



AR 19-0005

**PGE Integrated Operations Center
12150 SW Tualatin-Sherwood Road**

**AR 19-0005
PGE Integrated Operations Center**

**ARCHITECTURAL REVIEW BOARD
July 24, 2019**

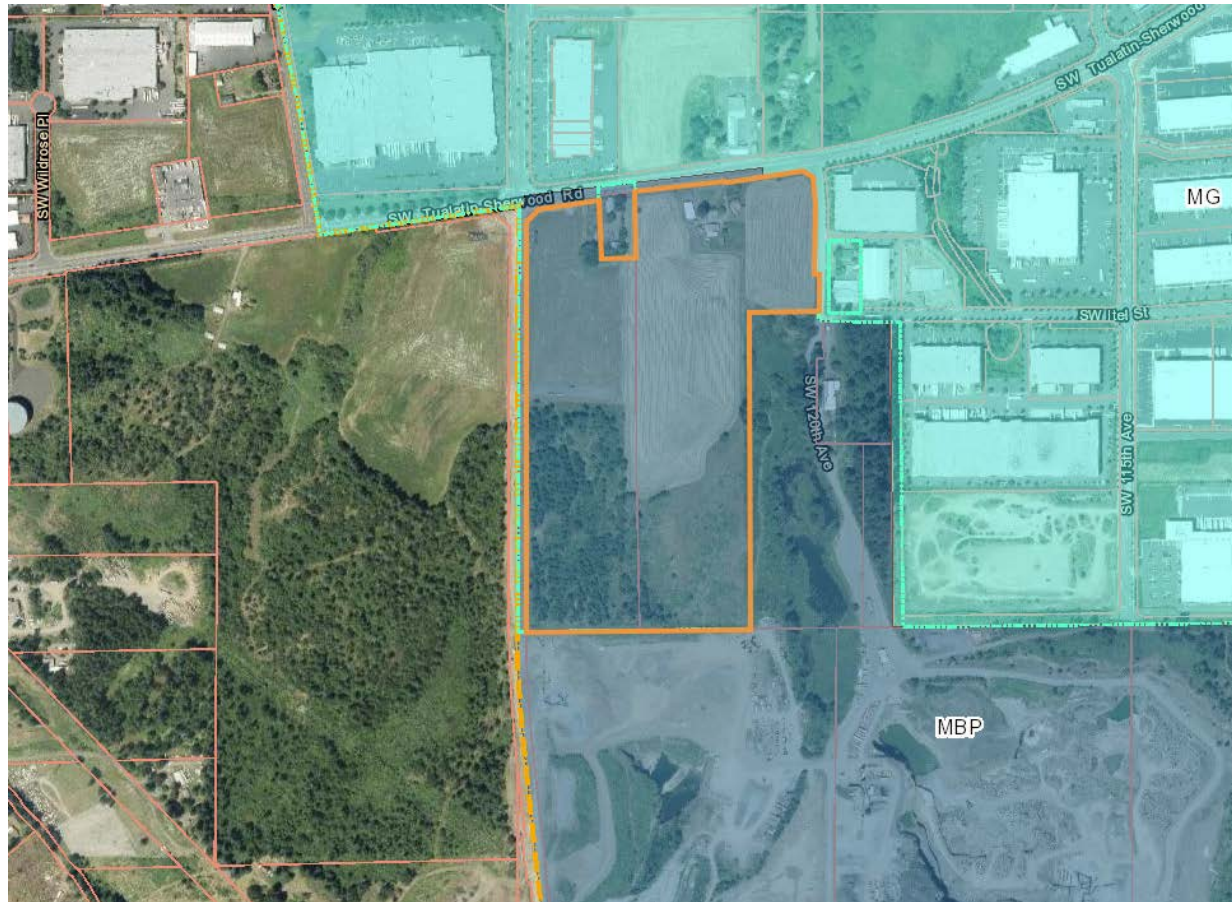


Tonight's Presentation

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 April 18, 2019 and deemed “complete” on May 21, 2019
- Notice of hearing sent on May 29, 2019
- Public hearing required (July 24, 2019)
- Final decision required by September 18, 2019 (including all appeals)



Architectural Review (TDC 33.020)

Architectural Review: Approval criteria limited to “Architectural Features” (TDC Chapter 73A through 73G):

- Architecture;
- Pedestrian and Bicycle Circulation;
- Parking Lot;
- Landscaping;
- Trash Plan; and
- Lighting.

