



# City of Tualatin

www.tualatinoregon.gov

**OFFICIAL**

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES OF JUNE 28, 2017

### **ARB MEMBERS PRESENT:**

Jeff DeHaan  
Skip Stanaway (arrived during Agenda item 4)  
Patrick Gaynor  
Chris Goodell  
Carol Bellows

### **STAFF PRESENT**

Aquilla Hurd-Ravich  
Alice Cannon  
Erin Engman  
Lynette Sanford

**ARB MEMBERS ABSENT:** Angela Niggli, John Howorth

**GUESTS:** Suzannah Stanley, Phillip Brown, Brad Tire

---

### **1. CALL TO ORDER AND ROLL CALL:**

Jeff DeHaan, Chair, called the meeting to order at 6:35 pm and reviewed the agenda. Roll call was taken. Mr. DeHaan read the script for Quasi-Judicial Hearings and asked the board members if they had a conflict of interest, bias or ex parte contact with the applicant. Mr. Gaynor noted that he has visited the site of the proposed development.

### **2. APPROVAL OF MINUTES:**

#### **A. Approval of Joint ARB/TPC Minutes from March 20, 2017.**

Mr. DeHaan asked for review and approval of the March 20, 2017 Joint TPC/ARB minutes. MOTION by Goodell, SECONDED by Bellows to approve the minutes as written. MOTION PASSED 4-0.

### **3. COMMUNICATIONS FROM THE PUBLIC (NOT ON THE AGENDA)**

None

### **4. PUBLIC HEARINGS:**

#### **A. Majestic Building 1 Recommendation and Staff Report for AR-17-0002.**

Erin Engman, Assistant Planner, presented the staff report for Majestic Building 1 which included a PowerPoint presentation. Ms. Engman noted that the applicant is requesting approval to develop a 229,146 square foot industrial building, 39 feet in height. This

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

project is subject to Architectural Review Board (ARB) review per TDC 73.030 which states that all industrial developments with a building of 150,000 square feet or larger must be reviewed by the ARB.

Ms. Engman stated that the site consists of one parcel that is approximately 11.54 acres in size and is currently vacant. Tenants have not been determined at this time, but the applicant anticipates warehouse activity with accessory office use. Planned improvements also include pedestrian walkways landscaping, and 137 parking spaces with associated grading, drainage, and lighting.

Ms. Engman went through the slides which detailed the existing site plan, proposed site plan, proposed elevations and adjacent development.

Ms. Engman stated that staff recommends approval with the following conditions:

- Evidence that minimum parking requirements are met when tenants are identified
- Building perimeter landscape area (five feet wide) along southern and western elevation
- Modifications to parking stalls to meet standards along southern and western elevation
- Modifications to trash enclosure areas to satisfy Republic Services design conditions
- Accessway connection to SW 115th Ave
- Access defined by a landscape area of five feet wide by 30 feet long along the north side of the access drive.

Ms. Engman noted that the staff report incorrectly states the landscaping extend 25 feet. For industrial uses, it should be 30 feet (addressed on page 34 of the staff report). Ms. Engman added that the board members may wish to amend the condition to 30 feet.

Ms. Engman stated that the recommended options include:

- Approve with staff recommended findings and conditions of approval
- Approve with amended findings and conditions of approval
- Continue the hearing
- Deny the application

*Suzannah Stanley, Mackenzie, 1515 SE Water Ave, Suite 100, Portland, OR 97214*

Ms. Stanley presented a PowerPoint presentation of the Majestic warehouse proposal. This presentation included aerial photos of the site, access roads, project goals, and landscaping details.

*Phillip Brown, Majestic Realty, Hillsboro, OR*

Mr. Brown gave a brief history of his firm. He stated that it is family owned, private, and was founded in 1948. It has grown to 82 million square feet of commercial properties throughout the country. The Majestic Brookwood Business Park in Hillsboro was awarded the 2017 Industrial Development of the Year. He has searched for property in Tualatin for a number of years and was fortunate to build a partnership with the owner of this current property.

Ms. Stanley discussed the parking requirements for the site. Since the tenants are unknown, they depended on the Metro Employee Density Study. Ms. Stanley concluded that this property will have plenty of parking for their employees and additional parking will be provided if required for future tenants to meet parking standards.

Ms. Stanley also noted that since parking is an issue in the neighborhood, Mackenzie has plans to restripe Itel Street to add safe parking lanes. Ms. Stanley added that Itel Street is approximately 900' away so additional impacts are not expected.

Ms. Stanley noted that Condition AF-6 stated "a minimum 5 foot wide landscaped area along the south and west building perimeters that are viewable by the general public from parking lots or public right of way". Ms. Stanley acknowledged that the site has steep grade challenges and providing a full five feet of landscaping around the south and east side is challenging and almost impossible. Ms. Stanley added that the general public is not defined in the code and the general public will not visit the site – it will be primarily employees and distributors. Ms. Stanley also noted that code section 73.310(1) does not apply to the south and west building facades.

