

Staff Report

STAFF REPORT DATE: March 2, 2016

HEARING DATE: March 9, 2016

TO: Interested Parties

FROM: Jana Fox, Associate Planner

PROPOSAL: **Cornell Oaks Office Building
ADJ2015-0007 / DR2015-0112 / LD2015-0022 / TP2015-0015**

LOCATION: The subject site is located at 15425 NW Greenbrier Parkway. Tax Lots 600 & 700 on Washington County Tax Assessor's Map 1N132CA.

SUMMARY: The applicant, STPI, LLC. has submitted a Design Review Three application for construction of a new approximately 60,000 square foot office building in the Office Industrial (OI) zoning district, and associated site improvements. The applicant requests a Major Adjustment to exceed the maximum parking ratio permitted in the OI zoning district. Replat One approval is requested to consolidate the two existing tax lots into one lot of record. The applicant requests Tree Plan Two approval for the removal of Community Trees from the subject site.

APPLICANT: Stratus Real Estate Developers
Mike Wells/Dirk Otis
9450 SW Gemini Drive #31339
Beaverton, OR 97008

APPLICANT'S REPRESENTATIVE: LRS Architects
Todd Knudson
720 NW Davis St, Suite 300
Portland, OR 97209

PROPERTY OWNER: PD Office Owner 5, L. P. / Starwood Capital Group
L. Read Mortimer
1255 23rd Street NW, Suite 675
Washington, DC 20037

DECISION: **APPROVAL of ADJ2015-0007 / DR2015-0012 / DL2015-0022 / TP2015-0015 (Cornell Oaks Office Buildings).**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	Final Written Decision Date	240-Day*
ADJ2015-0007	October 26, 2015	January 20, 2016	May 19, 2016	September 16, 2016
DR2015-0112	October 26, 2015	January 20, 2016	May 19, 2016	September 16, 2016
LD2015-0022	October 26, 2015	January 20, 2016	May 19, 2016	September 16, 2016
TP2015-0015	October 26, 2015	January 20, 2016	May 19, 2016	September 16, 2016