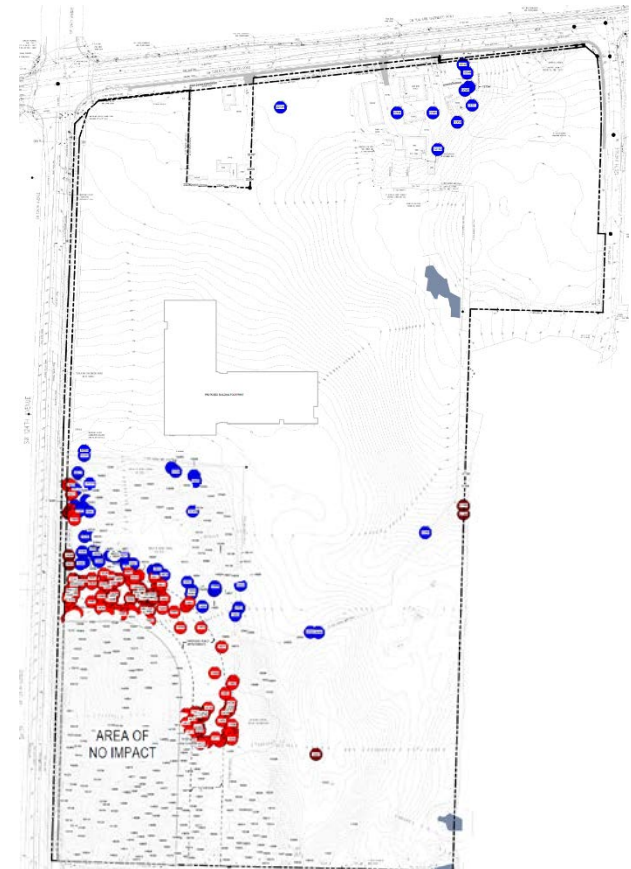
Public improvements are reviewed through a separate but related “Public Facilities Decision.”



Tree Removal (TDC 33.110)

The application provides:

- Tree removal justified by either
 - Need for development or;
 - Health/condition of tree.
- The application includes a tree preservation plan and arborist report.





Manuf. Business Park Zone (TDC 64)

The application demonstrates the proposal complies with requirements for:

- Permitted uses

USE CATEGORY	LIMITATIONS AND CODE REFERENCES
COMMERCIAL USE CATEGORIES	
Office	Permitted uses limited, see TDC 64.210(3).
INFRASTRUCTURE AND UTILITIES USE CATEGORIES	
Wireless Communication Facility	Permitted uses limited to: Wireless Communication Facility Attached. Conditional uses limited to: Wireless Communication Facility. Subject to maximum height and minimum setback standards defined by TDC Chapter 73F.

(ii) Headquarters Offices. Corporate, regional, or district office headquarters are permitted outright if the headquarters is for any use permitted in this Code, the offices occupy at least 20,000 square feet, and no manufacturing is conducted that is otherwise not a permitted use in the MBP zone.



Manuf. Business Park Zone Cont'd

The application demonstrates the proposal complies with requirements for:

