



# City of Tualatin

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September 25, 2017

## NOTICE OF ARCHITECTURAL REVIEW BOARD DECISION

**\*\*APPROVAL WITH CONDITIONS\*\***

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Case #:	AR17-0006
Project:	IPT Tualatin
Location:	12155 SW Tualatin-Sherwood Rd
Tax Map/Lots:	2S1 27BC 00200
Applicant/Owner:	VLMK Engineering + Design / IPT Tualatin DC LLC
Applicant/Rep.:	Jennifer Kimura, VMLK Engineering + Design, Portland, OR <a href="mailto:jenniferk@vmlk.com">jenniferk@vmlk.com</a>

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### I. FINDINGS

- A. An application for Architectural Review (AR) was filed by VMLK Engineering + Design on behalf of Industrial Property Trust (IPT) Tualatin DC LLC, IPT to build a new one-story approximately 157,230-square-foot industrial building “shell” at the approximately 9-acre site at 12155 SW Tualatin-Sherwood Road. In addition to the 42-foot-tall concrete tilt-up building, the proposed development would include 159 on-site parking spaces, site landscaping, and the eastward expansion of SW Cimino Street adjacent and north of the project site.
- B. The Architectural Review Board (ARB) conducted a noticed public hearing on September 20, 2017 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The ARB added one condition relating to landscaping standards at the September 20, 2017 public hearing. The ARB found—with the staff recommended conditions of approval AF-1 through AF-19 in the September 20, 2017 Recommendation to the Architectural Review Board (Exhibit 1)—that the development will comply with the standards of the Tualatin Development Code (TDC). The ARB finds the Board’s findings, the findings in the staff report, the applicant’s presentation, testimony at the public hearing, materials in the record, and discussion on the record support the approval of the AR17-0006 with the conditions of approval AF-1 through AF-20.

This case file is also renumbering conditions to adjust to the inclusion of a condition relating to landscaping standards as discussed above; this new condition is included as condition AF-2. AF-2 through AF-19 of Exhibit 1 will now be numbered AF-3 through AF-20.

Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

The ARB adopts the following finding in support of the revised conditions:

**ARB Finding:**

Condition AF-2 was inserted by the ARB to ensure that the proposed trees meet the deciduous tree standards pursuant to **TDC 73.360(7)**:

- “(7) Deciduous shade trees shall meet the following criteria:*
- (a) Reach a mature height of 30 feet or more;*
  - (b) Cast moderate to dense shade in summer;*
  - (c) Long lived, i.e., over 60 years;*
  - (d) Do well in an urban environment:*
    - (i) Pollution tolerant.*
    - (ii) Tolerant of direct and reflected heat.*
  - (e) Require little maintenance:*
    - (i) Mechanically strong.*
    - (ii) Insect- and disease-resistant.*
    - (iii) Require little pruning.*
  - (f) Be resistant to drought conditions;*
  - (g) Be barren of fruit production.”*

The ARB was concerned that the proposed Yellowwood trees, as illustrated on the landscape plan and landscape details and specifications (Sheets L1.0, L2.0, and L3.0, dated June 2017), would not meet the long-lived and low maintenance criteria as identified in TDC 73.360(7). As a result, the ARB adopted the Architectural Feature Condition AF-2 as follows:

“The applicant shall revise the landscape plan (Sheets L1.0 and L2.0) to replace proposed Yellowwood trees with trees of the Zelkova serrata species pursuant to TDC 73.360(7).”

**II. ACTION**

The ARB approved AR17-0006 and accepted staff recommended conditions AF-1 through AF-19 in the September 20, 2017 Recommendation to the Architectural Review Board (Exhibit 1) and a new condition (AF-2). The ARB adopted the analysis and findings in the September 20, 2017 staff report and with the finding listed above.

The Architectural Review Board Decision approves AR17-0006 subject to the following Architectural Feature conditions:

**CONDITIONS OF APPROVAL DOCUMENTATION:**

AF-1 Prior to applying for building permits on the subject site, the applicant shall submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

