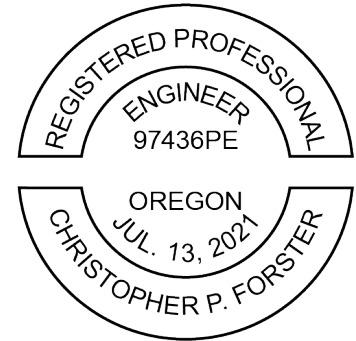


# MEMORANDUM

**DATE:** November 11, 2025  
**TO:** City of Tualatin – Planning Division  
**FROM:** Spenser Haynie / Chris Forster, PE  
TENW  
**SUBJECT:** Architectural Review Board Decision – Request for Extension  
124<sup>th</sup> Avenue Industrial Development (Case #AR 23-0004)  
TENW Project No. 2025-126



RENEWS: 12/31/2025

This memorandum documents the request for extension of the Architectural Review Board (ARB) Decision for the *124<sup>th</sup> Avenue Industrial Development* project in Tualatin, OR (Case #AR 23-0004). This memo includes a project description, trip generation estimate, and comparison to the previously conducted Transportation Impact Analysis (TIA).

## Background

The *124<sup>th</sup> Avenue Industrial Development* site is located at 19000 SW 124<sup>th</sup> Ave (Tax Lot 2S127BB00100) as shown in the **Attachment A** vicinity map. Based on the current site plan, the proposed project consists of the development of up to 199,458 square feet of new building area for industrial use. The existing site is vacant.

Vehicular access to the site is proposed via two (2) right-in/right-out driveways on SW 124<sup>th</sup> Ave. A preliminary site plan is included in **Attachment B**.

## Transportation Impact Analysis

The Transportation Impact Analysis (TIA) was completed on April 18, 2023 by Lancaster Mobley. Original assumptions and findings along with changes since the report was completed are outlined below.

### Original Assumptions and Findings:

The prior TIA evaluated impacts of a proposed 199,170 square foot (SF) industrial development on the surrounding roadway network assuming a general light industrial use for a future 2025 buildout. The TIA evaluated level of service (LOS) at six (6) locations including five (5) off-site study intersections and one (1) proposed access to SW 124<sup>th</sup> Ave. It should be noted that while two (2) access points were proposed, all site generated traffic was assumed to use the north access.

The analysis of the project included a review of safety and operational conditions with the following conclusions:

- The proposed project is estimated to generate 970 new weekday vehicular trips with 147 trips occurring during the weekday AM peak hour and 129 trips occurring during the weekday PM peak hour based on the ITE *Trip Generation Manual* (11<sup>th</sup> Edition).
- Based on review of the most recent 5 years of available crash data, no significant trends or crash patterns were identified at any of the study intersections that do not already have planned and funded improvements.

- Based on the sight distance analysis, both proposed site accesses will meet ISD recommendations and SSD requirements as long as foliage in the landscape strip is maintained to a height of 3 feet or less.
- The proposed north access to SW 124<sup>th</sup> Ave will meet the TDC access spacing standards and will be limited to right-in and right-out movements.
- Secondary access to the site is not available from either SW Myslony Street or SW Cimino Street. Therefore, a south access on SW 124<sup>th</sup> Ave is recommended.
- All study intersections are anticipated to operate within acceptable jurisdiction standards and therefore no mitigation is proposed.
- The analysis shows the estimated queues can all be accommodated within the available storage and therefore no mitigation for queuing operation is proposed.

### Changes Since the Prior TIA:

Based on the current site plan, the project includes 199,458 SF of industrial development (within 0.2% of the building size assumed in the original TIA). Updated trip generation estimates were conducted based on the current site plan and methodology in the recent update to the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12<sup>th</sup> Edition) for Land Use Code (LUC) 110 (General Light Industrial). A summary of the estimated trip generation for the proposed project compared to the prior TIA is summarized below in **Table 1**. Detailed trip generation calculations are included in **Attachment C**.

