



City of Tualatin

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OFFICIAL

ARCHITECTURAL REVIEW BOARD -

MINUTES OF August 13, 2014

MEMBERS PRESENT:

Ed Truax, Chair
John Howorth (arrived after agenda item 2)
Terry Novak
Skip Stanaway
Robert Perron

STAFF PRESENT:

Aquilla Hurd-Ravich
Colin Cortes
Clare Fuchs
Tony Doran
Lynette Sanford

MEMBER ABSENT: John Medvec, Chris Goodell, Michael Ward

GUESTS: Lloyd Hill, Andrew Caulk, Kirsten Van Loo, Scott Miller, Steve Koch

1. **CALL TO ORDER AND ROLL CALL:**

Chairman Truax called the meeting to order at 6:34 pm.

2. **APPROVAL OF MINUTES:**

Chairman Truax asked for review and approval of the April 9, 2014 ARB Minutes. MOTION by Stanaway SECONDED by Perron to approve the minutes. MOTION PASSED unanimously. (4-0).

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

None

4. **PUBLIC HEARINGS:**

A. Marquis Tualatin Cottages & Community Center Recommendation and Staff Report for AR-14-07.

Chairman Truax read the script for Quasi-Judicial Hearings.

Colin Cortes, Assistant Planner, presented the staff report for the Marquis Tualatin Cottages and Community Center, AR-14-07, which included a PowerPoint presentation. Mr. Cortes explained that this project is being brought to the Architectural Review Board for approval to develop a 9.34 acre site with a community building and 66 townhouses/duplexes which the applicant refers to these as cottages or "duettes". This

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.

is the second phase of Tualatin Marquis development of which the first phase is under construction. The elements under review include architecture, bike parking landscaping, lighting, parking, trash and recycling storage, tree preservation, and walkways and accessways.

Mr. Cortes explained that this project is being brought to the ARB because the proposal includes multi-family units adjacent to a Low Density Residential (RL) Planning District per Tualatin Develop Code (TDC) 73.020(2). The ARB is a final decision maker on Architectural Review's but the decision can be appealed to the City Council. Mr. Cortes added that the application was submitted June 20, 2014 and deemed complete June 30, 2014. The 120-day statutory review period, including appeal scenario, ends October 28, 2014.

Mr. Cortes went through the slides which detailed the accessways, lighting, side elevations, conditions, outdoor areas, exterior enclosed storage, landscaping, tree preservation and bike parking. Mr. Cortes explained that at least one of the trees on the property is a heritage tree which needs protection and will require additional processes through the parks division. Mr. Cortes added that the options of the ARB are to approve with staff recommended findings and conditions of approval, approve with amended findings and conditions of approval, or deny the application.

Kirstin Van Loo, Emerio Design

Ms. Van Loo stated that they have been working on the property for over seven years and that Mr. Cortes has been working diligently on the upgrades. Ms. Van Loo added that they have resolved many of the conditions of approval, but have two minor exceptions. The first exception is regarding outdoor storage. She stated that these design standards apply to multi-family projects and the code states that garages cannot be used for storage. The reason is in typical garages, the residents use these as a mini-storage facility. This is not the intent for this development. Ms. Van Loo acknowledged that these garages meet the standards of the code due to the extra storage areas and added that they are designed for people over the age of 55 who want to scale down. There is also no need for lawn maintenance and many of them may not own a vehicle.

Ms. Van Loo stated that the second condition they're questioning is the requirement that they have 25 feet of landscaping in the driveway of the entrance to the community building. The 25 feet is measured behind the property line. Ms. Van Loo is concerned that if they push back the landscaping, they will lose two parking spaces.

Chairman Truax stated he is conflicted about the site plans and it looks like the houses are on their own lots. Mr. Truax asked if the requirements would be different if the units were being sold individually on their own lots. Mr. Cortes responded that the application states that this development is considered multifamily and townhouse, so the requirements are the same. Mr. Truax brought up storage requirements and garage space. Discussion followed regarding garage space, storage requirements, and garbage containers. Mr. Stanaway asked how the garbage is handled. Ms. Loo responded that it is handled the same as single-family homes; they will have their own

garbage roll carts.

