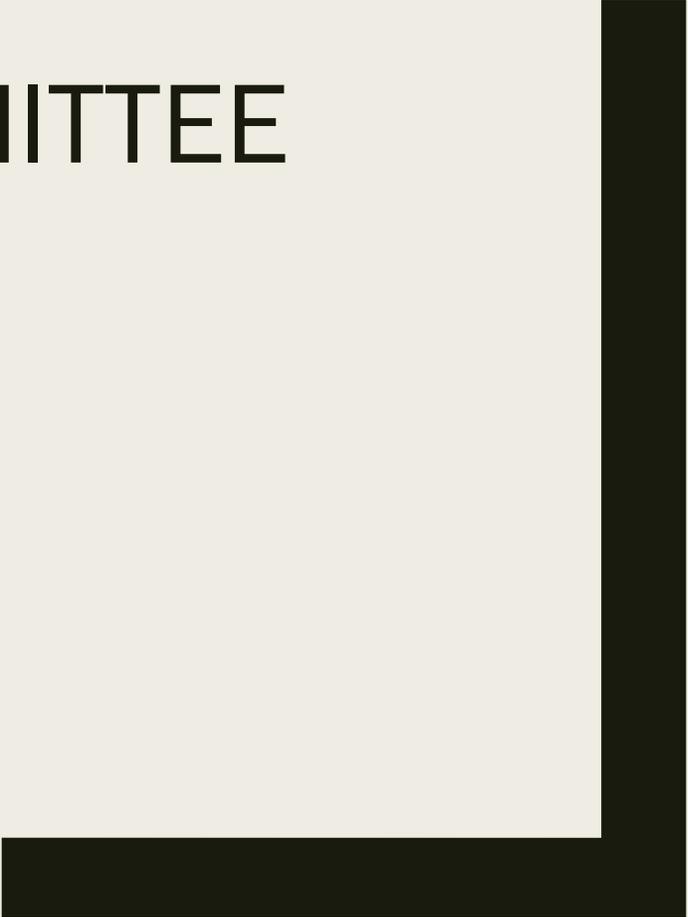




DESIGN REVIEW COMMITTEE
NDA CLACKAMAS

Z0387-18-D

October 16, 2018



PROPOSAL

- The applicant proposes the following:
 - *Site preparation including grading and removal of certain areas of extant vegetation.*
 - *Development of a 126,360 square foot warehouse facility, including supportive office space.*
 - *Development of additional site elements including access, parking, circulation, landscaping, and other infrastructure.*