**Table 1**  
**Trip Generation Summary**

Weekday Time Period	New Trips Generated in Prior TIA			New Trips Generated by Current Proposal		
	In	Out	Total	In	Out	Total
Daily	485	485	970	359	359	718
AM Peak Hour	129	18	147	83	13	96
PM Peak Hour	18	111	129	24	74	98

Based on discussions with City staff, since the current proposal results in estimated trip generation less than or equal to what was evaluated in the prior TIA, no additional analysis of off-site traffic impact is required.

In addition, the City of Tualatin recently passed Ordinance 1451-25 in August 2025, updating the Comprehensive Plan and portions of the Development Code. Based on our review of code updates, the requirements for Traffic Studies (TDC 74.050) showed minor revisions from the requirements in the prior code (TDC 74.440) including minor updates to LOS standards. However, none of these updates would change the conclusions outlined above from the original TIA.

## Conclusions

The TIA for the proposed *124<sup>th</sup> Ave Industrial Development* project considered buildout of a 199,170 square foot (SF) industrial development assuming a general light industrial land use. Vehicular access was proposed at two (2) driveways on SW 124<sup>th</sup> Ave.

Based on the current site plan (199,458 SF) and updated trip generation estimates using the current ITE manual, the proposed project is estimated to generate less traffic than was previously evaluated.



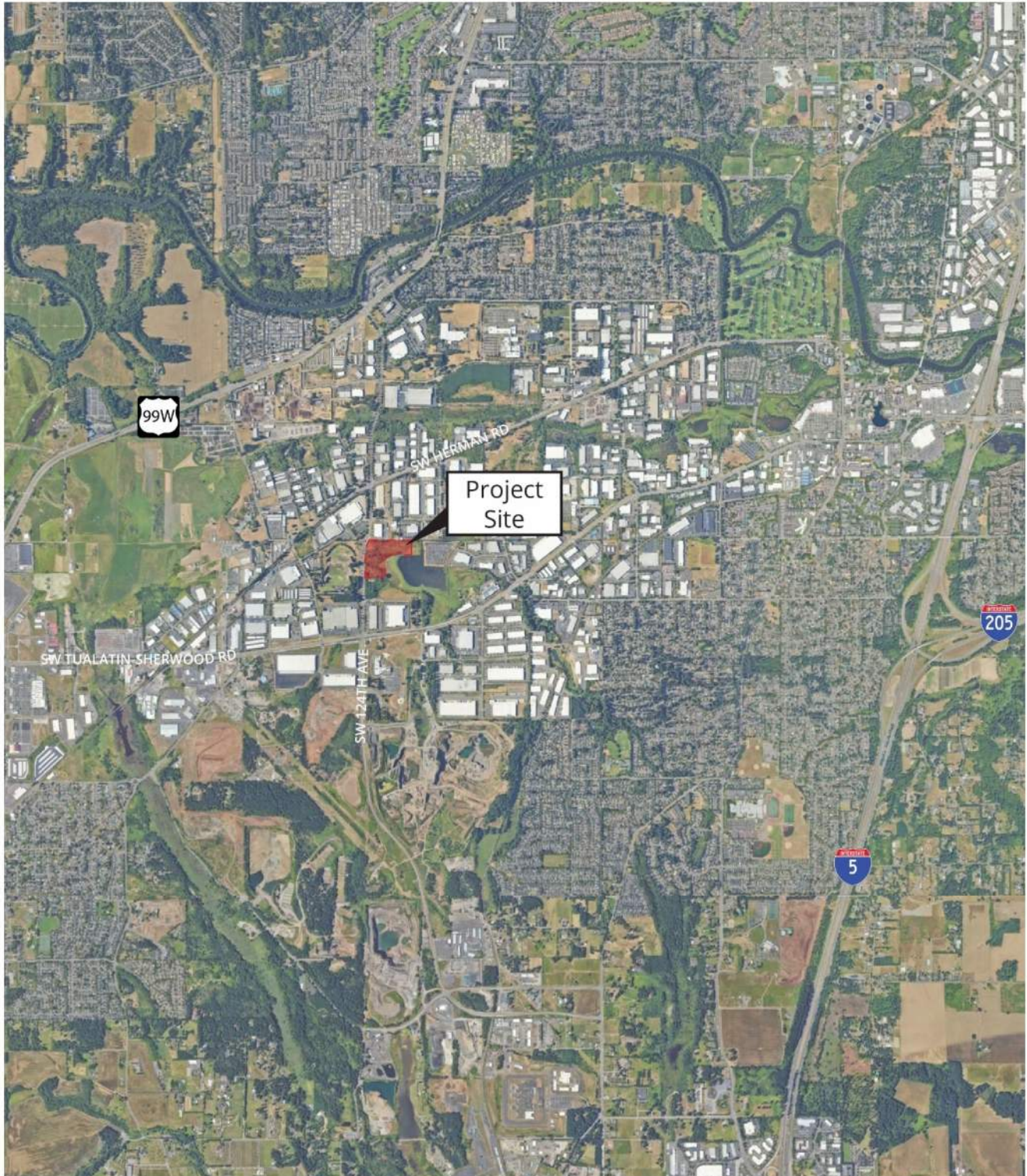
Additionally, recently adopted code updates would not result in any changes to the conclusions of the original TIA. Therefore, no supplemental analysis is needed to accommodate the requested extension.