- Setbacks
- Height

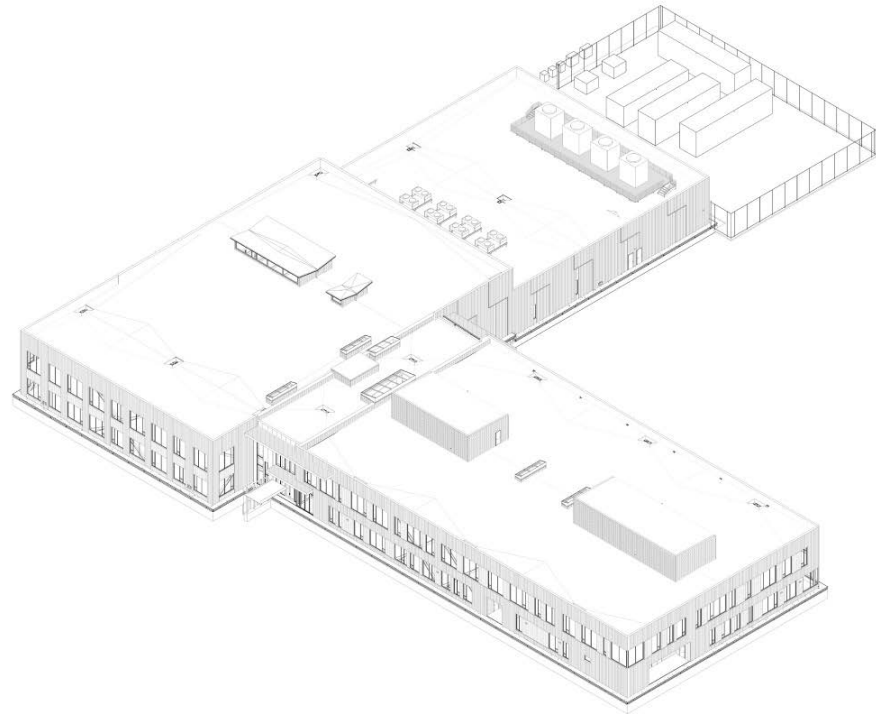
	Standard	Proposed
MINIMUM SETBACKS		
Front	30-50 feet	>50 feet
Side	0-100 feet	>100 feet
Side	0-100 feet	>100 feet
Rear	0-100 feet	>100 feet
Fences	50 feet	Set by Variance VAR 19-0001
STRUCTURE HEIGHT		
Maximum Height	65 feet	45 feet



Site Design

The application demonstrates the proposal complies with objectives for:

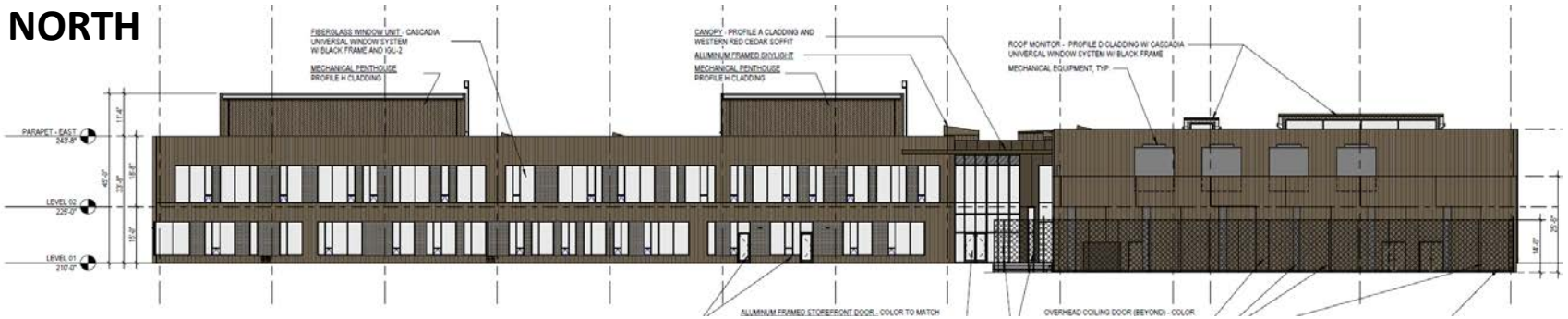
- Creating areas of visual interest for occupants and visitors;
- Attractively designed development and streetscapes;
- Building elements that respond to function, land form, identity, image, orientation, climactic factors.