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

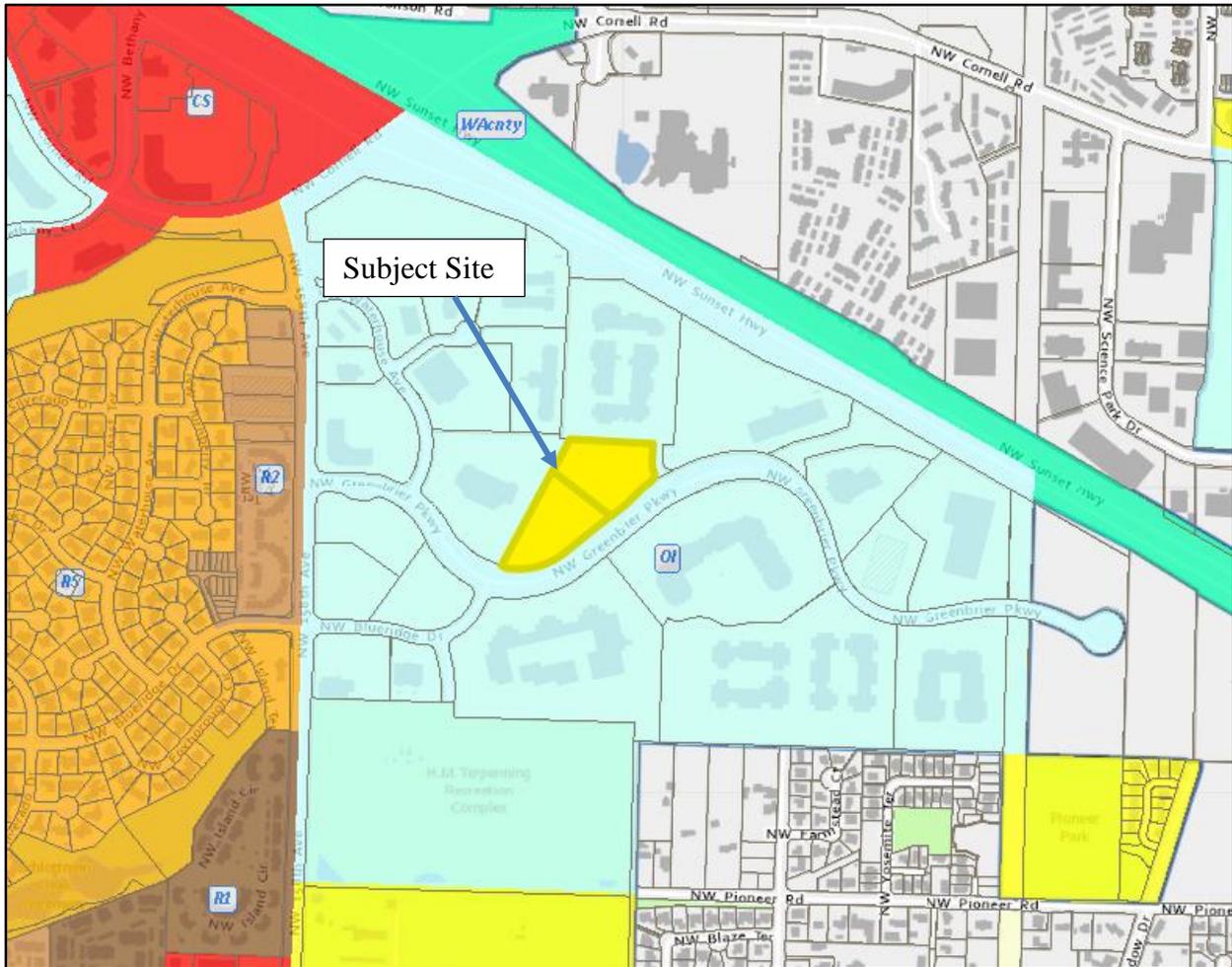
Zoning	Office Industrial (OI)	
Current Development	Vacant	
Site Size & Location	The subject site is on the northern side of NW Greenbrier Parkway. The site is approximately 4.54 acres.	
NAC	Five Oaks/Triple Creek	
Comprehensive Plan	<p>Land Use: Employment (EMP)</p> <p>Street Functional Classification Plan: NW Greenbrier Parkway is classified as a Local Street.</p> <p>Street Improvement Master Plan: The Transportation System Plan Street Improvement Master Plan does not identify improvements to NW Greenbrier Parkway.</p> <p>Pedestrian & Bicycle Master Plan and Action Plans: The Bicycle and Pedestrian Action Plans do not identify any actions for NW Greenbrier Parkway.</p>	
Surrounding Uses	<p>Zoning: <u>North:</u> OI <u>South:</u> OI <u>East:</u> OI <u>West:</u> OI</p>	<p>Uses: <u>North:</u> Office Park <u>South:</u> Office Park <u>East:</u> Office Park <u>West:</u> Office Park</p>

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<u>Attachment B:</u> ADJ2015-0007 <i>Major Adjustment</i>	ADJ1-ADJ5
<u>Attachment C:</u> DR2015-0112 <i>Design Review Three</i>	DR1-DR13
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Exhibits

- Exhibit 1. Materials submitted by Staff**
- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
 - Exhibit 1.2 Aerial Map (page SR-5 of this report)
- Exhibit 2. Public Comment**
- None Received
- Exhibit 3. Materials submitted by the Applicant**
- Exhibit 3.1 Submittal Package including plans



**Cornell Oaks Office Building
ADJ2015-0007 / DR2015-0112 / LD2015-0022 / TP2015-0015
Vicinity & Zoning Map**



Cornell Oaks Office Building
ADJ2015-0007 / DR2015-0112 / LD2015-0022 / TP2015-0015
Aerial Map

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Cornell Oaks Office Building
ADJ2015-0007 / DR2015-0112 / LD2015-0022 / TP2015-0015**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Design Review Three and Replat One applications as submitted.**
- **Facilities Review criteria do not apply to the Major Adjustment and Tree Plan Two applications.**

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities. The applicant has provided a Service Provider Letter (SPL) from Clean Water Services which shows compliance with stormwater requirements.