Please contact me at (206) 390-7253 or [spenser@tenw.com](mailto:spenser@tenw.com) with any questions.

Attachments:   A – Vicinity Map  
                      B – Preliminary Site Plan  
                      C – Trip Generation Calculations

## ATTACHMENT A

Vicinity Map

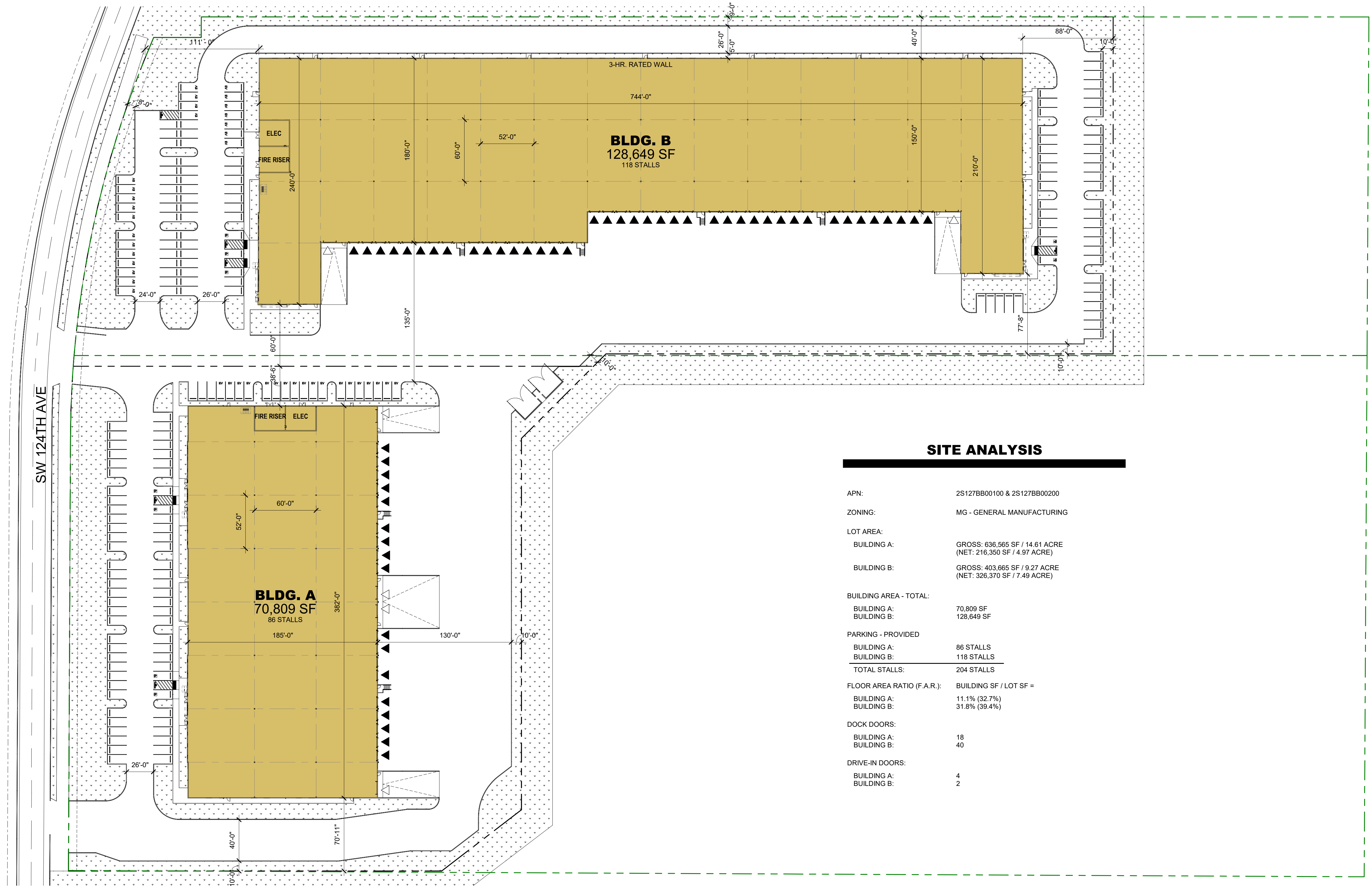


Attachment A: Project Site Vicinity



## ATTACHMENT B

Preliminary Site Plan



## ATTACHMENT C

### Trip Generation Calculations

**124th Ave Industrial Development (Tualatin, OR)**  
**Weekday Trip Generation Summary**

Land Use	Size/Units <sup>1</sup>	ITE LUC <sup>2</sup>	Trip Rate or Equation <sup>2</sup>	Directional Distribution		Trips Generated		
				In	Out	In	Out	Total
DAILY								
Proposed Use:								
General Light Industrial	199,458 GFA	110	3.60	50%	50%	359	359	718
New Daily Trips =						359	359	718
AM PEAK HOUR								
Proposed Use:								
General Light Industrial	199,458 GFA	110	0.48	86%	14%	83	13	96
New AM Peak Hour Trips =						83	13	96
PM PEAK HOUR								
Proposed Use:								
General Light Industrial	199,458 GFA	110	0.49	24%	76%	24	74	98
New PM Peak Hour Trips =						24	74	98

**Notes:**

<sup>1</sup> GFA = Gross Floor Area.

<sup>2</sup> Based on Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 12th Edition, 2025.



## Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Gig Harbor, WA 98335

Phone: (253) 514-8952 Fax: (253) 514-8954

