



**AR 21-0018**

**Walgraev Industrial Park (Hedges  
Creek)**

**11345 SW Herman Road**

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**Walgraev Industrial Park (Hedges Creek)**

**ARCHITECTURAL REVIEW BOARD**  
**June 29, 2022**

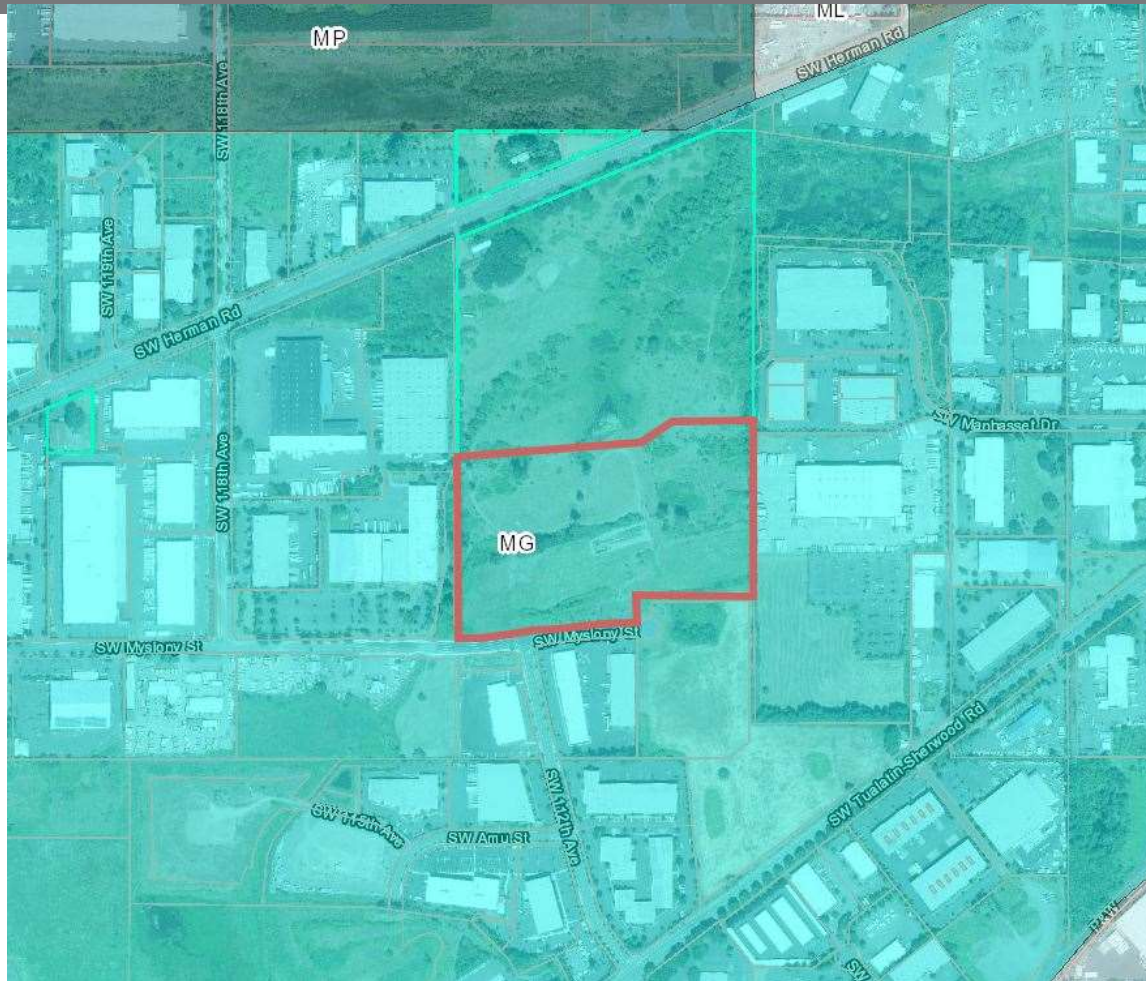


# Tonight's Presentation

1. Site Background
2. Project Overview
3. Applicable Criteria
4. Conclusion



# Site Background

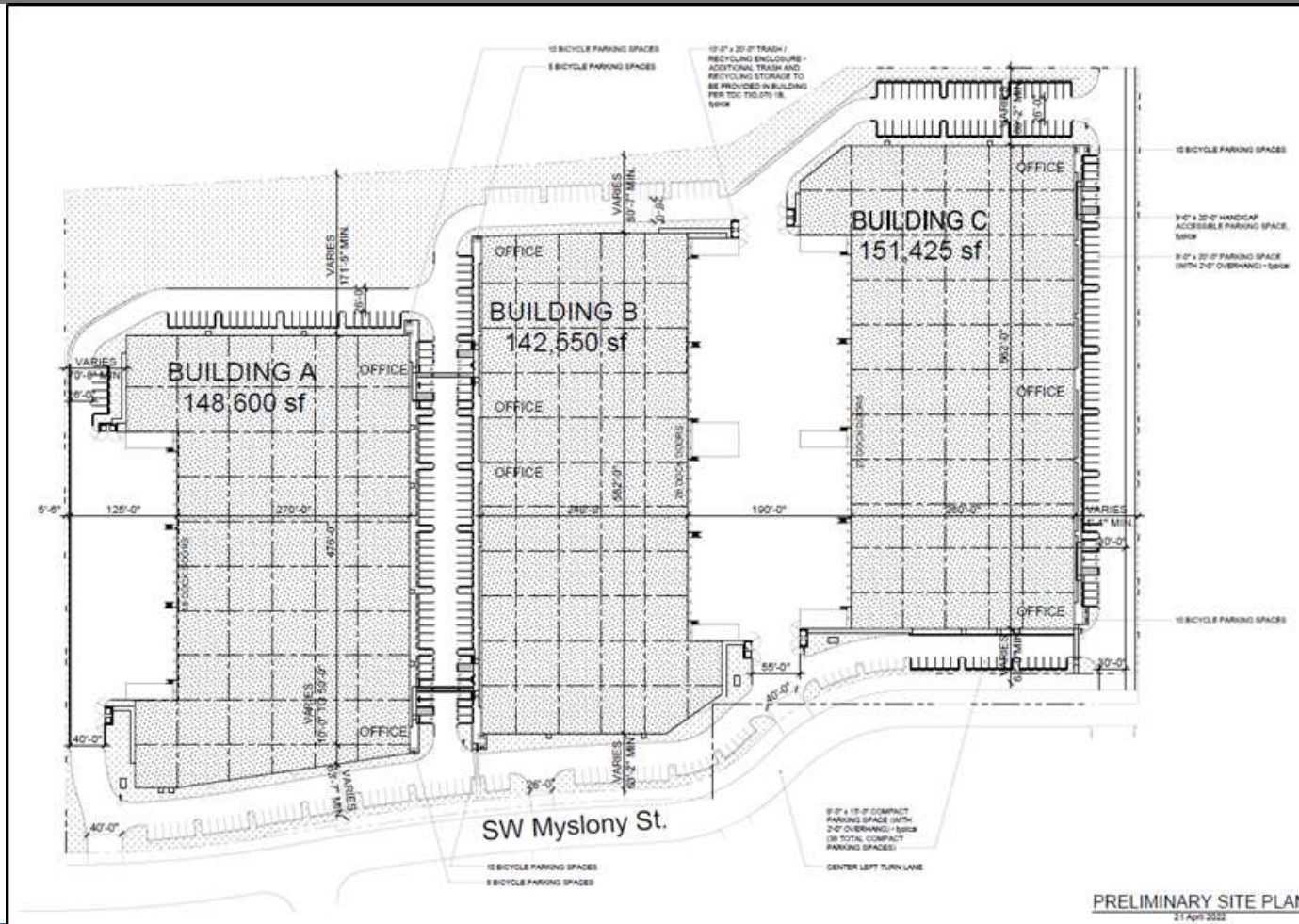


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# Project Overview



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# Procedures (TDC 32.230)

## **Type III Architectural Review:**

- Application submitted on December 29, 2021 and deemed incomplete on January 27, 2022.
- The applicant made several additional submittals and the application was deemed complete on May 3, 2022.
