



TO: Architectural Review Board

THROUGH: Steve Koper, AICP, Assistant Community Development Director

FROM: Erin Engman, Senior Planner

DATE: June 8, 2022

SUBJECT:

Consideration of an Architectural Review application (AR 22-0001) for a 116 unit multi-family development on a 4.66 acre site in the High-Density Residential (RH) zone at 23500 SW Boones Ferry Road (Tax Lot: 2S135D000303).

RECOMMENDATION:

Based on the analysis and findings, as well as the application materials demonstrating compliance with the applicable review criteria, staff respectfully recommends approval of the subject Architectural Review application (AR 22-0001), subject to the recommended conditions of approval in the attached Analysis and Findings.

EXECUTIVE SUMMARY:

- The subject proposal is a Type III land use case, subject to a quasi-judicial hearing before the Architectural Review Board.
- The subject site comprises 4.66 acres of land in the High-Density Residential zone, located east of Boones Ferry Road, south of Norwood Road, north of Greenhill Lane, and within the Basalt Creek Area. The land is currently occupied by two single-family homes and abuts the Horizon Community Church campus along the northern, eastern, and southern property lines. The recently approved Autumn Sunrise subdivision (SB21-0001) is also located south of the project site.
- The applicant requests approval to construct a 116-unit apartment development. The scope includes two, four-story residential buildings with units ranging in size from one-bedroom to four-bedrooms, as well as a community building, passive and active recreational amenities, and 170 parking stalls.
- The proposed development was granted a variance to height standards and minimum parking requirements through VAR 21-0003; this includes a maximum building height requirement of 54 feet and a minimum parking requirement of 170 stalls to maintain density allowances.
- As Boones Ferry Road is designated an access limited roadway, site access will be provided off the property's southern boundary by future roadway that is to be constructed as part of the Autumn Sunrise subdivision (SB21-0001). If the adjoining Autumn Sunrise access is not available when the Plambeck multi-family development is being constructed, the applicant must obtain a Design Exception through Washington County for interim site access off of Boones Ferry Road. Secondary, emergency access is proposed along the northern side of the site at SW Boones Ferry Road as required by TVF&R.

- City utilities have yet to be extended to properties south of Norwood Road, including the subject site. The applicant will be required to extend City water lines from the intersection of Boones Ferry Road and Norwood to southern property line of the subject site. The applicant will also be required to extend City sewer to the subject site.
- Public comments (Exhibit H) have been received from property owners, adjacent to the project site and west of Boones Ferry Road voicing concerns over potential stormwater and resultant downstream impacts. Staff recommends a condition of approval requiring the applicant to submit final plans that minimize impact from stormwater runoff to adjacent properties, allow adjacent properties to drain as they did before the new development, and provide gravity drainage from this development to an approved public system prior to issuance of permits for construction activities.

OUTCOMES OF DECISION:

Approval of AR 22-0001 will facilitate construction of the proposed development.

ALTERNATIVES TO RECOMMENDATION:

The Architectural Review Board may alternatively:

- Approve AR 22-0001 with amended conditions of approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny AR 22-0001.

ATTACHMENTS:

- Analysis and Findings
- Presentation
- Exhibit A1 - Narrative
- Exhibit A2 – Plan Set and Elevations
- Exhibit A3 – Tree Assessment Report
- Exhibit A4 – Transportation Impact Analysis
- Exhibit A5 – Preliminary Stormwater Report
- Exhibit A6 – Supporting Documents
- Exhibit B – Public Noticing Requirements
- Exhibit C – Tualatin Valley Fire & Rescue Conditions
- Exhibit D – Clean Water Services Memorandum
- Exhibit E – Washington County Conditions
- Exhibit F – VAR21-0003 Final Order
- Exhibit G – Lot Coverage Email
- Exhibit H – Public Comment
- Exhibit I – Figure 73-1
- Exhibit J – Figure 73-2
- Exhibit K - Map 8-1 Tualatin Functional Classification Plan
- Exhibit L - Map 8-4 Tualatin Bicycle and Pedestrian Plan
- Exhibit M – City Engineering Memorandum
- Exhibit N – Water System Capacity Analysis
- Exhibit O – Letter of Intent for Easement Agreement

- Exhibit P – Items Added to the Record in Response to Public Comment