



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Keith Leonard, AICP, Associate Planner

DATE: June 29, 2022

SUBJECT:

Consideration of an Architectural Review application (AR21-0018) requesting approval of three buildings totaling 442,575 square feet located on a 21-acre site at 11345 SW Herman Road (2S122D000550). Building A will be 148,600 square feet, Building B will be 142,550 square feet and Building C will be 151,425 square feet.

RECOMMENDATION:

Staff respectfully recommends approval of the subject Architectural Review application (AR 21-0018), subject to the recommended Conditions of Approval (Exhibit 2). This recommendation is supported by the Analysis and Findings (Exhibit 2), as well as the application materials demonstrating compliance with the applicable review criteria, s

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 21 acres of land in the General Manufacturing (MG) zone, located north of the SW Myslony Street and SW 112th Avenue intersection.
- The land is currently vacant.
- The applicant requests approval of three buildings including Building A will be 148,600 square feet, Building B will be 142,550 square feet and Building C will be 151,425 square feet for a total of 442,575 square feet of building construction.
- Proposed uses are Warehousing and Freight Distribution.
- The building can serve up to four tenants and includes 335 parking stalls.
- Building A will have 18 loading docks on the west side of the building, Building B will have 26 loading docks on the east side of the building and Building C will have 27 loading docks on the west side of the building.
- Four vehicular access points are proposed.
- The Hedges Creek Trail, part of the Ice Age Tonquin Trail system, is located along the east side of the subject property.
- Conditions of Approval address compliance with Engineering and Development Code requirements.

OUTCOMES OF DECISION:

Approval of AR 21-0018 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 21-0018 with amended conditions of approval and direct staff to provide an updated Analysis and Findings;
 - Continue the hearing to a later date for further consideration; or
 - Deny AR 21-0018.
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ATTACHMENTS:

- Exhibit 1 – Presentation
- Exhibit 2 – Analysis and Findings
- Exhibit A1 - Applicant's Narrative
- Exhibit A2 – Plan Set and Elevations
- Exhibit A3 – Arborist Report
- Exhibit A4 – Transportation Impact Analysis
- Exhibit A5 – Stormwater Report
- Exhibit A6 – Supporting Documents
- Exhibit B – Public Noticing Requirements
- Exhibit C – Tualatin Valley Fire & Rescue Application Review
- Exhibit D – Clean Water Services Memorandum
- Exhibit E – Parks and Recreation Department Findings and Conditions
- Exhibit F – Map 8-1 Functional Classification Plan
- Exhibit G – Map 72-1 Natural Resources Protection Overlay District (NRPO)
- Exhibit H – Map 72-2 Greenway Development Plan and Path Locations
- Exhibit I – Map 72-3 Significant Natural Resources
- Exhibit J – Building Architecture Communications
- Exhibit K – DKS Transportation Impact Analysis Comments