- Notice of Hearing sent on May 20, 2022
- Final decision required by August 31, 2022



# Architectural Review (TDC 33.020)

## **Architectural Review for Large Industrial Developments:**

Approval criteria listed in Chapter 73A through 73G, including:

- Site Design Standards
- Landscaping Standards
- Parking Standards
- Waste & Recyclable Management Standards

**Conditions of Approval:** may implement identified public facilities and services needed to serve the proposed development through Chapters 74 and 75.

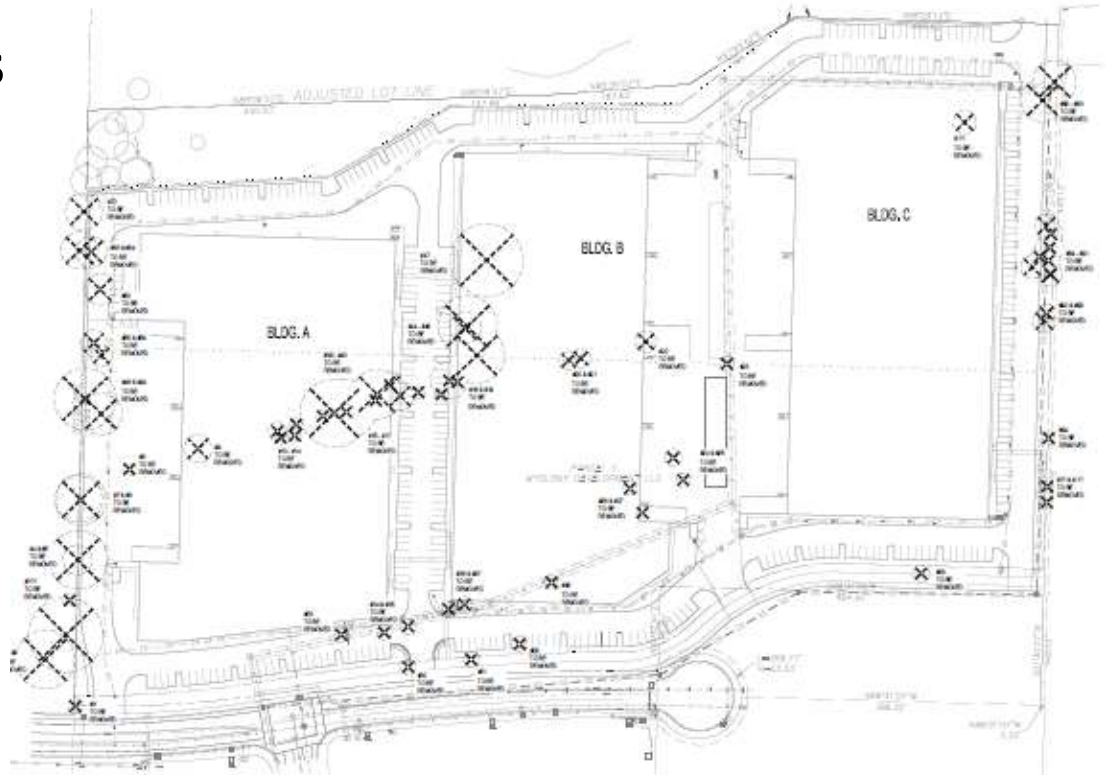


# Tree Removal (TDC 33.110)

**The application includes tree removal:**

Approval Criteria

- The tree is diseased;
- The tree is a hazard;
- Necessary to remove tree to construct proposed improvements