**PRIOR TO APPLICATION FOR A BUILDING PERMIT:**

- AF-2 The applicant shall revise the landscape plan (Sheets L1.0 and L2.0) to replace proposed Yellowwood trees with trees of the *Zelkova serrata* species pursuant to TDC 73.360(7)."
- AF-3 The applicant shall revise site plan (Sheet C1.1) to include building setback dimensions from property lines pursuant to TDC 61.060(1) and (2).
- AF-4 The applicant shall revise site plan (Sheet C1.1) to include parking and circulation area setback dimensions from public streets pursuant to TDC 61.060(5).
- AF-5 The applicant shall revise the appropriate sheets to provide information pertaining to pedestrian and bicycle accessways on the project site, including at minimum accessway width, surface materials, and ADA compliance pursuant to TDC 73.160(1)(b)(i), TDC 73.160(1)(b)(iii), and TDC 73.160(1)(d).
- AF-6 The applicant shall install lighting as shown on the site lighting plan (Sheet LT1.0) to ensure that the proposed development will not result in excess lighting and will continue to meet the lighting standards of TDC 73.160(3)(c).
- AF-7 The applicant shall revise the appropriate sheets to illustrate a minimum storage area of 907 square feet is provided for mixed solid waste and recyclables and install to revised plans pursuant to TDC 73.227(2)(v).
- AF-8 The applicant shall vet the modified mixed solid waste and recyclables storage areas with Republic Services by providing a new signed letter from Republic Services based on the modified storage areas to ensure these areas are accessible for collection vehicles pursuant to TDC 73.227(6)(a)(vii) and TDC 73.227(6)(b)(i).
- AF-9 The applicant shall revise Sheet L1.0 Landscape Plan to illustrate vision clearance areas at the SW Cimino Street access driveways and revise the landscape plan as necessary to create clear zones pursuant to TDC 73.340(1).
- AF-10 The applicant shall revise site plan (Sheet C1.1) to include landscape depth dimensions along both access driveways to/from SW Cimino Street pursuant to TDC 73.360(6)(a).
- AF-11 The applicant shall revise site details (Sheet C5.0) to include details on the exterior bicycle parking facilities pursuant to TDC 73.370(1)(n) and TDC 73.370(1)(o).
- AF-12 The applicant shall revise Sheets C1.1 Site Plan and C5.0 Site Details to include bicycle parking signage per MUTCD standards and install to revised plans pursuant to TDC 73.370(1)(u).
- AF-13 Revise the site plan (Sheet C1.1) and the overall development plan to include the minimum amount of required bicycle parking pursuant to TDC 73.370(2)(a).
- AF-14 The applicant shall revise the site plan (Sheet C1.1) to include the minimum number of required vanpool/carpool parking spaces pursuant to TDC 73.370(3).
- AF-15 The applicant shall revise the appropriate sheets to include parking spaces that conform to TDC Figure 73-1 standards, most notably 9 feet wide by 18.5 feet deep for parking spaces at a 90-degree angle and install to revised plans pursuant to TDC 73.380(1). The applicant may utilize the bumper overhang provision if seven-and-a-half (7.5) feet of perimeter landscaping is provided at these locations or if the overhang does not reduce effective sidewalk widths below ADA standards.

- AF-16 The applicant shall modify the proposed lighting plan to include lighting on the eastern portion of the project site that does not shine onto the adjacent residential property at 12075 SW Tualatin-Sherwood Road and illustrate the results of these modifications on Sheet LT1.0 Site Lighting Plan pursuant to TDC 73.380(6).
- AF-17 The applicant shall revise site plan (Sheet C1.1) to include loading dock/berth dimensions pursuant to TDC 73.390(2).
- AF-18 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- AF-19 The applicant shall submit scaled elevations that illustrate future above-grade mechanical equipment, including rooftop units, screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).
- AF-20 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- Accessways shall be constructed, owned and maintained by the property owner. TDC 73.160(1)(g)
- All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- The proposed development must comply with the noise standards of TDC 63.051(1).
- The proposed development must comply with all applicable policies and regulations set forth by the TDC.

**PLEASE BE ADVISED (AS APPLICABLE):**

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

## APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Architectural Review Board hearing and who may be adversely affected by the Board's decision may file a request for review of the final decision of the Architectural Review Board to the City Council.

The Architectural Review Board's decision will be final after 14 calendar days from the mailing of this order (September 26, 2017), unless a written appeal is received by the **Community Development Department Planning Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon, before 5:00 p.m. on October 10, 2017. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the Planning Division offices. The appeal forms must include reasons, a \$135.00 appeal fee and meet the requirements of Section 31.078 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 25<sup>TH</sup> DAY OF SEPTEMBER, 2017.

ARCHITECTURAL REVIEW BOARD  
CITY OF TUALATIN

BY:



Jeff DeHaan, Chair  
Architectural Review Board

encl: **Exhibit 1:** Recommendation and Staff Report to the Architectural Review Board