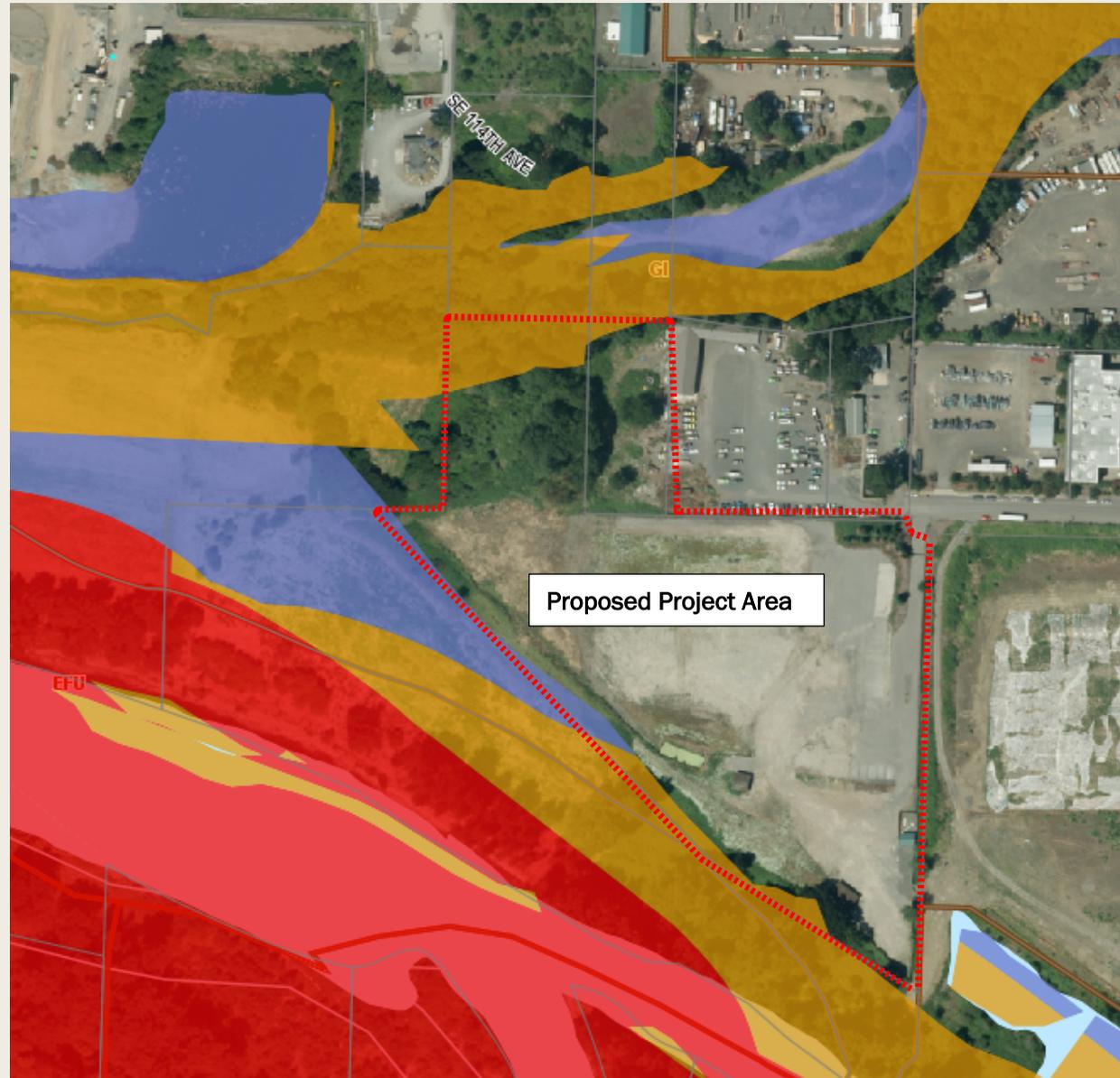
BACKGROUND

- The development site is approximately 12 acres in size and is a portion of several different lots of record which total 15.18 acres of land.
- This site is located at the terminus of Capps Road, at approximately 115th Avenue, in the Clackamas Industrial Area.
- The site is currently undeveloped and with some volunteer vegetation. A portion of the site is located within Clackamas County's Habitat Conservation Area overlay. Issues related to development in this area are addressed in a separate planning process currently running in parallel with the Design Review process.
- The property is zoned for General Industrial uses, and both of the propose uses (warehousing and office) are permitted uses in the zone.
- The development site is set within the Clackamas Industrial Area. Though proportions and era of development vary somewhat, the architectural character of the area is broadly utilitarian and industrial.
- Except for a small area on the southwest side of the site near to an area zoned for Exclusive Farm Use, it is surrounded by large areas of land carrying the same General Industrial zoning.

