

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

December 13, 2013

City of Sherwood
Attention: Michelle Miller
22560 SW Pine Street
Sherwood, Oregon 97140

Re: **Sherwood Industrial Park Phase II (SP 13-03)**
Project Number 2130096.01

Dear Ms. Miller:

On behalf of the applicant, OrWa Sherwood, LLC, Mackenzie would like to present additional information for Sherwood Staff and Planning Commission consideration of the Sherwood Industrial Park Phase II site plan review. As an alternative to meeting the Industrial Design Standards objective criteria of Sherwood Municipal Code 16.90.030.D.8.a, the applicant presented their case for the alternative criteria of 16.90.030.D.8.b during the November 26, 2013, Planning Commission. During discussion, Sherwood Planning Commissioners agreed that the proposal met criteria 1 through 4, as well as criterion 7 as proposed. However, Planning Commission indicated that they would like additional information on how the proposed development meets criteria 5 and 6 of the alternative criteria, specifically on the proposed buildings' north facades; these are the façades that face Century Drive. In order for the applicant to provide additional information to the Sherwood Staff and the Planning Commission, the hearing was continued to January 14, 2014. The site plan and building elevations have been changed to address the following criteria in more detail.

These two criteria are:

(5) *Enhance the appearance of industrial developments visible from arterials and collectors, particularly those considered "entrances" to Sherwood, including but not limited to: Highway 99W, Tualatin-Sherwood Road and Oregon Street.*

Response: The Sherwood Industrial Park Phases I and 2 sites are separated from Tualatin-Sherwood Road by one lot anticipated for future development (not part of the current application). The proposed Phase II buildings front along SW Century Drive, a collector with a visual corridor designation. The proposed high-value tilt up concrete structures will be constructed and finished to complement existing industrial buildings in order to foster the Corporate Park appearance. The proposed Phase II development will appear similar to the existing Phase I Industrial buildings to the east, but will have added features to comply with Sherwood's industrial design standards. As previously described in the original application, the loading areas will be located to the rear and side of the buildings to be less visible from Century Drive. Additionally, the proposed buildings will include architectural reveals to create visual interest and shadow lines and a multi-tone paint scheme.

The following changes are proposed from the original submittal. Glazing on the north side of the proposed buildings has been increased to over 8 percent for Building 3 and over 10 percent for Building 4 by the addition of windows. Similar to



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Building 4, the entry of Building 3 has been relocated to the corner, providing a recessed storefront entry that wraps around the corner of both buildings and additional windows have been added to each building to increase the amount of glazing on that face to better align with City of Sherwood standards. The number of architectural reveals in the concrete panels has been increased, and vertical paint accents have been added, to provide additional texture and visual interest on the north face of both buildings. The paint scheme has been modified to define vertical bands at panel edges to reduce the size of any singular color field. Additional reveals have been added, along with paint striping above the entries, to create an accent to enhance and define a tenant signage area. These elements have been added to enhance the appearance of the proposed buildings from Century Drive.

(6) *Reduce the “bulk” appearance of large industrial buildings as viewed from the public street by applying exterior features such as architectural articulation, windows and landscaping.*

Response: The “bulk” appearance of the proposed buildings will be minimized from the public street through the layout, design, and landscaping. The proposed buildings will be oriented with the narrow end toward the street to reduce the bulk appearance from the street.

In addition to increased glazing on both of the buildings’ north walls that front Century Drive, the revised buildings’ north façades are broken up by “pop outs” of the office entry panel two feet beyond the main face of the building. This “pop out” feature will differentiate office entry areas from the rest of the building and effectively reduce the length of the north side of both buildings. The landscaping width between Century Drive and the proposed buildings has been increased by two feet to provide area for additional shrubs to soften the buildings. The top of the wall panels has been modified to provide differing heights to the façade in order to break up the visual mass of the building. Lastly, a revised landscaping plan incorporates evergreen trees adjacent to the building to ensure a landscape buffer throughout all seasons. The tree canopy and shrub counts, in addition to the total landscape area provided, exceed City of Sherwood minimum standards.

With the above-described design modifications, the applicant believes that the proposed buildings and site plan meet the intent of the industrial design standards and align with community goals. If you have any questions, please feel free to contact us directly. We look forward to presenting this information to the Planning Commission on January 14, 2013.

Sincerely,



Mark Person, AICP
Planner