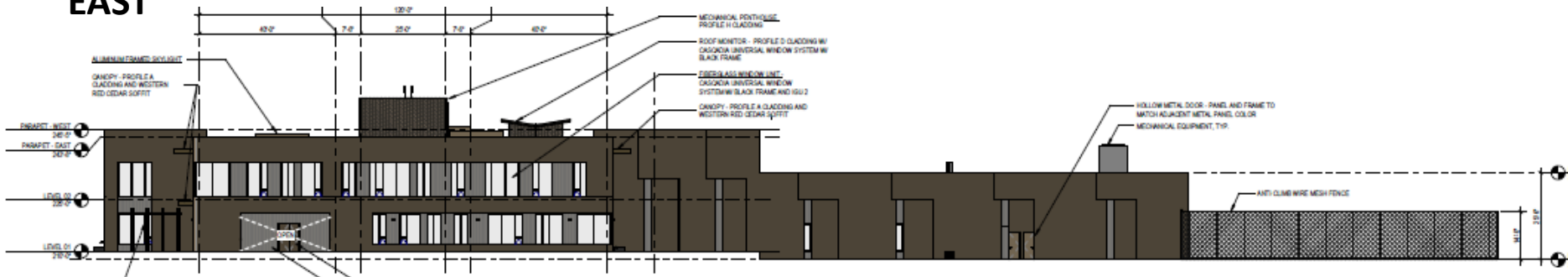


Site Design Cont'd

NORTH



EAST



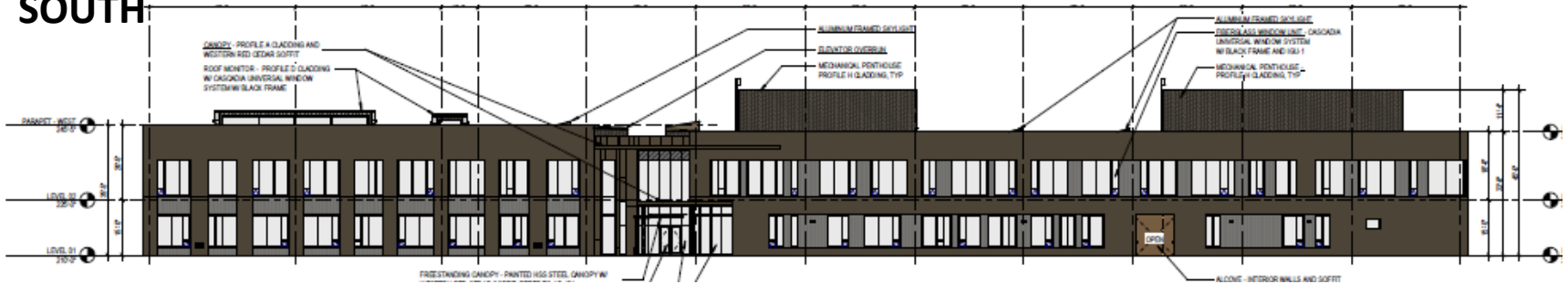
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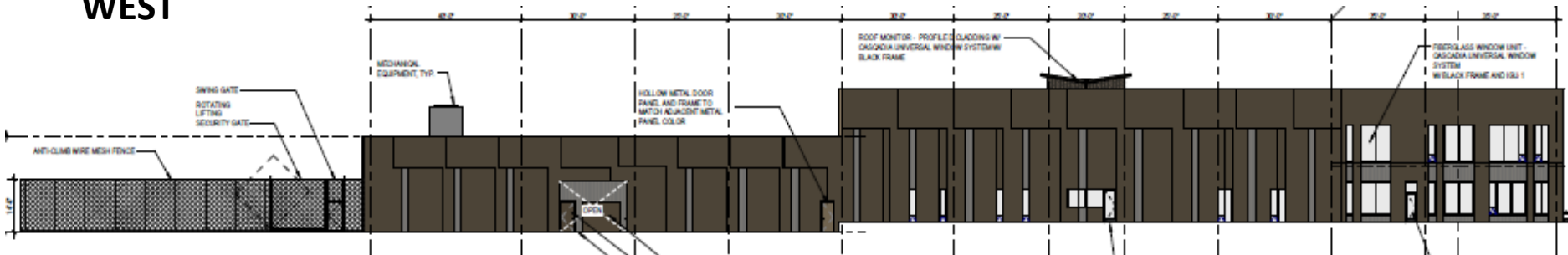