LOCATION MAP



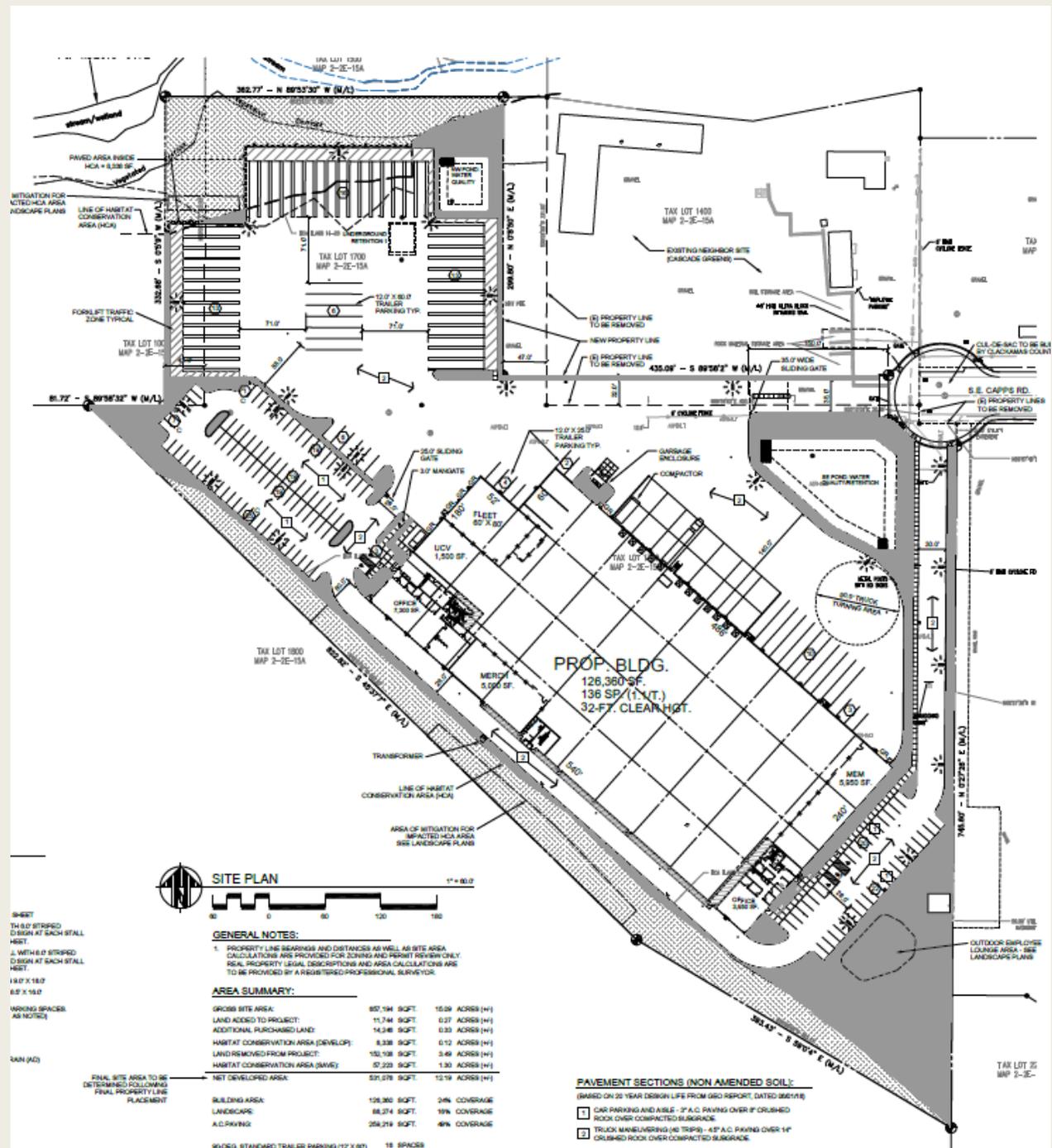
LOCATION OF HCA Area



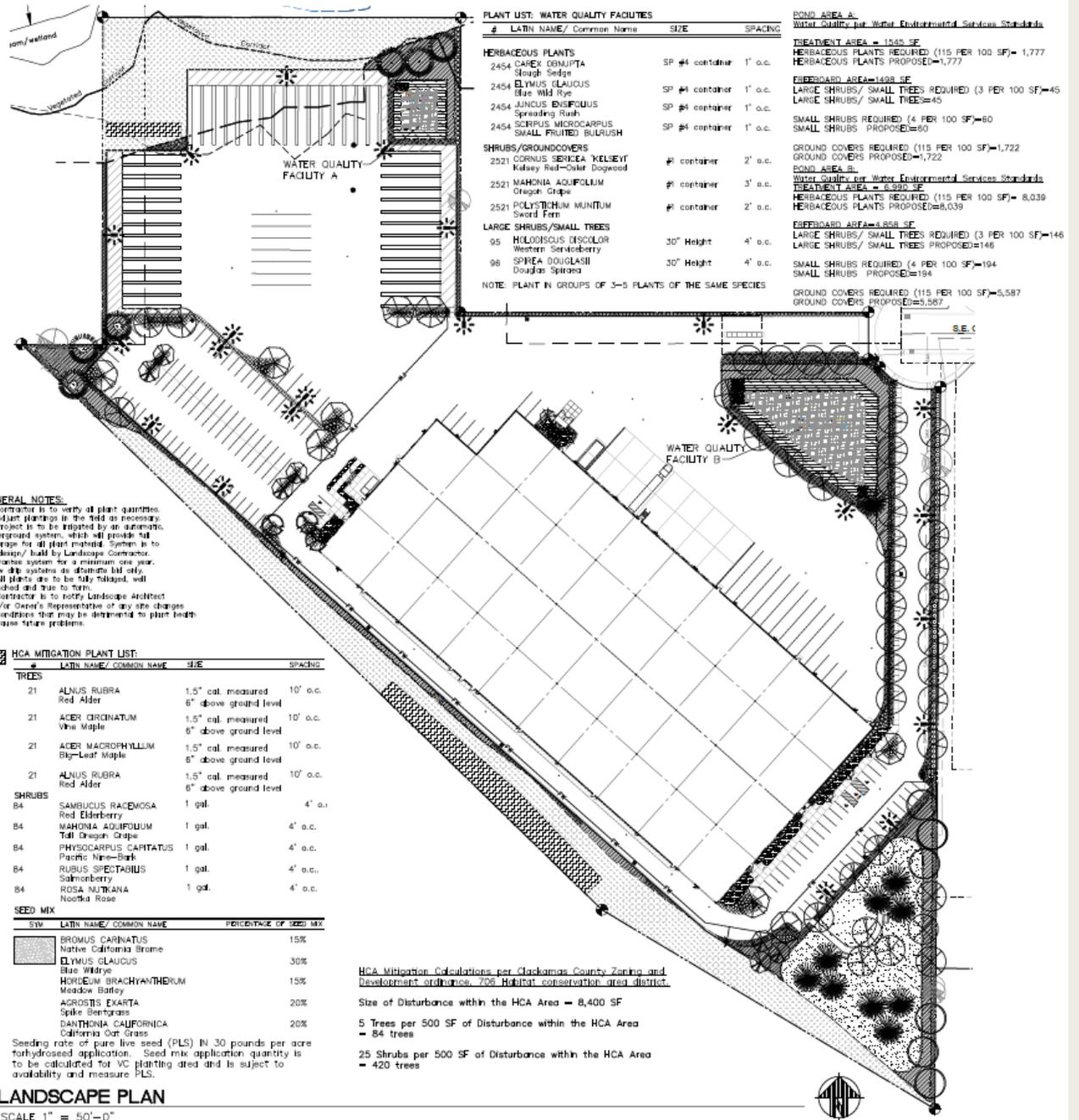
Existing Condition – “Birds Eye”



