



City of Tualatin

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**“NECESSARY PARTIES”
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: AR-15-05

(Community Development Dept.: Planning Division)

PROPOSAL	To An approximately 400,00 square foot phased expansion to the Koch Corporate Center in three buildings
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PROPERTY <input type="checkbox"/> n/a	Name of Application	KOCH EXPANSION LOTS 1-3, 5 AND 8			
	Street Address	20850, 20950, 21000, 21100, 21200 SW 115 th Ave			
	Tax Map and Lot No(s).	2S1 27DB 200, 300, 400 and 2S1 27AC 300, 600			
	Planning District	General Manufacturing (MG)	Overlays <input type="checkbox"/>	NRPO <input checked="" type="checkbox"/>	Flood Plain <input type="checkbox"/>
	Previous Applications	AR-09-02	Additional Applications: AR-09-09	CIO N/A	

DATES	Receipt of application	3/4/2015	Deemed Complete	4/7/2015	CONTACT	Name: Clare Fuchs
	Notice of application submittal			4/13/2015		Title: Senior Planner
	Project Status / Development Review meeting			4/30/2015		E-mail: cfuchs@ci.tualatin.or.us
	Comments due for staff report			4/27/2015		Phone: 503-691-3027
	Public meeting: <input checked="" type="checkbox"/> ARB <input type="checkbox"/> TPC <input type="checkbox"/> n/a			TBD		Notes: NRPO is Open Space Preservation only
	City Council (CC) <input type="checkbox"/> n/a					

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.

- Wilsonville Planning Div.

***Paper Copies**

Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation

(ODOT) Region 1

- ODOT Maintenance Dist. 2A
- ODOT Rail Div.

Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
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- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards

73.470 Standards

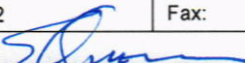
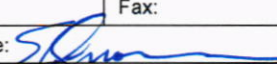
73.500 Standards



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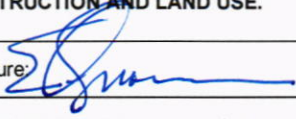
APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: Mark Person		Title: Planner	
Company Name: Mackenzie			
Current address: 1515 SE Water Avenue, Suite 100			
City: Portland		State: Oregon	ZIP Code: 97214
Phone: 503-224-9560	Fax:	Email: mperson@mcknze.com	
Applicant			
Name: Eric Sporre		Company Name: PacTrust	
Address: 15350 SW Sequoia Parkway, Suite 300			
City: Portland		State: Oregon	ZIP Code: 97224
Phone: 503-603-5492	Fax:	Email: erics@pactrust.com	
Applicant's Signature: 		Date: 4/6/15	
Property Owner			
Name: PacTrust, Attn: Eric Sporre			
Address: 15350 SW Sequoia Parkway, Suite 300			
City: Portland		State: Oregon	ZIP Code: 97224
Phone: 503-603-5492	Fax:	Email: erics@pactrust.com	
Property Owner's Signature: 		Date: 4/6/15	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: Dennis Woods and Adam Solomonson - Mackenzie			
Address: 1515 SE Water Avenue, Suite 100			
City: Portland		State: Oregon	ZIP Code: 97214
Phone: 503-224-9560	Fax:	Email: dwoods@mcknze or asolomonson@mcknze.com	
Landscape Architect			
Name: Beighley & Associates, Inc.			
Address: 12840 NW Cornell Road			
City: Portland		State: Oregon	ZIP Code: 97229
Phone: 503-643-4798	Fax:	Email:	
Engineer			
Name: Bob Frentress, Jr. - Mackenzie			
Address: 1515 SE Water Avenue, Suite 100			
City: Portland		State: Oregon	ZIP Code: 97214
Phone: 503-224-9560	Fax:	Email: bfrentress@mcknze.com	
Project			
Project Title: Koch Corporate Center Lots 1, 2 and 3 and 5 and 8			
Address: 11340 SW Tualatin Sherwood Road			
City: Tualatin		State: Oregon	ZIP Code: 97062
Brief Project Description: Architectural Review for three buildings to be phased per future market demands, proposed buildings			
Proposed Use: will be 46,875 SF, 60,000 SF and 200,000 SF as shown on the development plans included with this application.			

Value of Improvements:

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:



Date:

4/16/15

Office Use

Case No:	Date Received:	Received by:
Fee: Complete Review (\$115-\$5040):	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

PACTRUST REALTY, INC.

AUTHORITY & INCUMBENCY CERTIFICATE

The undersigned, Terry L. O'Toole, certifies that she is the duly elected and qualified Secretary of PacTrust Realty, Inc., a Delaware corporation ("Company"), and that, as such, she is authorized to execute this Certificate on behalf of the Company, which is the General Partner of Pacific Realty Associates, L.P., and she further certifies that the persons named below are duly elected, qualified and acting officers of the Company, holding on the date hereof the respective office set forth opposite his/her name:

Name	Office
Peter F. Bechen	President & Chief Executive Officer
David W. Ramus	Vice President & Chief Operating Officer
John C. Hart	Chief Financial Officer
Andrew R. Jones	Vice President
Eric A. Sporre	Vice President
John C. Wiitala	Vice President

Furthermore, each of the above officers and/or agents of the Company is authorized and empowered to execute and deliver any and all documents or other pertinent instruments related the operation and disposition of real property and improvements thereon owned by the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 6th day of April 2015.



Terry L. O'Toole
Secretary

GENERAL INFORMATION	
Site Address:	SW 115th Avenue and SW IteI Street
Assessor's Map and Tax Lot #:	2S127DB00200, 2S127DB00300, 2S127DB00400,
Planning District: MG	2S127AC00300, and 2S127AC00600
Parcel Size:	Site size: 871,262 SF (20.00 AC)
Property Owner:	Pacific Realty Co
Applicant:	Mackenzie - Mark Person
Proposed Use:	Manufacturing and manufacturing/warehouse buildings

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	378
Square footage of building(s):	306,875 SF total
Square footage of landscaping:	227,532 SF total
Square footage of paving:	336,294 SF total
Proposed density (for residential):	N/A

<p>For City Personnel to complete:</p> <p>Staff contact person:</p>
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CITY OF TUALATIN FACT SHEET

General

Proposed use: Manufacturing, warehouse				
Site area:	20.00	acres	Building footprint:	306,875 sq. ft.
Development area:	20.00	acres	Paved area:	336,294 sq. ft.
	871,262	Sq. ft.	Development area coverage:	73.82 %

Parking

Spaces required (see TDC 73.400) see C2.1 sheets (example: warehouse @ 0.3/1000 GFA) _____ @ _____/1000 GFA = _____ _____ @ _____/1000 GFA = _____ _____ @ _____/1000 GFA = _____ Total parking required: 309 spaces Handicapped accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: 378 spaces Standard = 361 Handicapped accessible = 17 Van pool = 13 Compact = 0 Loading berths = 64
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Bicycles

Covered spaces required: 10	Covered spaces provided: 10
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Landscaping

Landscaping required: 15 % of dvpt. area 130,689 Square feet	Landscaping provided: 28.1 % of dvpt. area 227,532 Square feet
Landscaped parking island area required: _____ % 9,450 SF	Landscaped parking island area provided: _____ % 18,903 SF

Trash and recycling facility

Minimum standard method: _____ square feet	See narrative and plans
Other method: N/A	_____ square feet

For commercial/industrial projects only

Total building area:	306,875 sq. ft.	2 nd floor:	sq. ft.
Main floor:	306,875 sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only N/A

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		