Mr. Brown stated that the issue is the public right-of-way. Blake Street is approximately 18-30 feet higher than the rest of the site and it's doubtful the area will ever be visible. Ms. Stanley added that other buildings in the area do not have 5 feet of landscaping. Ms. Stanley proposed removing condition AF-6, except for a 2.5 foot overhang.

Ms. Bellows noted that Blake Street is planned to be a connector. Ms. Cannon acknowledged that it is slated to be built from 115<sup>th</sup>-124<sup>th</sup> and a concept study is in the works for the alignment. Mr. Brown added that due to the grade differential, it will not be visible. Ms. Cannon added that she has visited the other sites in the area and found that they are in compliance regarding the code provisions and it needs to be consistent with future development. Mr. Brown disagreed that the other buildings are in compliance.

Mr. Gaynor asked if a fence and gate on the south side would that constitute a private area. Ms. Hurd-Ravich responded that the topic was brought up by the applicant and we determined that is not a way to mitigate code requirement.

Mr. Stanaway stated that since we're dealing with a large scale of building, landscaping has a major role in softening the façade. Mr. Stanaway added that an adequate plant strip is necessary to accomplish that.

Mr. DeHaan asked if there are negative consequences if the board makes an exception to the 5 feet landscaping standard. Ms. Hurd- Ravich responded that she spoke with the City Attorney and the ARB cannot convey that 2.5 feet is adequate. However, they can interpret the general public definition.

*Brad Tire, Mackenzie, 1515 SE Water Ave., Suite 100, Portland, OR 97214*

Mr. Tire, Landscape Architect, stated that there is a big drop off to the south, so they're planning on using Raywood Ash trees to soften the façade on the rear (south) side of the building. Mr. DeHaan asked how many bays were planned. Ms. Stanley answered that there are many bays, 22 feet wide, which are planned to be screened with trees.

Mr. Gaynor inquired about the plant choices. TDC 73.360 states that plants need to be strong enough to survive in the area. With his experience, the Raywood Ash tree may not be the best choice. It has a low lifespan, is weak rooted, and many commercial centers have asked him to remove them. Mr. Gaynor recommends the Urbanite Ash instead for a long life span. He also recommends the Japanese Zelkova over the Shademaster Honeylocust. As for shrubs, Mr. Gaynor recommended the Evergreen Huckleberry or Parney Cotoneaster. Mr. Gaynor also recommended a minimum of 18 inches of topsoil in all landscape areas.

Mr. Stanaway wanted to clarify what issues they are most concerned about. Ms. Stanley replied AF-7 and AF-9 with regards to parking overhang. Ms. Stanley proposes 2.5 feet be landscaped instead of 5 feet and propose to striking AF-7. The islands would stay the same size.

Mr. Goodell stated that page 47 states the condition requires a total of 7.5 feet including 2.5 feet of overhang. Ms. Stanley replied they cannot meet that requirement on the south and east sides.

The owner of the property, Mr. Nemarnik, asked how big the islands were. Ms. Stanley said they are 16-22 feet wide and remarked that if you took the square footage of landscaping including the islands, it would be advantageous over a five foot strip.

Mr. Goodell inquired about the striping of Itel Street. Ms. Hurd-Ravich responded that it is part of the public facilities discussion. Mr. Goodell inquired if they were in agreement with the garbage restriction. Ms. Stanley responded that they are fine with the condition but if a future tenant does not need that space, they may submit a revision.

Mr. DeHaan asked if they can comply with parking space requirement if they acquire a manufacturing tenant. Mr. Brown answered affirmatively. Ms. Hurd-Ravich added that when a tenant arrives, the City will ensure proof that parking requirements are met.

Chair DeHaan closed the public hearing and the members deliberated.

Mr. DeHaan stated that he thinks it's reasonable to make a determination that the two sides of the building are not viewable therefore should only require 2.5 feet of overhang landscaping. Mr. Stanaway stated the reason for the additional landscaping is to provide a greater variety for the general public. It affects the leasable space of the building and can impact tenant interest. Mr. Stanaway would like to see the landscaping condition enforced. Ms. Bellows agreed.

Mr. Gaynor requested additional trees be added along Blake Street in a staggered fashion for a better visual barrier. Ms. Engman responded that the area consists of a rock wall and the applicant has decided to plant raspberry along the edge. It was determined this area did not have enough soil depth for trees.

Mr. DeHaan asked for a motion to correct the typo on the staff report to amend the landscaping standard from 25 feet to 30 feet. MOTION by Goodell, SECONDED by Stanaway to make the change. MOTION PASSED 5-0.

MOTION by Goodell to approve with staff recommended findings and conditions of approval. SECONDED by Stanaway. MOTION PASSED 4-1 with DeHaan opposing.

5. **COMMUNICATION FROM BOARD MEMBERS**

None

6. **ADJOURNMENT**

MOTION by Stanaway, SECONDED by Bellows to adjourn the meeting at 8:16 PM.



\_\_\_\_\_  
Lynette Sanford, Office Coordinator