



# **124th Ave Commerce Center**

## **Extension Request**

**December 9, 2025 – Architectural Review Board**

# ***Agenda***

- Site Background
- Project Overview
- Applicable Criteria
- Conclusion



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# Site Background

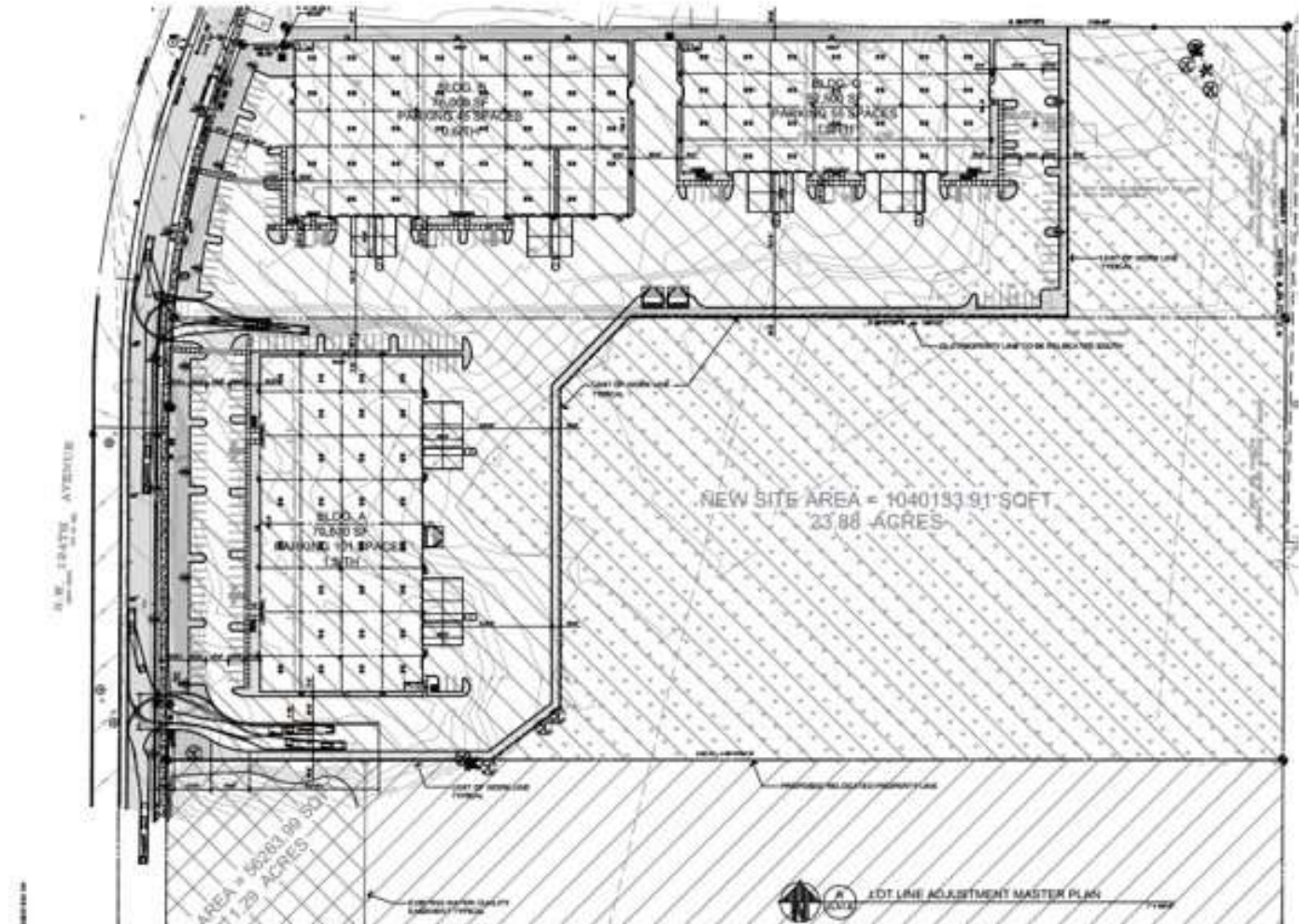


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# Original Approval

- On December 13, 2023, the Architectural Review Board approved with conditions Architectural Review 23-0004. This decision approved a three-building industrial development totaling 199,170 square feet on a 23.8-acre site in the General Manufacturing (MG) zone at 19000 SW 124th Avenue.
- The application was reviewed against the Tualatin Development Code at the time of approval.
- The decision is included in Exhibit B.

