



City of Tualatin

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UNOFFICIAL

ARCHITECTURAL REVIEW BOARD

MINUTES OF January 22, 2020

ARB MEMBERS PRESENT:

Commissioner Skip Stanaway
Commissioner Nichole George
Commissioner Patrick Gaynor
Commissioner Chris Goodell

STAFF PRESENT

Steve Koper
Tabitha Boschetti
Lynette Sanford

ARB MEMBERS ABSENT:

Chair Nancy Grimes, Commissioner Lisa Quichocho, Commissioner Carol Bellows

GUESTS: Dustin Elmore, Craig Harris, Mike DeArme, Kyle Zertelsen, Calvin Coatsworth

1. CALL TO ORDER AND ROLL CALL:

Commissioner Goodell called the meeting to order at 6:35 PM and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Commissioner Goodell, acting Chair, asked for approval of the ARB minutes dated November 20, 2019. MOTION by Commissioner Gaynor SECONDED by Commissioner Stanaway to approve the minutes as written. MOTION PASSED 4-0.

Commissioner Goodell read the script for quasi-judicial hearings. Commissioner Goodell asked the board members if they have conflict of interest, bias, or ex-parte contact with the applicant. Commissioner Goodell stated that his firm worked with the property owner approximately ten years ago, but has not had contact with the owner since. Commissioner Goodell noted that it would not affect his decision.

3. ACTION ITEMS:

- A. **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).**

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.

Tabitha Boschetti, Assistant Planner, presented the staff report and presentation for AR 19-0008, Tualatin Industrial Park, which included a presentation. Ms. Boschetti stated that the application requests approval of 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).

Ms. Boschetti noted that the site comprises of primarily vacant land. 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. Ms. Boschetti added that the site is flat, very few trees, no wetlands, and within the fringe area of the wetlands protection district. The developer is proposing a warehouse/manufacturing project with no specified tenant.

Ms. Boschetti stated that 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. Ms. Boschetti added that traffic impacts have been analyzed and final public infrastructure improvements are being decided through a separate but related Public Facilities Decision.

Ms. Boschetti stated that approval criteria is limited to Architectural Features, which include:

- Architecture
- Pedestrian and bicycle circulation
- Parking lot
- Landscaping
- Trash Plan
- Lighting

Ms. Boschetti mentioned that tree removal is justified by either a need for development or the health/condition of trees. Ms. Boschetti noted that there are few trees on the site and the conditions are recommended for off-site trees. The application includes a tree preservation plan and arborist report.

Ms. Boschetti stated that the application demonstrates the proposal complies with requirements for minimum landscape area, landscape buffers, tree preservation, irrigation, revegetation of disturbed areas, and minimum standards for planning. Parking standards have also been met; 274 spaces proposed, 264 required.

Ms. Boschetti added 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 19-0008), as conditioned.

Mike DeArme y, Phelan Development, 450 Newport Center Dr. Suite 405, Newport Beach, CA

Mike DeArme y stated that Phelan Development is based in Orange County, California and currently have six buildings under construction in Oregon. Mr. DeArme y added that Phelan Development builds Class A industrial buildings and he provided renderings of some of the buildings they have completed.

Craig Harris, AAI Engineering, 4875 SW Griffith Dr. Beaverton, OR

Mr. Harris noted that he agreed with staff and would like to remove the dimensions of the easement for the path to the north.

Mr. DeArme y stated that after talking with local individuals, he understands there is a concern that the wall along Tualatin-Sherwood Road has no appeal. Mr. DeArme y acknowledged that the wall will have character with landscaping and elevation changes. Mr. DeArme y added that he is encouraged that many tenants will take advantage of this proposed building – hopefully local companies wishing to expand.

Commissioner George inquired about the widening of Tualatin-Sherwood Road and the proposed sidewalk. Mr. DeArme y stated that he has consulted with the County and there will be a dedication sidewalk with a ten-foot slope easement to the building.

Mr. Harris stated that there are two office uses on one side of the building. The side of the building facing Tualatin-Sherwood Rd. has height changes, medallions and canopies, which gives dimension and color change. Furthermore, there is a textured panel in the center. Commissioner George inquired about the setbacks from the widening and mentioned that other buildings in the area have parking in that location. Mr. Harris responded that there will be no access off Tualatin-Sherwood Road and therefore no parking. Mr. Harris added that the building will be 35-40 feet back from the sidewalk.

Commissioner Goodell asked where the easement is located. Mr. Harris replied that it is on the north side. Mr. Harris added that he is working with Metro and the Tualatin Parks and Recreation Department regarding the Ice Age trail.

Commissioner Stanaway suggested breaking down the scale of the wall with lighting and landscaping. Commissioner Stanaway encouraged the applicants to look at the building he is involved with on 124th & Myslony for ideas.

Commissioner Goodell asked if the proposed building is at the same elevation as the street. Mr. Harris responded that the roadway is higher so there will be a slight down slope.

Commissioner Stanaway inquired about the landscape plan. Mr. Harris responded that the

landscape architect could not attend this evening, but they looked at what the City requires and complied. In addition, evergreens and architectural landscape features will be added. Commissioner Stanaway mentioned that a good example is the road leading to the airport. It has changed over the years and is progressive. Mr. Harris responded that they will add non-repetitive tree clusters to achieve this.

Commissioner Stanaway inquired about the landscape plan and how lighting will be managed. Mr. DeArme responded that the plan was developed with a Class A look – functional and professional. Mr. Harris stated that they focused on the entrance facing Tualatin-Sherwood Road with ground cover, shrubs, and a variety of trees. On the northwest corner, additional features have been added. Mr. Harris added that there will be also landscaping between buildings and standard parking lot lighting. Commissioner Stanaway suggested LED light temperature of 3500.

Commissioner Gaynor stated that he would like to see better irrigation requirements in the code. Commissioner Gaynor would like to recommend taller landscaping on Tualatin-Sherwood Road and Conifer trees on the site. Commissioner Gaynor recommended replace of the Chinese Pistache with a Sterling Silver Linden. Commissioner Gaynor also recommended sod and to bring the ground cover/landscaping away from the building.

After discussion, it was determined that conditions should be refined:

- Add landscaping and lighting to Condition A3
- Replace Chinese Pistache tree
- Have a mix of conifers and deciduous trees to break up façade. Include pedestrian scale, size, variety, and placement – horizontal and vertical scale. Irregular organic spacing along entire façade of building.
- Up lighting along Tualatin-Sherwood Rd. façade.
- Encourage pattern of landscaping and lighting elsewhere on the site.

Commissioner Goodell asked the applicant if they would like to waive the seven-day waiting period. The applicant answered affirmatively.

MOTION by Commissioner George, SECONDED by Commissioner Gaynor to approve with the refined conditions. MOTION approved 4-0.

4. COMMUNICATION FROM CITY STAFF

None

5. ADJOURNMENT

MOTION by Commissioner Stanaway to adjourn the meeting at 7:42 PM.

Office Coordinator, Planning Division