Lloyd Hill, Hill Architects, 1950 Blankenship Rd, West Linn

Mr. Hill stated that as an architect he has designed many complexes in other jurisdictions and has never had an outside storage requirement or any issues with storage. Mr. Perron asked if the occupants are required to park in the garage. Scott Miller, from Marquis Companies, stated that there is nothing in the CC & R's that require them to park in the garage. Mr. Cortes acknowledged that the off-street parking and vehicular circulation areas shall be set back a minimum of 10 feet from any public right-of-way or properly line. The setback for townhouses shall be determined in the Architectural Review process (page 6 of the staff report).

Lara Lafontaine, an architect working on the project, stated due to additional to the additional ADA requirements in this development, there is additional clearances needed which is one of factors of the tight spaces. Discussion continued regarding the different garage sizes in the units and the garbage storage accommodations.

Mr. Stanaway brought up that there is a lack of diversity in paint colors and suggested that a materials board would be helpful. There was also discussion regarding flow throughout the development.

Chairman Truax asked the ARB members if they would like to add a condition, continue the hearing at a later date, or deny the application. It was decided among the members to approve with the following language:

- Regarding AR-2D, the ARB recommended that the applicant improve the proposed architecture and landscaping to be more diverse, including architectural features such as fenestration, exterior materials, roof planes, windows, while also making such improved architecture compatible with the design of other developments in the same general vicinity, in order to better meet the objectives of TDC [73.020\(2\)\(a\)](#) and (b) and [73.120\(14\)](#). In response to ARB direction, staff added Condition AR-2D3.
- Regarding AR-2J, the ARB recommended reducing the minimum front setback to garages from 20 feet (ft) to 18 ft to accommodate within garages storage areas required by [73.190\(2\)\(a\)](#) while permitting a typical vehicle to park within a driveway. In response to ARB direction staff renumbered the proposed condition to AR-2J1 and added Condition AR-2J2.
- Regarding AR-2K, the ARB recommended that the units have mixed solid waste and source separated recyclables enclosures, positioned to not block garage entrances, and that the applicant provide private covenants, conditions and restrictions (CC&Rs) that regulate occupants of such storage, in order to better meet the objectives of TDC [73.226](#). In response to ARB direction, staff renumbered and revised the proposed condition to AR-2K1 and added AR-2K2, 3, and 4.

- Regarding AR-2S, the ARB recommended that because the purpose of the requirement is to provide on-site vehicle queuing length that is unlikely to block pedestrians or vehicles in the right-of-way, and that the future likely characteristics of SW Nasoma Lane together with the proposed parking lot site plan is sufficient to meet such intent, the proposed Community Center site plan complies with the requirement. In response to ARB direction, staff struck Condition AR-2S.
- Regarding AR-2Z, the ARB recommended that pedestrian ways connect the ends of the proposed shared driveways to the existing Tualatin Marquis Phase 1, the assisted living and skilled nursing facility, in order to better meet the objectives of TDC 73.120(16)-(18). In response to ARB direction, staff added Condition AR-2Z.

MOTION to approve the application subject to the conditions outlined in the staff report except as amended with new conditions and modifications from tonight's discussion. MOTION by Howorth, SECONDED by Stanaway to approve. MOTION PASSED unanimously 7-0.

B. River Ridge Apartment Complex Recommendation and Staff Report for AR-14-10 including Addendum.

Clare Fuchs, Senior Planner, presented the staff report on the River Ridge Apartment Complex which included a PowerPoint presentation. This application is to allow a 180 unit apartment complex in 15 separate buildings along with a clubhouse and pool. This is coming before the ARB because over 100 units are proposed pursuant to Tualatin Development Code (TDC) 73.030(2).

