



City of Tualatin

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OFFICIAL

ARCHITECTURAL REVIEW BOARD -

MINUTES OF June 10, 2015

MEMBERS PRESENT:

Skip Stanaway
John Howorth
Robert Perron
Chris Goodell

STAFF PRESENT:

Aquilla Hurd-Ravich
Clare Fuchs
Lynette Sanford

MEMBER ABSENT: Ed Truax, John Medvec, Terry Novak, Michael Ward

GUESTS: Adam Solomonson, Matt Oyen, Eric Sporre, Ryan McGuire, Bill Mullins, Mark Person, and Mike Swenson.

1. CALL TO ORDER AND ROLL CALL:

Mr. Stanaway called the meeting to order at 6:44 pm. Mr. Stanaway stated that a Vice Chair should be elected in the event the Chairman is unable to attend. Mr. Perron nominated Mr. Stanaway, which was SECONDED by Goodell. MOTION PASSED 4-0.

2. APPROVAL OF MINUTES:

Mr. Stanaway asked for review and approval of the August 13, 2014 ARB Minutes. MOTION by Howorth SECONDED by Perron to approve the minutes as written. MOTION PASSED 4-0.

Mr. Stanaway read the script for Quasi-Judicial Hearings. Mr. Stanaway asked the board members if they had a conflict of interest, bias or ex parte contact with the applicant. Mr. Howorth mentioned that he knows the applicant but it will not affect his decision. Mr. Stanaway noted that Pactrust is his landlord, but it will not have an influence on his decision.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

None

4. PUBLIC HEARINGS:

A. Koch Manufacturing Expansion Project Recommendation and Staff Report for AR-15-05.

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.

Clare Fuchs, Senior Planner presented the staff report for the Koch Expansion which included a PowerPoint presentation. Ms. Fuchs explained that the applicant is requesting approval to develop an approximately 310,000 square foot industrial expansion to the existing Koch industrial campus in three buildings in three phases. The five platted lots total 20 acres. The elements of review are the parking lot, architecture and screening, recreational trail connection, landscaping, bike parking, trash plan and enclosures, lighting and setbacks

Ms. Fuchs explained that the Architectural Review Board (ARB) needs to review this proposal per TDC 73.030 which states that all industrial developments with a building of 150,000 square feet or larger needs to be reviewed by the ARB.

Ms. Fuchs went through the slides which detailed the vicinity map, existing conditions, site plans, and elevations. Ms. Fuchs stated that key issues include:

- Bike/Pedestrian Stubs: SW 115th Ave is a Collector Street and TDC 73.160(1)(b) requires an access between the on-site pedestrian walkway and any current bike lane.
- Safety and Security: TDC 73.160(3) requires windows and lighting so that tenants, employees, and police watch over parking and loading areas. This proposal does not have sufficient windows to meet this requirement.
- Trash Enclosures: TDC 73.227(6)(a)(v) requires the trash enclosure to be centrally located and viewable from the building.

Ms. Fuchs noted that there have some revisions to the staff report and went through the revisions with the ARB members.

Ms. Fuchs stated that staff recommends the ARB consider the three key issues and formulate acceptable conditions of approval along with staff and the applicant. The ARB has four options:

- Approve with staff recommended finding and conditions of approval
- Approve with amended findings and conditions of approval
- Deny the application
- Continue the hearing

Mr. Stanaway inquired about condition AR-2-W regarding the easement to accommodate a 14-foot public bike and pedestrian shared use pathway and asked if this is under the ARB prevue or Community Services. Ms. Fuchs responded this is to be reviewed by the Community Services Department.

Mark Person & Adam Solomonson, Mackenzie, 1515 SE Water Ave, Suite 100, Portland, OR 97214

Mr. Person went through a PowerPoint presentation of the Koch expansion proposal. Mr. Person stated that they have been in contact with Community Services and are

eager to begin construction. The above mentioned bike and pedestrian pathway has to be negotiated between Washington County, Metro, and PacTrust. There is space currently set aside for the trail, but no design. Until it's designed, they feel the building permits should not be held up.