# MG Zone (TDC 61)

## The proposal complies with zoning:

- Setbacks
- Building height
- Permitted uses

STANDARD	REQUIREMENT	MIN. PROPOSAL
<b>Setbacks:</b>		
<i>Front (SW Myslony St)</i>	30 ft	61'6" ft
<i>Side</i>	0-50 ft	70'9" ft
<i>Parking Area</i>	5 ft	5 ft
<b>Building Height:</b>	60 ft	42.8 ft

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
<b>Warehouse and Freight Movement</b>	P/C	Conditional use required for warehousing of building materials and supplies. All other uses permitted outright.
<b>Light Manufacturing</b>	P	-





# TDC 70: Floodplain District

- Floodplain
- Floodway 
- 100-Year Floodplain 
- Hydrography
- Streams 



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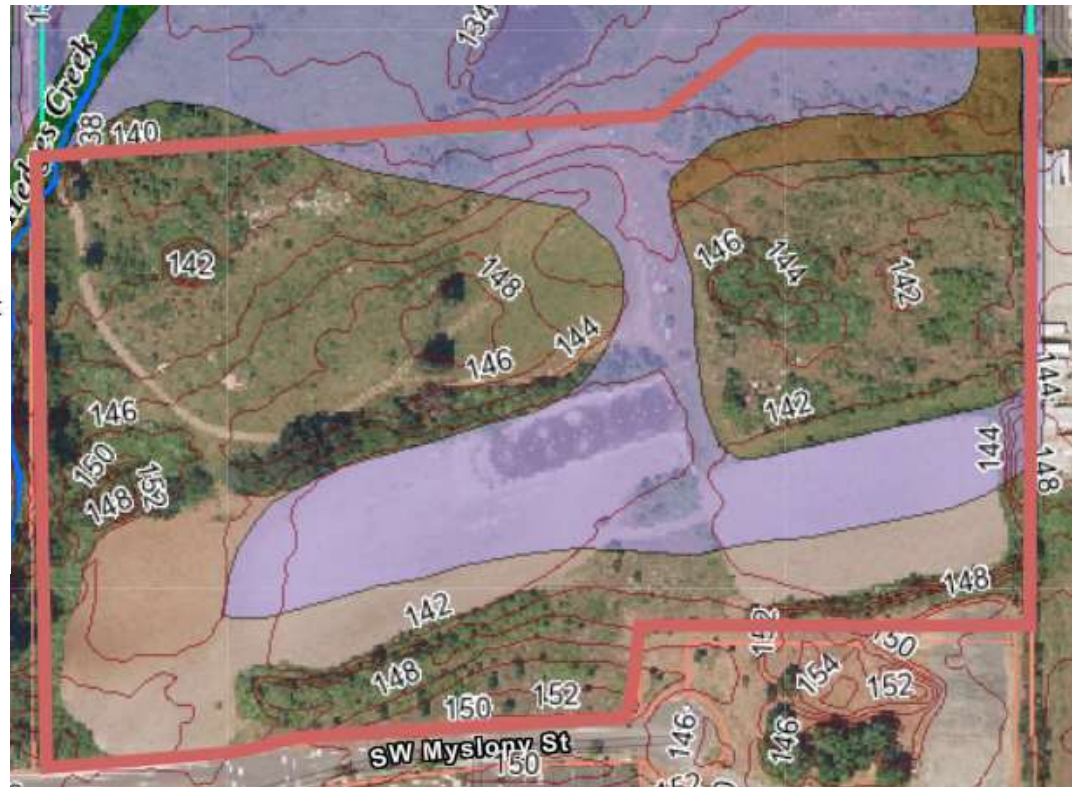


# TDC 72: NRPO District

## Natural Resources

### Natural Resources Protection Overlay District

-  Wetland Preservation District
-  Wetland Conservation District
-  Open Space Preservation District
-  Greenway



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# Regional Ice Age Tonquin Trail

- Planned Multi-Use Trail\*
- Planned Pedestrian Trail\*
- City Parks & Greenways