Site Design Cont'd

SOUTH



WEST

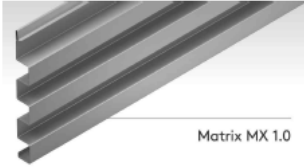


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Site Design Cont'd



Profile A - Morin Matrix 1.0



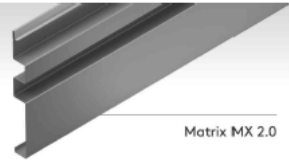
Color- Spartan Bronze



Board Siding - Shiplap 1"x6" Western Red Cedar



Exposed Exterior Steel -
Tnemec Paint - Medium
Bronze 85BR



Profile B - Morin Matrix 2.0



Color- Spartan Bronze



Soffit Panels- Shiplap 1"x6" Western Red Cedar

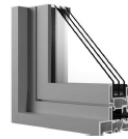
Freestanding Canopy -
Tnemec Paint - Medium Bronze 85BR



Profile D - Morin Matrix 2.0



Color- Custom color to
match Architect's sample



Fiberglass Windows -
Cascadia Fiberglass Window
System - Universal Series



Color- Black 201



IGU 4 - Spandrel Glazing
Benjamin Moore - North
Creek Brown 1001



Profile H - Morin Matrix 2.0



Color- Spartan Bronze



Timber Curtain Wall System-
Sierra Pacific Timber Curtain
Wall System



Color- Dark Bronze
Industrial 102



Communications Tower
RAL 7039- Quartz Grey



Site Design Cont'd



SW TUALATIN-SHERWOOD/ 120TH



SW TUALATIN-SHERWOOD/ 124TH



TIGARD SAND AND GRAVEL



SW 120TH



SW ITEL

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Site Design (TDC 73A)

The application demonstrates the proposal complies with requirements for:

- Onsite pedestrian and bike access
- Windows
- Lighting
- Safety and security
- Storage and screening





Landscaping Standards (TDC 73B)

The application demonstrates the proposal complies with requirements for:

- Minimum landscape area (20 %)
- Landscape buffers
- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings