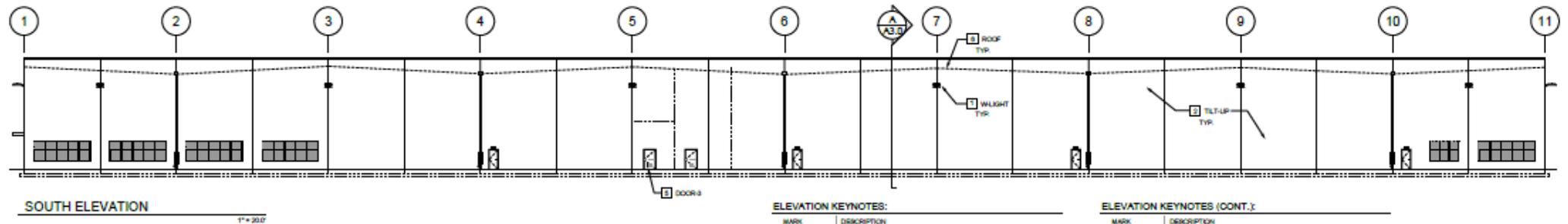
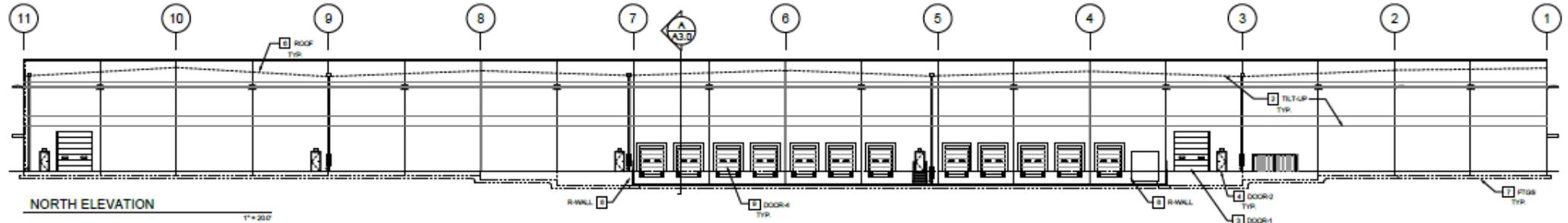
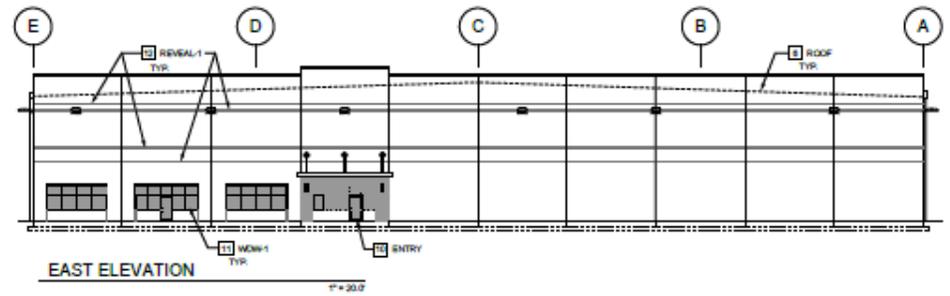
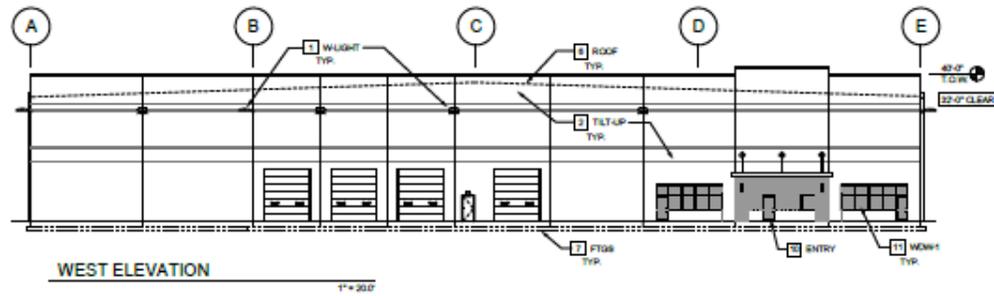
SITE PLAN