Water Service will be provided to the site by Tualatin Valley Water District. A new connection to the public water system is proposed to the existing water line in NW Greenbrier Parkway. Staff has determined that adequate capacity exists to serve the proposed development.

Development of the subject site proposes to connect to the existing sanitary sewer line in an easement to the west of the subject site. Adequate capacity exists to serve the proposed development.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans. The applicant proposes to connect to existing storm lines in NW Blue

Ridge Drive and NW Greenbrier Parkway. The applicant proposes storm filter catch basins and manholes with underground detention systems and small storm filtration and detention planters to address stormwater on the site. The Committee has found the report and associated utility plans to be adequate in addressing on-site surface water management (drainage patterns, treatment and quantity control).

In order to ensure appropriate design and construction of the essential facilities and utility connections, provide access to manholes and structures, and to ensure adequate maintenance requirements, the Committee recommends conditions of approval through the Design Review application.

Based on the building's proposed size of approximately 60,000 square feet, the applicant was required to conduct a Traffic Impact Analysis (TIA) to study the effect of the traffic potentially generated by the development. The applicant submitted a memo from Marc Butorac of Kittelson & Associates, dated October 15, 2015. This TIA found that the development could be expected to generate approximately 662 daily net new trips to and from the site, with 94 and 89 trips in the AM and PM peak hours, respectively.

When the applicant's traffic engineers analyzed the surrounding intersections, they found that all of the studied intersections would continue to meet the applicable City of Beaverton and Washington County performance standards.

As a Condition of Approval, the applicant will ensure that any required street lights along NW Greenbrier Pkwy are installed prior to occupancy of the proposed structure.

Therefore, staff find that the transportation system will have adequate capacity to serve the proposed development at the time of completion, and staff find that the proposal meets the criterion for approval.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention.

The Committee finds that the development will provide required critical facilities, as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

The site will be served by the Tualatin Hills Park and Recreation District (THPRD) as the subject site is located within the district. This proposal will not require additional recreational facilities be provided.

The City of Beaverton Police will serve the development site.

The site is served by TriMet bus service, with the closest stops located along NW 158th Avenue approximately ¼ mile to the west of the site.

The applicant’s plans include the required 5-foot wide sidewalks along NW Greenbrier Pkwy., and internal walkways, along with the required light fixtures, and bicycle parking.

As Conditions of Approval, the applicant shall install required bike parking prior to building occupancy, and shall ensure that all on-site pedestrian and bicycle pathways are lighted to a minimum level of 0.5 foot-candles prior to occupancy of the building.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Office Industrial (OI) zoning designation which is the existing zoning of the subject site. As demonstrated on the chart, the development proposal meets all applicable standards.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

60.25.15 Number of Required Loading Spaces:

An office building of the proposed size will require at least 2 Type B loading berths, which need to be at least 30 feet long by 12 feet wide, with 14 feet 6 inches of vertical clearance and a 30-foot maneuvering apron.

The applicant's narrative and plans show a 24-foot wide by 30-foot deep loading area.

60.30.05.3 Bicycle Parking:

For a building of 58,776 square feet, as described on page C210 of the applicant's submitted plan set, a minimum of 7 long-term and 7 short-term bicycle parking spaces are required for the proposed building. The long-term spaces may either be outside if lit and covered, or inside the building if adequate signage is provided to their location. The short-term spaces are to be located as close as possible to the primary entrances to the building.

The applicant's plans and narrative show 7 long-term and 7 short-term bicycle parking spaces. As a Condition of Approval, the applicant shall provide details of the bike parking showing the spacing and layout of the racks. The racks are required to be at least 36 inches tall and at least 30 inches wide. Inverted U-racks or inverted staple racks are preferred. Wave or ribbon racks are not allowed.