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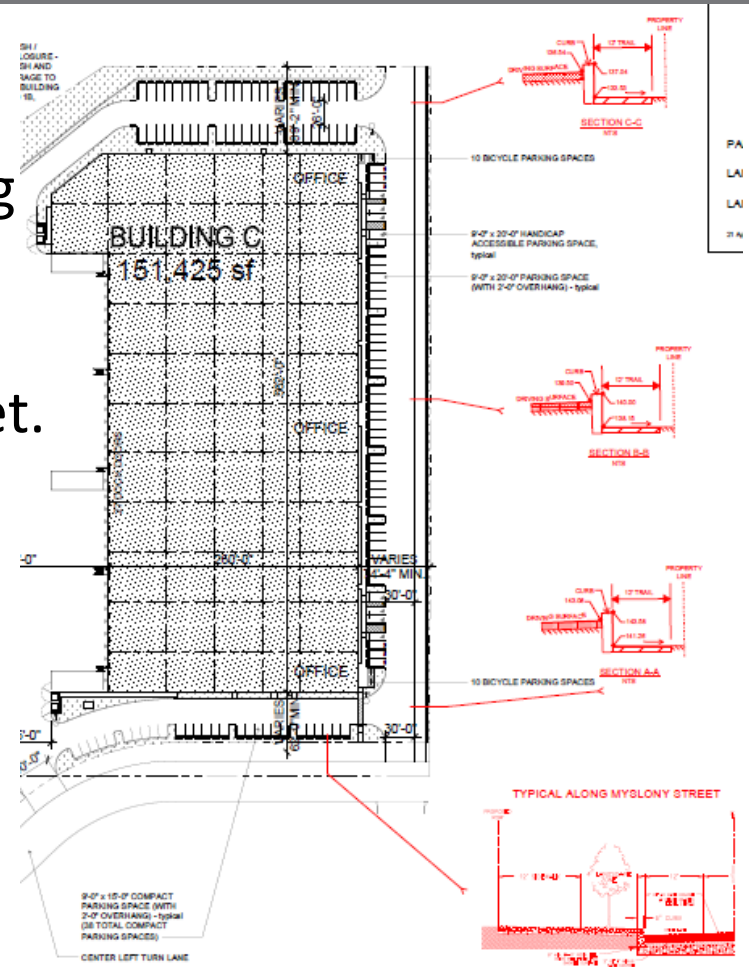
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# Regional Ice Age Tonquin Trail

## Ice Age Tonquin Trail:

- Pedestrian & Bicycle Easement along east side of property
- Trail along eastern property line & along a portion of SW Myslony Street.



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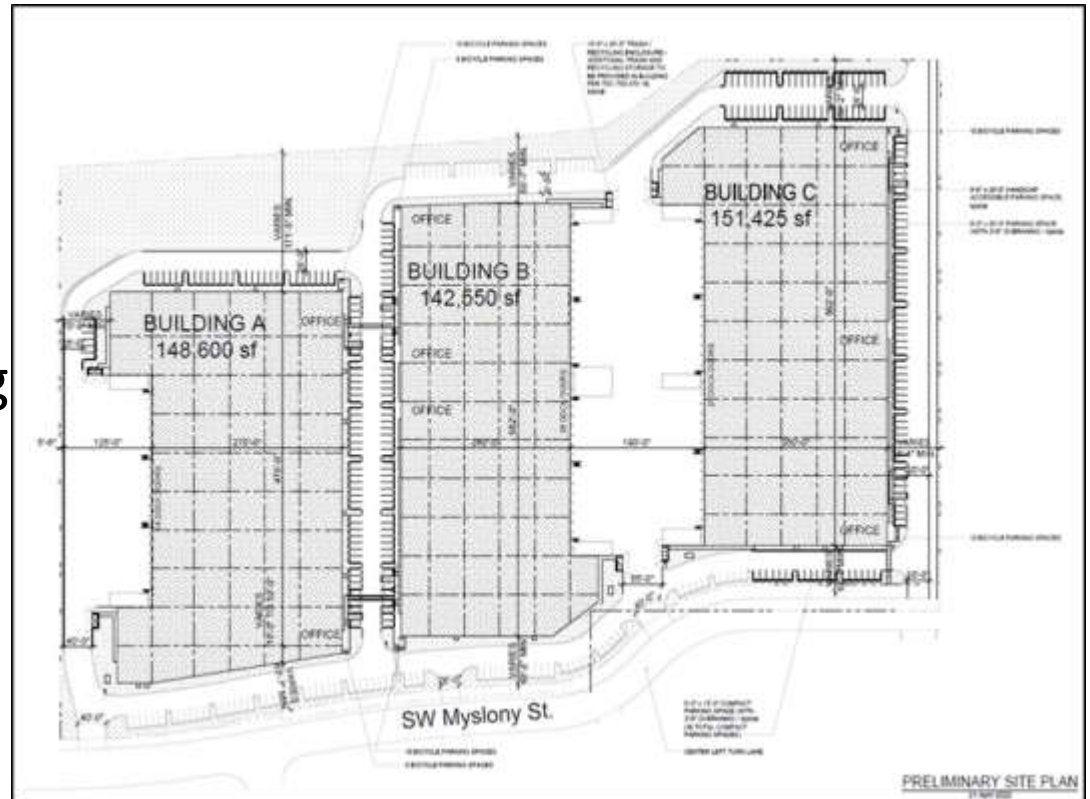
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# Site Design (TDC 73A)

The proposal complies with requirements for:

- Windows
- Lighting
- Safety and security
- Storage and screening



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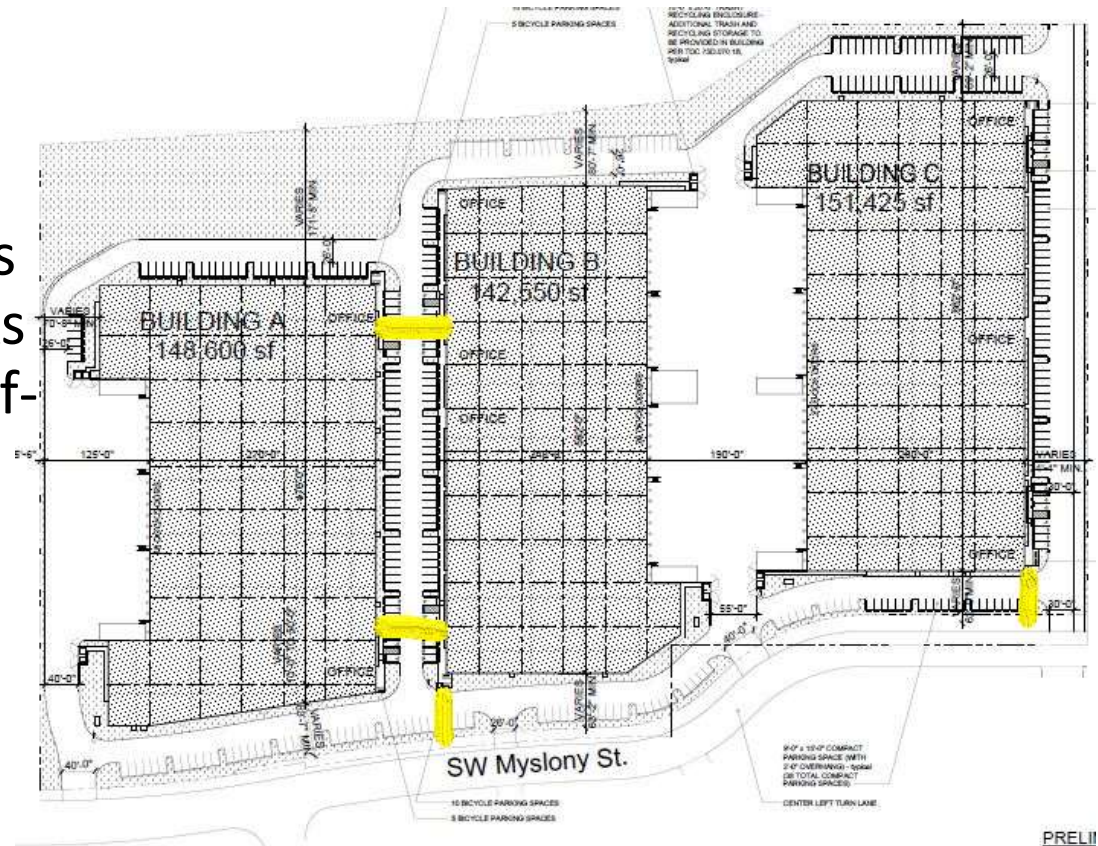
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# Site Design (TDC 73A)

With conditions, the proposal complies with TDC 73A.500(1):

- Provide walkways between main buildings entrances and sidewalks along the public right-of-way;



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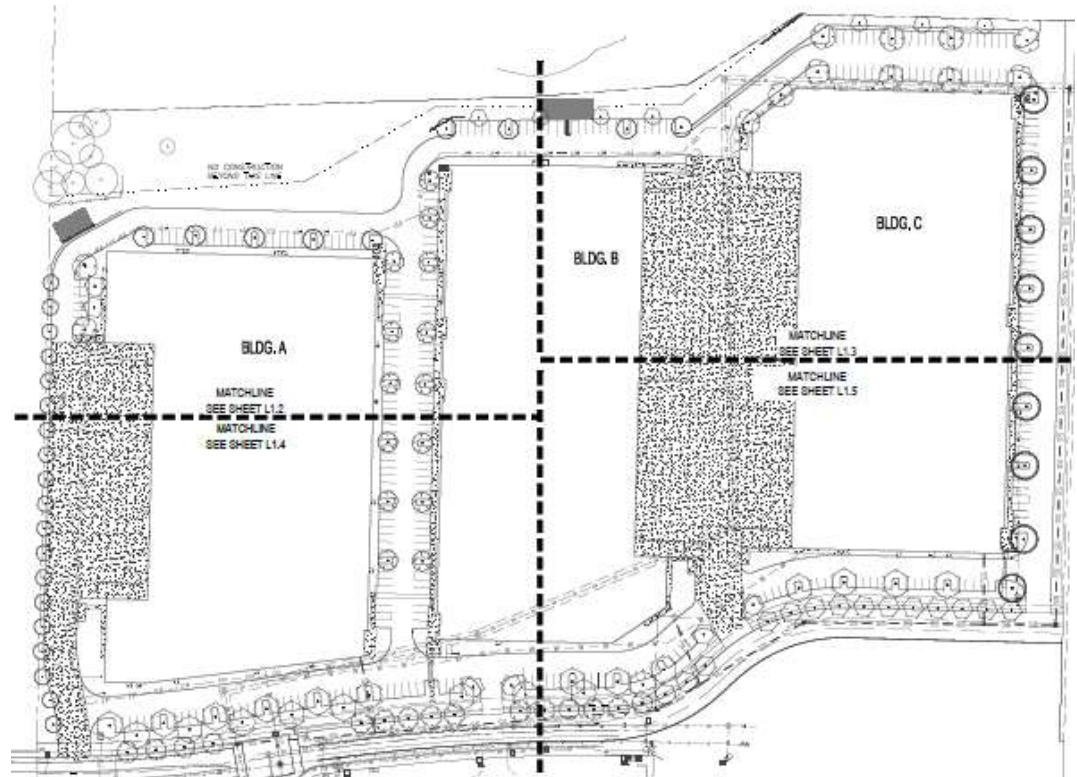
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# Site Design (TDC 73A)