Mr. Solomonson went through the slides which detailed the site, exterior elevations, and contextual building photos. Mr. Solomonson pointed out that PacTrust is proposing the new buildings remain consistent with the existing buildings. Mr. Person acknowledged that there are a number of options for the shared use pathway. Mr. Person added that windows can be a challenge for an industrial building, but they are open to security cameras as a viable option. Mr. Person stated the trash enclosures are limited to the back of building due to the code requirement and ease and accessibility of the multiple tenants. Security and safety is a priority for the applicant and typically the operating times will be during the daylight hours.

Michael Swenson, 11730 118th Ave NE, Suite 600, Kirkland WA 98039

Mr. Swenson stated that the Traffic Impact Analysis was consistent with Washington County and City of Tualatin standards. They reviewed the intersection level of service and safety, identified conditions with and without the project, and identified mitigation measures. Mr. Swenson went through the slides which detailed the existing transportation conditions of the intersections of Tualatin-Sherwood Rd. Peak volume periods between the hours of 7-9 am and 4-6 pm were analyzed and recorded. The proposal includes widening the intersection to a dual left turn from Tualatin-Sherwood Rd onto 115th and to widen 115th to allow three lanes to merge into internal intersections.

Mr. Goodell inquired about the median. Mr. Swenson responded that the median extends just beyond the first driveway and is there to prohibit left turns. Mr. Howorth inquired about the percentage difference between trucks versus vehicles. Mr. Swenson replied he did not have that number; it is dependent upon the tenants and the performance time periods. They would expect a higher number of trucks during the non commuter peak hours.

Matt Oyen, Pactrust, 15350 SW Sequoia Pkwy, Portland, OR 97224

Mr. Oyen stated that the larger building can be used for distribution use. They have found that their traffic patterns consist of light to moderate truck use when vehicles are on the road.

Mr. Person acknowledged that the applicant is eager to begin construction and wants AR-2 revised to strike "or grading" since the site was previously mass graded. Ms. Fuchs added that some of the items in AR-2 require revisions to the grading plans. Discussion followed.

Mr. Stanaway inquired about the façade of the buildings and stated that the goal should be to break up the scale of a large structure. Mr. Solomonson replied that they tried to scale the entry. Mr. Stanaway thought they could use additional variation through paint

colors and landscaping and he noted the landscaping was repetitious.

Mr. Perron agreed with the repetition in the landscaping plan. He felt the types of plants proposed at this development are used primarily for residential areas and are too small for the scale of these buildings. He would like the applicant to consider plants with vertical mass. Mr. Perron added that the applicant should consider plant material that requires less water such as large trees.

Mr. Goodell inquired about keeping parking and loading safe and secure in the absence of windows. Ms. Fuchs stated that the code states that they need to have enough windows so employees can see inside. In this case, security cameras can be an option so the staff inside would be able to monitor the parking and loading areas.

After deliberation, the board members agreed to approve AR-15-05 with the following revisions:

1. Accept all markups based on the Revised Staff Report dated June 10, 2015, including AR2-W regarding the public bike and pedestrian easement.
2. AR2-W will be moved to AR-7 to be tied to the first tenant Certificate of Occupancy, or within 6 years of the date of this decision, whichever comes first.
3. Move AR2-K to AR1-C.
4. Strike "or grading" from AR-2.
5. Propose a condition to work with staff through materials, placement, material type, landscape grouping, and paint colors to breakdown the horizontal and vertical scales.
6. Propose a condition to work with staff to modify the landscape palate depending on the four sides of the building. Recommendation to simplify the landscape plan. Entrances to have a variety and color of landscape The long facades should have a simple pallet with large masses of plantings, trees (both coniferous and deciduous) to break up the long facades.

MOTION by Howorth, SECONDED by Perron to approve with the conditions as stated above. MOTION PASSED 4-0.

5. COMMUNICATION FROM BOARD MEMBERS:

None

6. ADJOURNMENT

MOTION by Stanaway to adjourn the meeting at 8:48 pm.



Lynette Sanford, Office Coordinator