LANDSCAPE PLAN



BUILDING ELEVATIONS



ELEVATION KEYNOTES:

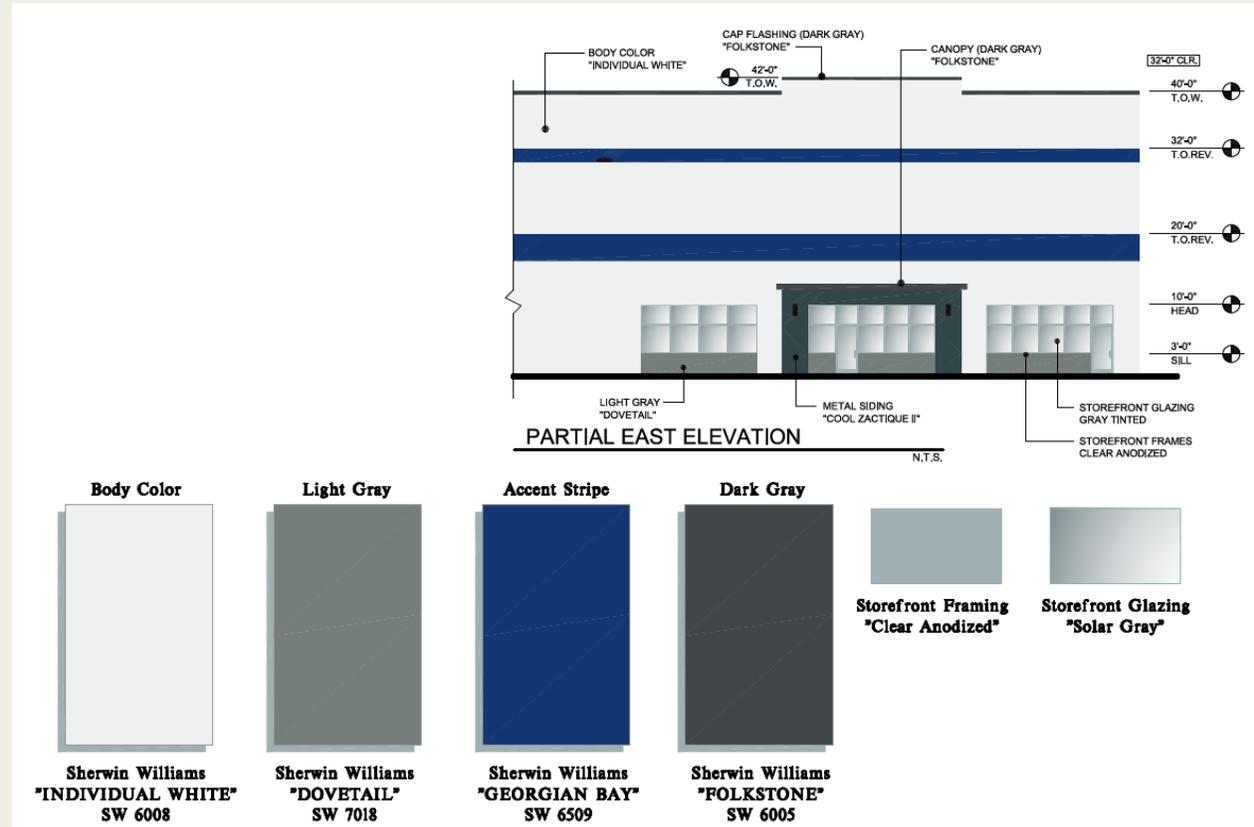
MARK	DESCRIPTION
1	W/LIGHT PER ELECTRICAL
2	TILT-UP CONCRETE TILT-UP PANELS TYPICAL ON ALL SIDES. SEE STRUCTURAL FOR THICKNESS AND DETAILS
3	DOOR-1 OVER-HEAD DOOR PER DOOR SCHEDULE
4	DOOR-2 EXTERIOR WANDOOOR PER DOOR SCHEDULE
5	DOOR-3 EXTERIOR WANDOOOR PER DOOR SCHEDULES TO ELECTRICAL ROOM - SEE FLOOR PLAN
6	ROOF DASHED LINE INDICATES ROOF LINE BEYOND SHOWN SCHEMATICALLY - VERIFY ALL T.O.F. ELEVATIONS WITH THE ROOF FRAMING PLAN
7	PT08 DASHED LINES BELOW GRADE INDICATE FOOTINGS SHOWN SCHEMATICALLY - VERIFY ALL FOOTING LOCATIONS WITH THE FOUNDATION PLAN