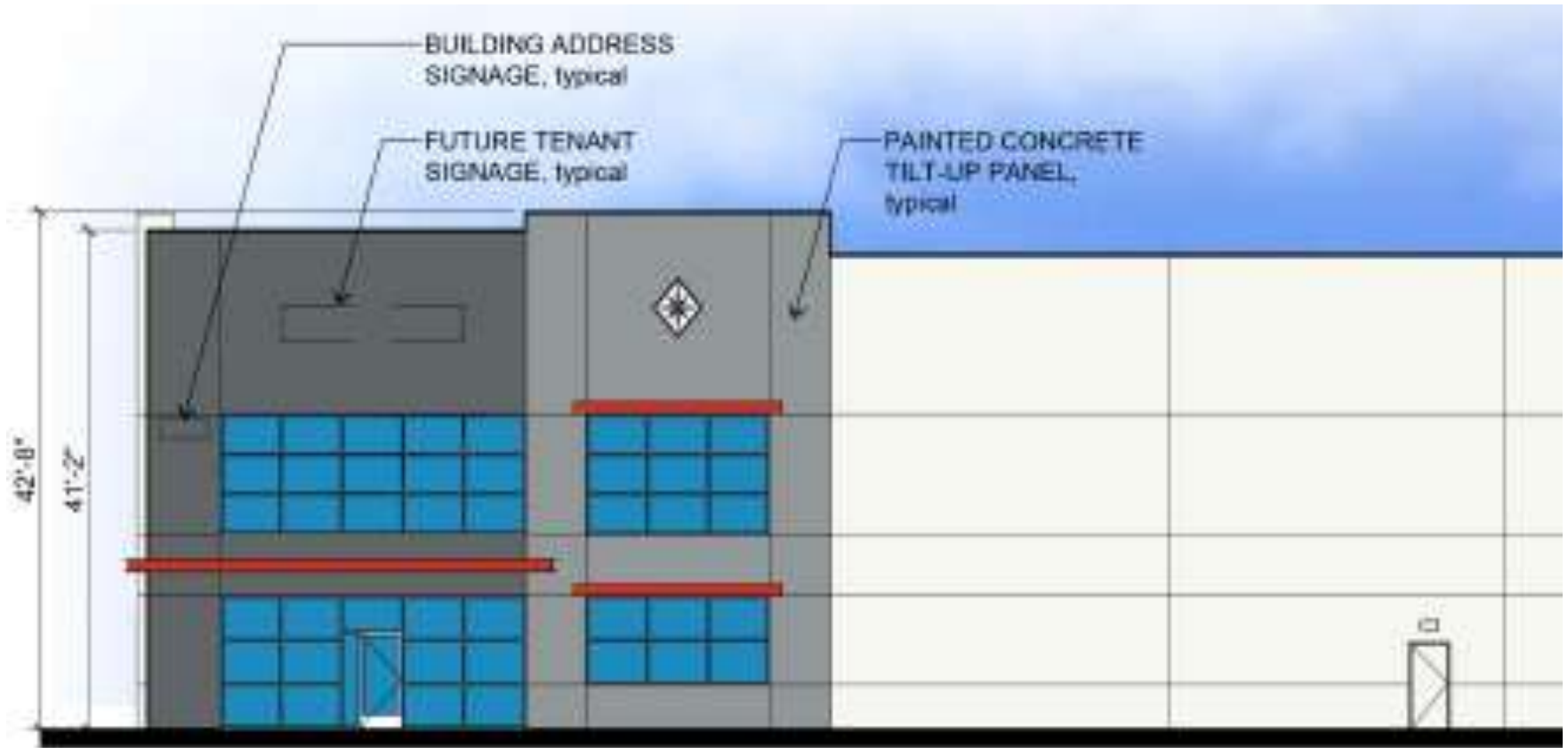
**With conditions, the proposal complies with TDC 73A.500(5):**

- Provide an updated landscaping plan that utilizes evergreen or conifer type trees to provide year round screening for loading dock areas.





# Building Design (TDC 73A)



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# Building Design (TDC 73A)



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# Building Design (TDC 73A)



Myslony Street/112<sup>th</sup> Intersection (west)



Myslony Street/112<sup>th</sup> Intersection (east)



Under Construction end of SW Myslony St.



SW MYSLONY - Abutting to East

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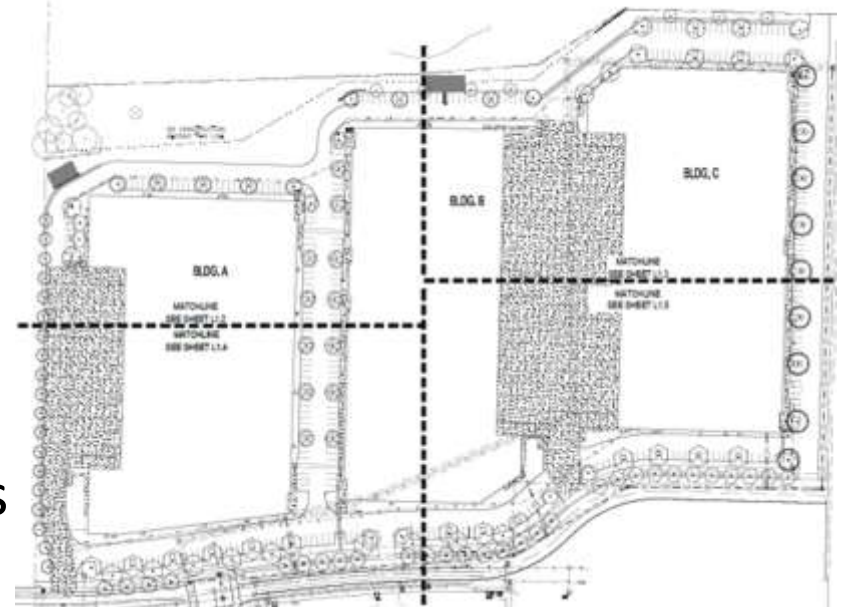
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# Landscaping Standards (TDC 73B)