The applicant's plans show two areas of bicycle parking and the table on Sheet C210 lists 7 short-term and 7 long-term spaces provided. (The corresponding narrative lists 8 of each type provided for a 60,000 sf building.)

60.30.10 Number of Required Parking Spaces:

For Offices, the minimum number of vehicle parking spaces is 2.7 spaces per 1000 gross square feet (gsf) of building area and the maximum allowed is 3.4 spaces. Office buildings serving 50 or more employees need to have at least 3% of the parking spaces designated for carpool or vanpool parking spaces. These carpool spaces are to be the closest spaces to the primary employee entrances, not including required ADA-compliant spaces. The applicant has requested approval of a Major Adjustment to permit more than the maximum number of parking spaces.

60.30.15 Off-Street Parking Lot Design:

Vehicle parking spaces shall be designed to meet the standards of Section 60.30.15 of the *Development Code* as well as Section 210.13 (J) of the *Engineering Design Manual*, and the corresponding Standard Drawings. The throat depth for all off-street parking lots is required to be at least 20 feet, as measured from the property line to the first parking stall, and two-way drive aisles are required to be at least 24 feet wide. The proposed parking layout appears to meet the applicable standards and requirements.

60.55.20 Traffic Impact Analysis (TIA):

The applicant submitted a Traffic Impact Analysis that meets the requirements of this section which shows that the surrounding street system will be able to accommodate the

expected traffic generated by this proposal while still meeting the applicable intersection performance standards.

60.55.25 Street and Bicycle and Pedestrian Connection Requirements:

The applicant's submitted plans show that the required pedestrian connections have been provided.

As a Condition of Approval, the applicant shall submit plans showing that all pedestrian and bicycle circulation areas will be lighted to at least a 0.5 foot-candle level, prior to the issuance of the Site Development permit.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

The applicant's narrative states that the facilities will be maintained by the owner of the property as necessary. The proposal as represented, does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

Staff find that the proposal, as submitted provides safe and efficient vehicular and pedestrian circulation patterns, as detailed in the preceding Facilities Review approval criteria findings.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

Staff find that the proposal, as submitted provides safe and efficient vehicular and pedestrian circulation patterns, as detailed in the preceding Facilities Review approval criteria findings.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). TVF&R conditions of approval have been included herein and must be complied with prior to Site Development Permit issuance.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

The applicant shall be required to show a public street lighting plan prior to Site Development Permit issuance. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that the street illumination system will provide adequate protection from crime and accidents. The applicants lighting plan will be discussed further within the Design Review staff report, as lighting relates to the private drive aisles.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

The applicant's response to Criterion J explains that the project site slopes on average 8% from the Northeast corner to Southwest corner. The proposed grades allow for building placement and provide safe vehicle and pedestrian circulation through the site while minimizing the effects to the neighboring properties. Storm water is treated and detained in underwater vaults. The proposed grading should not have adverse impacts on neighboring properties, public rights-of-way, surface drainage, water storage facilities and the public storm system. The applicant will be required to obtain a Site Development Permit which will include the storm drainage system.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on October 26, 2015 and was deemed complete on January 20, 2016. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Office Industrial (OI) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses – OI			
Use, Permitted	Office	The applicant proposes to construct a new 60,000 square foot Office building.	YES
Development Code Section 20.15.15. Site Development Standards – OI			
Land Area Minimum	None	N/A	N/A
Lot Dimensions Minimum	None	N/A	N/A
Yard Setbacks Minimum	Any Yard Abutting Residential: 75 Front: 35 Side: 10 Rear: None	Any Yard Abutting Residential: N/A Front: 35' 6" Side: 68' Rear: N/A	YES
Building Height Maximum	80'	40'	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05 – Design Review			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review standards and guidelines will be reviewed in the Design Review portion of the staff report.	See DR Findings
Development Code Section 60.10 – Floodplain Regulations			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	N/A
Development Code Section 60.12 - Habitat Friendly & LID Practices			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	A Replat One for Lot Consolidation.	See LD Findings
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	60,000 sf office (@ 2 type B berths* for 40,001 – 100,000 sf office) *Type B berths are 30' x 12'	2 Type B Berths	YES
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A	<u>Vehicle Parking</u> Minimum: 162 Spaces Maximum: 200 Spaces	<u>Vehicle Parking</u> 220 Spaces * Subject to Major ADJ to exceed max parking.	See ADJ findings
Required bicycle parking	<u>Bicycle Parking</u> Short Term: 7 Spaces Long Term: 7 Spaces	<u>Bicycle Parking</u> Short Term: 7 Spaces Long Term: 7 Spaces	
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60 – Trees & Vegetation			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The applicant has applied for a Tree Plan Two to remove Community Trees.	See TP findings
Development Code Section 60.65 – Utility Undergrounding			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