ELEVATION KEYNOTES (CONT.):

MARK	DESCRIPTION
8	R-WALL CONCRETE RETAINING WALL WITH STEEL GUARDRAIL AT EDGE OF ALL LOADING DOORS - SEE DETAIL S/CE1
9	DOOR-4 DOCK DOORS PER DOOR SCHEDULE
10	ENTRY ALUM. STOREFRONT ENTRY TYPICAL - SEE FLOOR PLAN
11	HW-1 ALUM. STOREFRONT WINDOWS PER SPECIFICATIONS
12	REVEAL-1 1/2" X 2" REVEAL TYPICAL WHERE SHOWN

BUILDING MATERIALS

- The primary façade material is to be tilt-up concrete panels painted with horizontal banding in white and blue to break up the plane of the wall.
- Building to include storefront entry system and projecting canopies at primary and secondary entrances to offices along with commercial glazing at office areas.
- Stepped parapets serve both to screen roof-mounted mechanical equipment and to add additional articulation to the facades.



CRITERIA

- Section 602 – General Industrial (GI) Zone
- Section 706 – Habitat Conservation Area Overlay
- Section 1002 – Protection of Natural Features
- Section 1005 – Sustainable Site and Building Design
- Section 1006 – Water Supply, Sanitary Sewer, Surface Water & Utilities Concurrency
- Section 1007 – Roads and Connectivity
- Section 1009 – Landscaping
- Section 1010 – Signs
- Section 1012 – Density
- Section 1015 – Parking and Loading
- Section 1021 – Refuse and Recycling
- Section 1102 – Design Review
- Section 1307 – Procedures

DESIGN REVIEW ISSUES

- Section 602 – General Industrial
 - *The application indicates that, given the use of the site as a warehousing and logistics facility, there may be limited outdoor operations and storage.*
 - Compliance with the criteria related to this allowed use will be addressed through a condition of approval.

- Section 1009 – General Industrial
 - *The application did not include a written guarantee of the survival and maintenance of landscape materials for no less than one year.*
 - Compliance with this criterion be addressed through a condition of approval.

DESIGN REVIEW ISSUES

- Compliance with standards of partner divisions and agencies
 - *Clackamas River Water, Water and Environment Services, Clackamas County Building, and Clackamas County Engineering also supplied conditions of approval to ensure compliance with their standards.*
 - These conditions have been integrated within the staff recommendation.

STAFF RECCOMENDATION

- Planning staff recommends approval of proposal, with conditions to ensure compliance with ordinance standards.