**The application demonstrates the proposal complies with requirements for:**

- Minimum landscape area (15%)
- Landscape buffers
- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings



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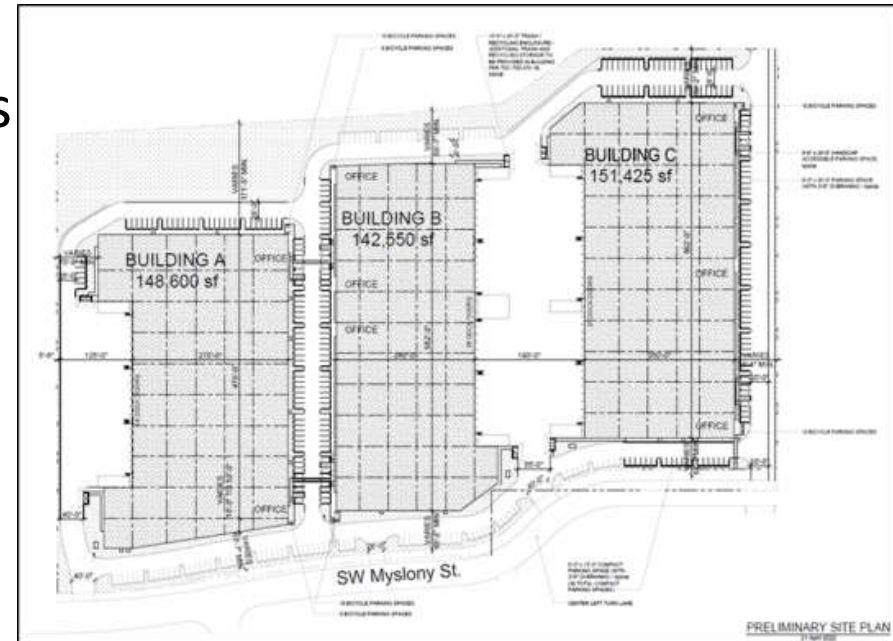
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# Parking Standards (TDC 73C)

The application demonstrates the proposal complies with requirements for:

- Minimum parking requirements (335 proposed, 305 required)
- Bike parking (50 proposed, 45 spaces required)
- Parking / drive aisle standards
- Loading standards
- Parking lot landscaping