**ADJ2015-0007
ANALYSIS AND FINDINGS FOR
MAJOR ADJUSTMENT APPROVAL**

Section 40.10.05 Adjustment Applications; Purpose

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in the Development Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations.

Section 40.10.15.2.C Approval Criteria

In order to approve a Major Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The application satisfies the threshold requirements for a Major Adjustment application.*

The proposed development of a 57,776 square foot office building requires a minimum of 156 parking spaces and a maximum of 190 parking spaces for a site within parking zone A. The applicant proposes 220 parking spaces, in excess of the maximum allowed parking spaces. The applicant requests an adjustment to the maximum parking requirement contained in Section 60.30, meeting Threshold 3 for a Major Adjustment application. The applicant proposes to increase the total number of allowed parking spaces (by 30 spaces) to 220 from 190 for a property within parking zone A.

Therefore, staff find that the proposal meets the criterion for approval.

2. *The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.*

The applicant has paid the required application fee for a Major Adjustment application.

Therefore, staff find that the proposal meets the criterion for approval.

3. *Special conditions or circumstances exist on the site that make it difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.*

The applicant states that the long triangular nature of the site creates a special condition where both zone A and zone B parking designations could apply. The southwest corner of the site is located within 1/4 mile of a transit stop, however the main building entrance is more than 1/3 of a mile from the transit stop at NW 158th and Greenbrier Parkway. Development Code Section 60.30.10.2.A.4 states that for parcels which contain both parking zones A and B, Parking Zone A requirements shall apply. A small portion of the subject site is located within Parking Zone A, therefore Parking Zone A maximums apply.

The applicant proposes 220 parking spaces which is more than the Zone A maximum of 190 spaces but less than the 237 permitted Zone B maximum. The applicant contends, and staff concurs, that the majority of the site is within Parking Zone B, causing special conditions. Additionally it should be noted that the number 67 bus, which serves the site only has 15 minute headway in the morning and a 30+ minute headway for the evening peak and remainder of the day. Zone A service is intended for transit that has a 20 minute or less headway at peak times, which is only met in the AM peak for the subject site.

Therefore, staff find that the proposal meets the criterion for approval.

- 4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

The location of the subject site within Parking Zone A and B is outside the control of the applicant, as is the frequency of TriMet service for bus line number 67. The lack of frequency of bus service makes it hard for employees and any visitors to realistically use transit to reach the subject site, resulting in a higher demand for parking.

Therefore, staff find that the proposal meets the criterion for approval.

- 5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.***

The applicant states that granting the adjustment will allow additional inventory parking without adversely affecting pedestrian and vehicular movement on the site. The applicant's proposal shows safe and efficient pedestrian and vehicular movement. Staff cites the Facilities Review findings for criteria B, D, F and G which show compliance with pedestrian and vehicle circulation requirements.

Therefore, staff find that the proposal meets the criterion for approval.

- 6. *City designated significant trees and/or historic resources, if present, will be preserved.***

There are no significant trees or historic resources on the subject site.