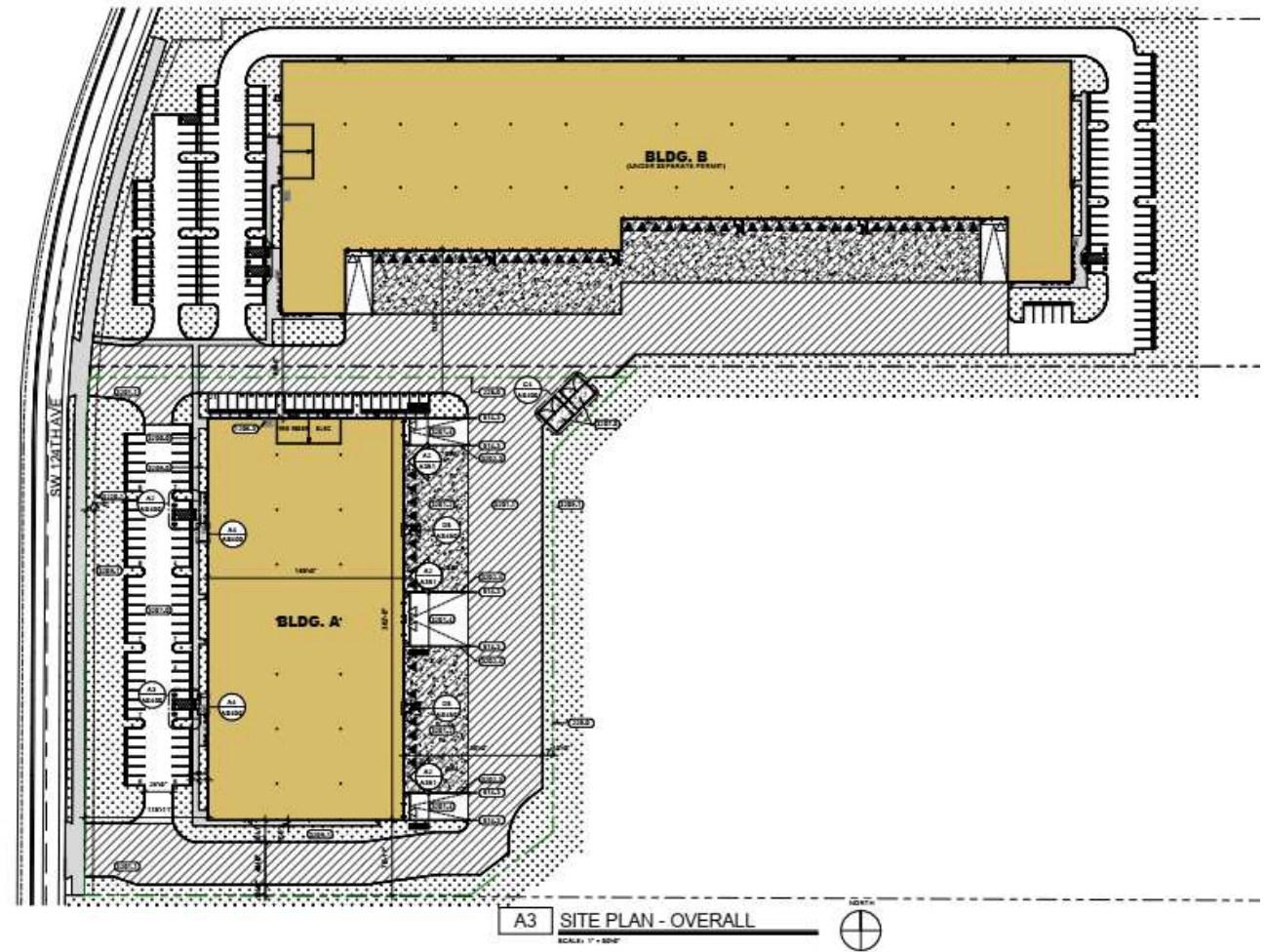


# Revised Proposal



## The applicant's revised plans (Exhibit A3):

- Increased Building A to 70,809 square feet
- Combined Building B and C into a single building of approximately 128,649 square feet
- Total development of 199,458 square feet



# ***TDC 33.020(9) - Permit Expiration***



Architectural Review decisions expire two years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

- Effective Date of AR 23-0004: **December 22, 2023**
- Expiration Date of AR 23-0004: **December 22, 2025**



