approve AR 18-0007 as conditioned. MOTION PASSED 6-0.

**4. COMMUNICATION FROM CITY STAFF**

None

**5. ADJOURNMENT**

MOTION by Commissioner Stanaway SECONDED by Bellows to adjourn the meeting at 8:20 pm.

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Office Coordinator