# Memorandum

**To: Bjorn Brynestad, PDC Seattle LPIV BB/TH, LLC**

**File Number: 1144.0069**

**From: Matt DeCaro, Soundview Consultants LLC**

**Date: November 10, 2025**

**Re: Tualatin 124th Commerce Center**

**20010 and 20052 SW 124th Avenue, Tualatin, Oregon 97062**

Dear Mr. Brynestad,

Soundview Consultants LLC (SVC) has been providing environmental compliance support to PDC Seattle LPIV BB/TH, LLC (Applicant) for the proposed 124th Commerce Center project located at 20010 and 20052 SW 124th Avenue in Tualatin, Oregon (Tax Lots 2S127BB00100 and 2S127BB00200). This memorandum is intended to support the Applicant's request for an extension to Architectural Review Decision AR23-0004.

Based on discussions with the project engineer, AHBL, there are no significant changes in any conditions, ordinances, regulations, or standards of the City of Tualatin, including Ordinance 1486-24 (Parking Requirements) and Ordinance 1451-25 (Transportation System Plan), that affect the previously approved project. Therefore, new environmental studies (e.g., wetland studies, mitigation plans, et cetera) are not warranted based on any such code changes.

If you have any questions, please feel free to contact me at (253) 514-8952 or via email at [matt@soundviewconsultants.com](mailto:matt@soundviewconsultants.com).

Sincerely,

Matt DeCaro

Managing Principal Consultant