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# ***Extension Request***



**AHBL, Inc., on behalf of, Tualatin 124, LLC, requests an extension of the Architectural Review Board decision dated December 13, 2023, for the proposed 124th Commerce Center, casefile AR23-0004.**

**The applicant requests to extend the decision through December 22, 2026.**



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# Extension Request Procedures



## Type III Architectural Review Extension Request:

(a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two years of the effective date. – **Request submitted November 11, 2025.**

(c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:

- (ii) If the Architectural Review Board (ARB) approved the Architectural Review, then the ARB will decide the extension request under the Type III quasi-judicial procedures in TDC 32.230. – **ARB Hearing December 9, 2025.**

(d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150. – **Staff provided notice on November 19, 2025. Applicant posted sign.**



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# Extension Approval Criteria



**The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:**

- (i) The applicant submitted a written extension request prior to the expiration date;**
- (ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;**
- (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and**
- (iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.**



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# ***Extension Approval Criteria***



**(i) The applicant submitted a written extension request prior to the expiration date;**

- **Effective Date of AR 23-0004: December 22, 2023**
- **Expiration Date of AR 23-0004: December 22, 2025**
- **Applicant submitted extension request for AR 23-0004 on November 11, 2025.**



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# Extension Approval Criteria



(ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;

- City Staff flagged TDC updates since the AR23-0004 decision:
  - Tualatin 2045 Transportation Plan (September 2025)
  - PTA 24-0002 (June 2024) - Implemented CFEC Parking Reform
    - Repealed minimum parking requirements
    - Update standards for parking lot design, pedestrian connectivity, tree canopy, EV-readiness
- Applicant's Narrative (Exhibit A1):
  - Project remains consistent with current TDC standards
  - Compliance demonstrated for: walkways, landscaping, parking dimensions, circulation, lighting, screening, and accessible parking
  - Exceeds minimums for landscaping, bicycle parking, and tree canopy (40%+ coverage)
  - Parking for warehouse/manufacturing use in **Zone B** meets max vehicle + min bicycle standards
  - Applicant concludes **no significant changes** affecting the approved project
- Applicable agencies (TVF&R, CWS, Republic Services) were noticed on November 11, 2025.
  - No comments received to date.



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# Extension Approval Criteria



(iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted;

Applicant narrative (Exhibit A1) references two professional memorandums:

## Transportation Impact Analysis - TENW – Exhibit A2

- Original TIA completed April 18, 2023, for a 199,170 SF light industrial project (AR 23-0004)
- Updated site plan: **199,458 SF**
- Updated ITE trip generation shows **lower traffic** than previously analyzed
- Memorandum stated recent code updates do **not affect** analysis or conclusions
- Report concluded **no supplemental transportation study required**

## Environmental Review – Soundview Consultants – Exhibit A2

- Memorandum stated No significant changes to City ordinances or regulations affecting the project
  - Including Ordinances 1486-24 and 1451-25
- No new environmental studies are warranted



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# Extension Approval Criteria



(iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.

- The existing site is unimproved, and no development activity has occurred since the Architectural Review 23-0004 decision issued in 2023.



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# ***Proposed Conditions of Approval***



- A1. The extension can be no more than a single one-year extension. The original decision for Architectural Review 23-0004 became effective on December 22, 2023, with an expiration date of December 22, 2025. This decision will extend the expiration timeline by one year to December 22, 2026.
- A2. The proposed extension must adhere to the conditions of the original decision of Architectural Review 23-0004.
- A3. The proposed extension must comply with all applicable standards and objectives in Tualatin Development Code Chapters 32 and 33.
- A4. The site must continue to not be neglected so as to allow the site to become blighted in accordance with TDC 33.020(10)(e)(iv).
- A5. The Property Line Adjustment (PLA 23-0003) tied to the original AR 23-0004 decision has expired. The applicant will need to apply for a new Property Line Adjustment proposed under the original submittal.



# ***Outcomes of Decision***



Approval of extension for AR 23-0004 will extend the timeline of the decision by one year from an expiration date of December 22, 2025, to December 22, 2026. The time-extended decision would then expire on December 22, 2026, unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

# ***Alternatives to Recommendation***



The Architectural Review Board may alternatively:

- Approve the extension of AR 23-0004 with Conditions of Approval and direct staff to provide updated Analysis and Findings;
- Continue the hearing to a later date for further consideration; or
- Deny the extension of AR 23-0004.



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