Ms. Fuchs went through the slides which detailed a vicinity map, existing conditions, elevations, and a site plan. Ms. Fuchs noted the property is on approximately 12 acres. One of the key issues that came up is the recreational area requirement. The applicant recently resubmitted an application which shows 81,000 square feet of recreational area, which is in excess of the requirement. Other key issues noted were parking requirements, landscaping minimum, and access stubs. The applicant has revised these issues. Staff has received no public comments on this application. Ms. Fuchs stated that staff recommends the approval of the application with conditions. The ARB has the option of approving with staff recommended findings and conditions, approve with amended findings and conditions, or deny the application.

Mr. Perron inquired about access from the 124th intersection and that the primary access should be at that point. Mr. Truax stated he was present at the hearings at the annexation and the access point was significant part of that.

Lloyd Hill, Hill Architects, 1950 Blankenship Rd, West Linn, OR

Mr. Hill, representing Mt. West Investments, presented drawings and site plans for review. Mr. Hill acknowledged that this site was a challenge with the Tualatin River and,

steep embankments, and erosion at the bank. Part of the area is also in a flood plain, which limits development. Mr. Hill interpreted the drawings which showed elevations, grading, landscaping, connections, and pathways. He also discussed the greenway trail along the river, which will ultimately have a connection from 99W and with a wide sidewalk connecting from the complex. Once the trail is connected, there will be a connection from the city park and Romer's Rest RV Park.

Steve Koch, 1621 NE 2nd Ave, Portland, OR

Mr. Koch, the landscape architect for the project, presented an overview of the landscaping which included diverse trees planned the property. He also showed drawings of the proposed playground, sports court, and pool area. Mr. Howorth inquired about the connection access areas. Mr. Hill showed the connection access point on the drawings. Mr. Lloyd also discussed the different trash areas and provided the locations for those. Mr. Perron inquired about the elevation on the 100 year flood. Mr. Hill responded that it is 131.1 feet.

Mr. Stanaway inquired about access and view points to the river. Mr. Hill responded that a majority of the units in the project will have territorial views, especially the middle and upper floors. There are also many open recreation areas with views. Mr. Stanaway asked about architecture and the color options. Mr. Hill responded that there are six different building types and there will be at least two different color schemes. Discussion continued regarding access connections and parking spaces.

Chairman Truax asked to close the hearing. Mr. Stanaway stated he was concerned about the color scheme and would like an updated materials board that showed more than one color scheme. The members also agreed to approve the application with the following added conditions:

- The applicant shall provide three varied color palettes to use on the buildings to break up and individualize the construction
- Three access stubs shall be physically constructed and paved to the neighboring properties shown on Exhibit A (submitted August 8, 2014) connecting to tax lots 1400, 2203, and 2200 at a minimum 22-foot width no more than five feet away from the property line so off-site access easements are not needed. The access stub to tax lot 1800 shall be constructed and paved with a 2.1 slope to the property line. Construction access easements shall be provided to tax lots 1400, 2203, 1800, 2190, and 2192 until such time as physical cross drive aisles can be constructed and completed at a minimum 22-foot width. Gates or bollards shall be provided at each stub to prevent use until such time the neighboring property redevelops. A sign shall be placed at each stub that states, "future abutting property connection."

MOTION by Truax to approve the application subject to the conditions of the staff report as amended tonight with added conditions. MOVED by Stanaway, SECONDED by Howorth. MOTION PASSED 5-0.

5. **COMMUNICATION FROM BOARD MEMBERS:**

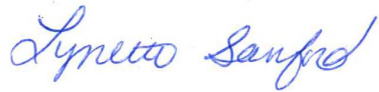
None

6. **FUTURE ACTION ITEMS**

Ms. Hurd-Ravich stated that there are no future meetings scheduled.

7. **ADJOURNMENT**

MOTION by Truax to adjourn the meeting at 10:29 pm.



_____ Lynette Sanford, Office Coordinator