



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Planning Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner

DATE: January 22, 2020

SUBJECT:

Consideration of an Architectural Review application (AR 19-0008) for two industrial buildings (129,975 square feet and 187,150 square feet) on 16.5 acres at 11040 SW Tualatin-Sherwood Road (2S122D Tax lots 600 and 700, and 2S127AA Tax lot 500).

RECOMMENDATION:

Based on the application materials and findings demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 19-0008), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is an Architectural Review application (AR 19-0008), a Type III land use case subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises approximately 16.5 acres of primarily vacant land, located northeast of the intersection of SW Tualatin-Sherwood Road and SW 112th Ave., and at the eastern terminating cul-de-sac of SW Myslony St. The land has been used for agricultural purposes and a single-family home with accessory structures, which would be demolished to accommodate the proposed development.
- The applicant requests approval of two new industrial buildings; one 129,975 square feet and one 187,150 to be used for speculative warehouse and manufacturing uses. 274 parking spaces are proposed.
- Vehicular access to the site is proposed via SW Myslony Street, with additional emergency-only access from the north side of SW Tualatin-Sherwood Road.
- An easement is proposed for the Ice Age Tonquin Trail at the north extent of the property, connecting to SW Myslony Street.
- Traffic impacts have been analyzed and final public infrastructure improvements are being decided through a separate but related Public Facilities Decision.

OUTCOMES OF DECISION:

Approval of AR 19-0008 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 19-0008 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny AR 19-0008.

ATTACHMENTS:

- Analysis and Findings
- Exhibit A1 - Applicant's Narrative
- Exhibit A2 – Elevations and Plan Set
- Exhibit A3 - Arborist Report
- Exhibit A4 – CWS Service Provider Letter and Site Assessment Report
- Exhibit A5 – Waste Hauler Letter
- Exhibit A6 - Supporting Documents
- Exhibit B - Tualatin Valley Fire & Rescue Memorandum
- Exhibit C – Parks and Recreation Comments
- Exhibit D - Washington County Comments
- Exhibit E – Clean Water Services Comments