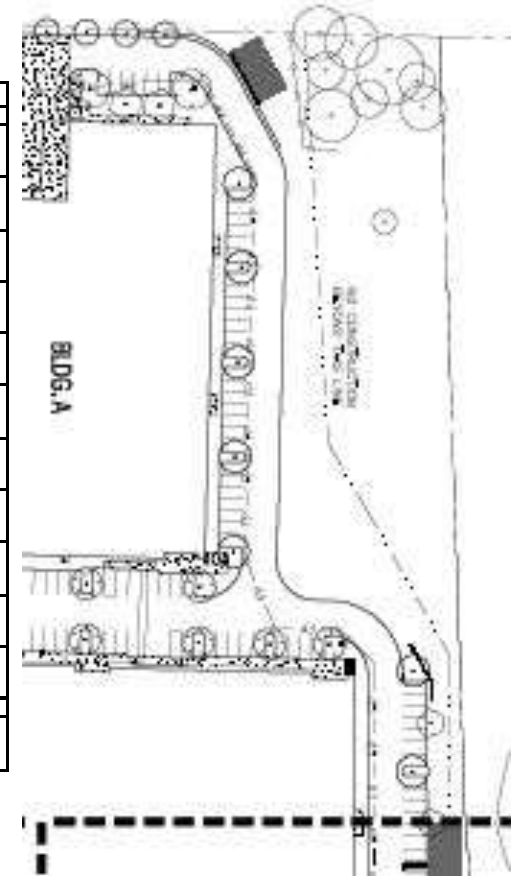


# Parking Standards (TDC 73C)

**With conditions, the proposal complies with TDC 73C.240(4):**

- Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot

TREE	QTY	CITY	BRAND/LAND	COMMENTS	HT
	47	12	ALBANY FRUITED WILLOW	REPLANT TYPE	12 FT
	28	12	CHERRY BLOSSOM	REPLANT TYPE	12 FT
	28	12	CRABAPPLE	REPLANT TYPE	12 FT
	12	12	DOGWOOD	REPLANT TYPE	12 FT
	12	12	DOGWOOD	REPLANT TYPE	12 FT
	12	12	DOGWOOD	REPLANT TYPE	12 FT
	12	12	DOGWOOD	REPLANT TYPE	12 FT
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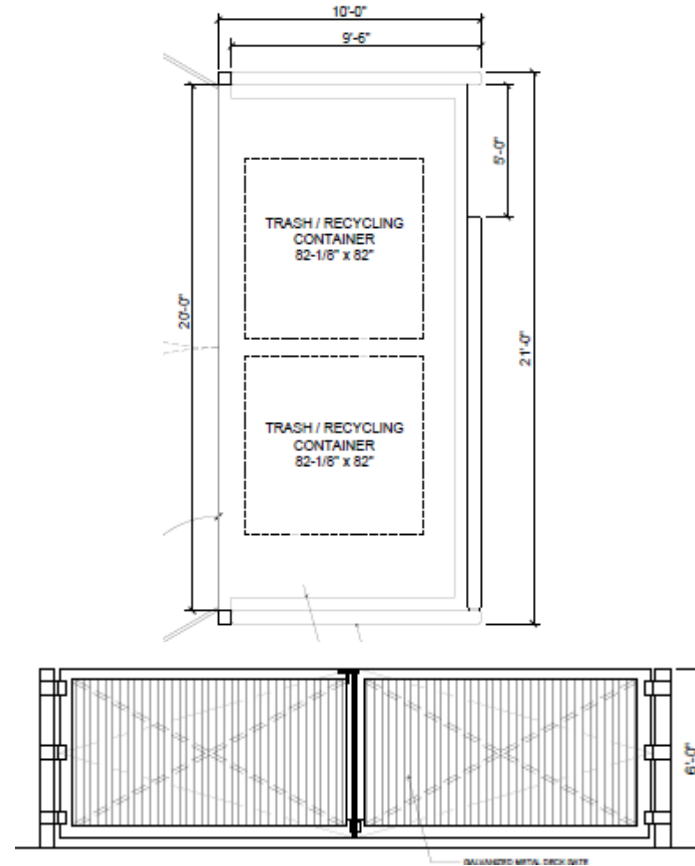




# Waste and Recyclables (TDC 73D)

**With conditions, the proposal complies with requirements for:**

- Minimum storage area
- Location
- Design / screening



TRASH ENCLOSURE



# Public Improvements (TDC 74)

- **TDC 74.610 Water Service.**

No upgrade is required for the existing 16-inch public main within SW Myslony Street. The proposal includes one three-inch domestic and two ten-inch fire service laterals with gate valves near the main.

- **TDC 74.620 Sanitary Sewer Service.**

The applicant proposes to relocate an existing 21-inch public sanitary sewer line that cuts diagonally through the site to SW Myslony Street to the east property line, then along the east property line within a 15-foot wide public sanitary sewer easement, and then reconnecting to the existing line near the northeast corner of this development. (may use Ice Age Tonquin Trail easement for relocated line)



## Public Improvements (TDC 74)

**With conditions, the proposal will require compliance with both the City and CWS storm drainage requirements, or an acceptable alternative.**

- **TDC 74.630. - Storm Drainage System.**

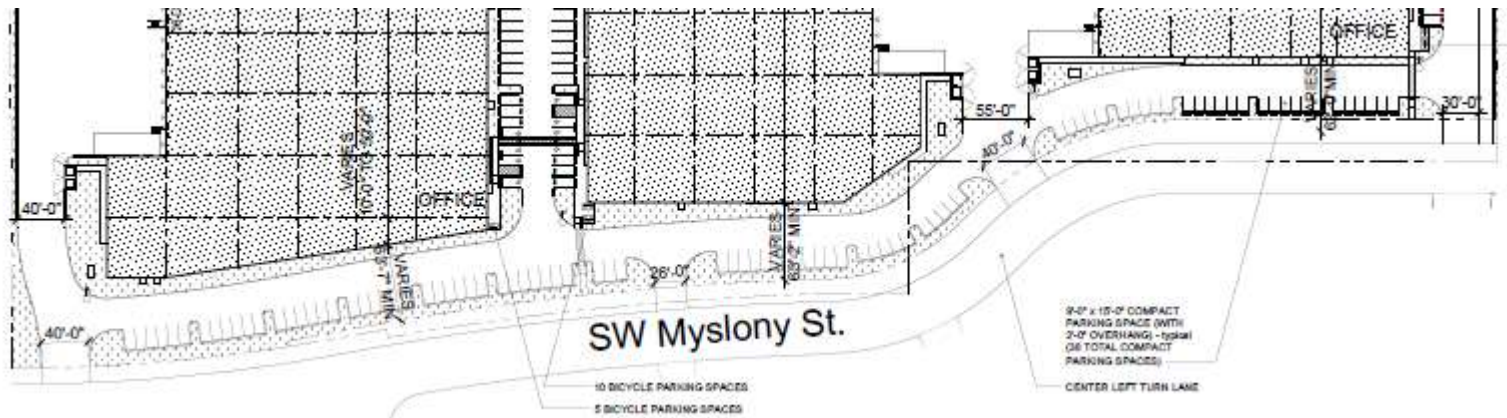
Storm drainage near the north end of the site will be treated by vegetated corridor as filter strips with most of the impervious area by Bio-Clean's stormwater biofiltration system vaults. Underground detention systems will assure the overall site release rates match pre-development up to the 25-year storm event and hydromodification requirements. Some locations are unable to be detained due to topography but equivalent detention will be provided where possible.





# Site Access

- Ingress/egress for industrial uses with over 250 parking spaces must provide driveways at a maximum width as required by the City Manager





# Access Management (TDC 75)

- **TDC 75.140. - Existing Streets Access Standards.**  
The eastern driveway must be a minimum of 36 feet wide either matching the existing recorded access easement or with a new or modified access easement to serve the lot to the north.
- Half street improvements will be required north of the SW Myslony Street centerline including curb and gutters, striping, planter strip and sidewalk.



# Conclusion

- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 21-0018), as conditioned.
- Questions?