Therefore, staff find that the criterion for approval does not apply.

- 7. *If more than one adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a proposal which is still consistent with the overall purpose of the applicable zoning district.***

Only one adjustment, for an increase in maximum parking, is requested.

Therefore, staff find that the criterion for approval does not apply.

8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.*

The applicant states that the proposed adjustment to essentially allow for a Zone B parking designation would allow the development to provide sufficient parking for the future office use. Staff concur, the majority of the site is within Parking Zone B, and the bus service which the Zone A designation is based upon would not be able to serve the site at a 20 minute head way as intended under the Zone A designation. As such, an increase in needed parking spaces to serve a large office development is reasonable and the requested number of parking spaces is below the Zone B parking maximum.

Therefore, staff find that by meeting the conditions of approval the proposal meets the criterion for approval.

9. *Either it can be demonstrated that the proposed modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.*

The applicant states that the requested adjustment meets the intent of the parking zone designation by balancing the need for parking and the availability of public transportation. Given the lack of high frequency transit near the site, additional parking spaces will allow the site to function without negatively impacting adjacent streets with overflow parking. Additionally, the majority of the site is within Parking Zone B and the proposed 220 parking spaces would be allowed in Parking Zone B as it is 17 spaces less than the maximum of 237 spaces. Staff concur that the proposal meets the intent of the off-street parking standards.

Therefore, staff find that the proposal meets the criterion for approval.

10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless applicable provisions are modified by means of one or more applications that already have been approved or are considered concurrently with the subject proposal.*

The applicant states that the proposed adjustment does not affect the applicable provisions of Chapter 20. Staff cites the response to Facilities Review criterion C, which shows compliance with the standards of Chapter 20. Design Review Three, Replat One and Tree Plan Two applications are proposed concurrently with this Major Adjustment application.

Therefore, staff find that the proposal meets the criterion for approval.

- 11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The applicant states that the proposed adjustment requests an increase to the off-street parking requirement, all other provisions of Chapter 60 will be met. Staff cites the response to Facilities Review criterion D, which shows compliance with the standards of Chapter 60. The applicant proposes 220 parking spaces for the office building, which is greater than the 190 spaces permitted in Parking Zone A, however the majority of the site is within Parking Zone B which would allow up to 237 parking spaces, greater than the number proposed. As the transit service to the site only meets the 20 minutes or less headway in the morning peak hours and not during general business hours it is reasonable to expect parking demand to be greater than a site served adequately by transit.

Therefore, staff find that the proposal meets the criterion for approval.

- 12. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.***

Staff cites the response to Facilities Review criterion E, showing compliance with this approval criteria.

Therefore, staff find that the proposal meets the criterion for approval.

- 13. *The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2. and .4. or 20.05.50.2.B.2. and .4.***

The applicant does not propose a lot consolidation, lot averaging and/or reduction in lot dimensions are not proposed.

Therefore, staff find that the criterion for approval does not apply.

- 14. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant submitted the application on October 26, 2015 and was deemed complete on January 20, 2016. Design Review Three, Replat One, and Tree Plan Two applications are being processed concurrently with the subject request for a Major Adjustment. The Major Adjustment application is dependent upon approval of the Design Review Three application.

Staff recommends a condition of approval which states that approval of the Major Adjustment application is subject to approval of the Design Review Three application.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2015-0007 (Cornell Oaks Office Building)**, subject to the applicable conditions identified in Attachment F.

**DR2015-0112
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria:

In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Three application.*

The applicant proposes to construct a new office building with a floor area of 57,776 square feet in the OI (Office Industrial) zone, an Industrial zoning district. Therefore the applicant meets Threshold 1 of a Design Review Three.

1. *New construction of more than 50,000 gross square feet of non-residential floor area where the development does not abut any Residential zoning district.*

Therefore, staff finds that the criterion is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fees for a Design Review Three application.

Therefore, staff finds that the criterion is met.