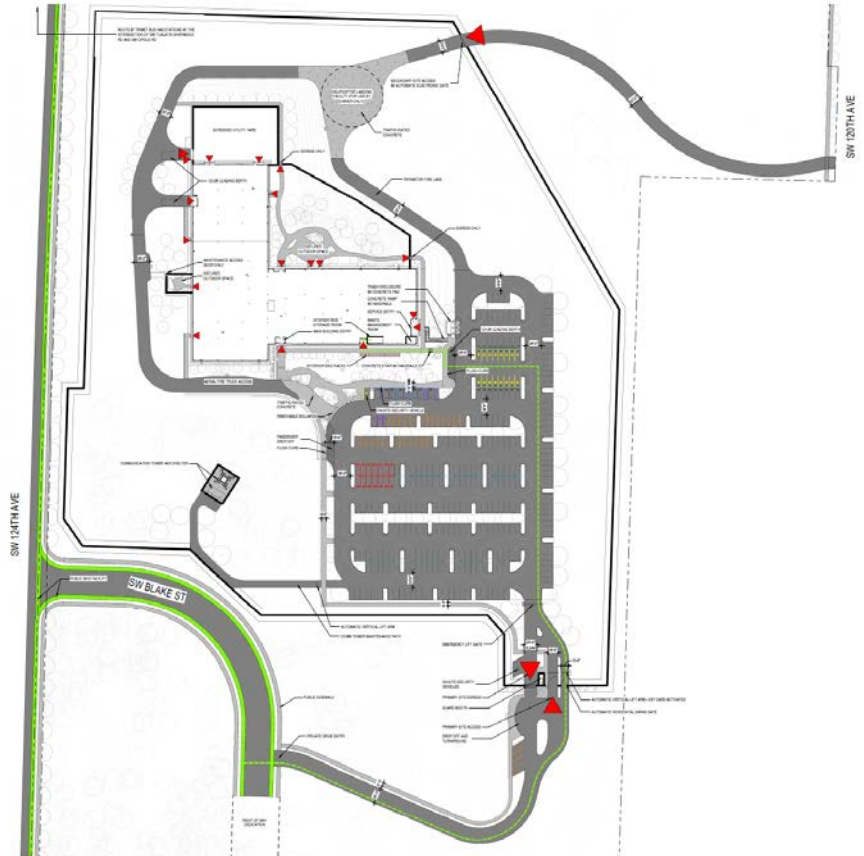




Parking Standards (TDC 73C)

The application demonstrates the proposal complies with requirements for:

- Minimum/maximum vehicle parking spaces for office use (338 spaces proposed, 292 required)
- Bike parking (54 spaces proposed and required)
- Parking and drive aisle standards
- Loading berth standards
- Parking lot landscaping
- Walkway standards

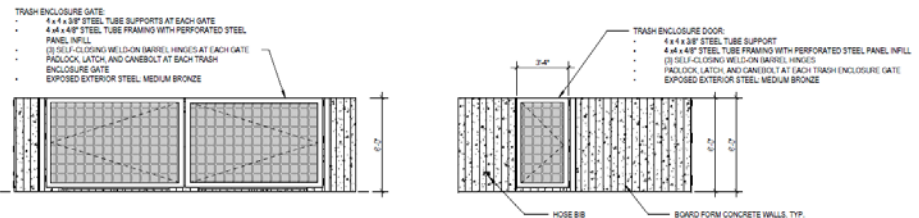
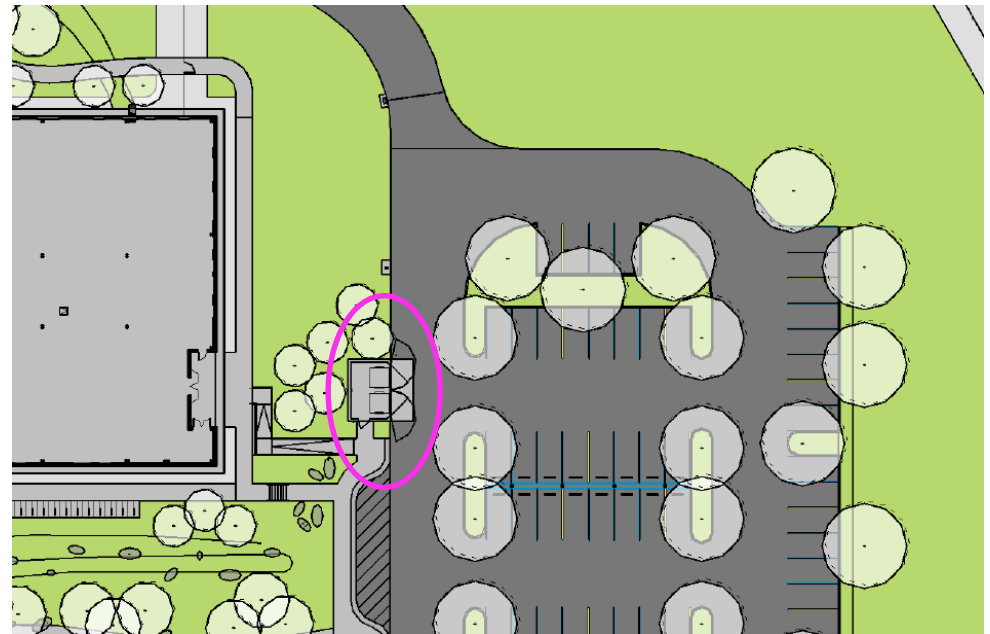




Waste and Recyclables (TDC 73D)

The application demonstrates the proposal complies with requirements for:

- Minimum waste and recyclables storage area
- Location
- Design and screening
- Access



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Conclusion

- The findings demonstrate that the proposal meets the applicable criteria of the Tualatin Development Code.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 19-0005), as conditioned.
- Questions?