3. *For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).*

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response, and illustrative representation of the proposal. Staff provides an

evaluation of the proposal in relation to the Guideline and a statement as to whether the Guideline is met below.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

- 4. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:***
- a. *A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
 - b. *The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
 - c. *The location of the existing structure to be modified is more than 300 feet from a public street.***

The proposal is a new industrial building and not an expansion of an existing building, therefore the criterion does not apply.

Therefore, staff finds the criterion is not applicable.

- 5. *For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

The applicant does not propose a DRBCP.

Therefore, staff finds the criterion is not applicable.

- 6. *For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The proposal meets application Threshold #1 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).**

The proposal meets application Threshold #1 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

The applicant has submitted all documents related to this request for Design Review Three approval. Major Adjustment, Replat One and Tree Plan Two applications are being processed concurrently with the subject request for Design Review Three. The Design Review Three application is dependent upon approval of the Major Adjustment, Replat One and Tree Plan Two applications. Staff recommend a condition of approval which states that approval of the Design Review Three application is subject to approval of the Major Adjustment, Replat One and Tree Plan Two.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 *Building Design and Orientation Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. *Building Elevation Design Through Articulation and Variety*

B. *Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

The applicant states that the proposed two story building elevations are varied and articulated through the use of a modular window pattern and textured reveal panels, located above the window openings to contrast the smooth finish of the walls. Additionally the building elevations are stepped to break up the length of the façade and window walls are used in several locations. The applicant states that the line of the parapet is varied to create a hierarchy and visual interest.

Staff concur that the applicant does utilize a variety of architectural treatments to provide articulation, variety and visual interest to the buildings.

Therefore, staff finds the Guideline is met.

C. *To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)*

The applicant states that the proposed two story building's north and south elevations are the longer elevations and are balanced with emphasis on several vertical elements to break up the long facades into smaller forms. The main entry is a three sided glass structure that protrudes from the building, and is taller than the adjacent parapets. Two glass corners on the south elevation are lower than the adjacent parapets. The series of glass elements create a hierarchy along the south elevation. The applicant utilizes vertical recesses in the façade to offset the horizontal nature of the northern façade, including a recessed entrance with the higher parapet. Staff concur that vertical elements are adequately emphasized.

Therefore, staff finds the Guideline is met.

- D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities.
(Standard 60.05.15.1.B) [ORD 4531; March 2010]**

The applicant provides ground floor windows along all building facades. Landscaping is also used along the foundation to provide visual interest. The OI zoning district requires that buildings be set back a minimum of 20 feet from the public street, with which the proposed office building applies. Staff concur that the buildings are of a comfortable pedestrian scale.

Therefore, staff finds the Guideline is met.

- E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided. (Standards 60.05.15.1.B, C, and D) [ORD 4542; May 2010]**

The applicant states that articulation is provided through the use of modular window patterns and textured reveal panels. Glass entries and off-setting walls are also used to add visual interest and to mitigate larger building walls and meet the design aspiration of avoiding the use of undifferentiated blank walls facing streets or major parking areas.

Therefore, staff finds the Guideline is met.

2. Roof Forms as Unifying Elements

- A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted. (Standards 60.05.15.2.A and B)**

The applicant states that the building will have a flat roof that is screened with a parapet of at least one foot in height. The height of the parapet is varied along the north and south elevations to reinforce vertical elements and balance out the building length. Staff concurs that the use of differentiated roof features provides visual interest and focal points.

Therefore, staff finds the Guideline is met.

B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)

The applicant states that the buildings are capped with a prefinished sheet metal coping which will have a modern profile and the color will match the storefront window system. The Coping is distinctive and does not take away from the horizontal and vertical features, making a cohesive composition. Staff concur that the metal coping at the top of parapet fits with the design of the building.

Therefore, staff finds the Guideline is met.

3. Primary building entrances

A. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. (Standard 60.05.15.3.A)

The applicant states that the primary building entrance has an 8 foot deep steel framed canopy with infill roofing and recessed downlights to protect pedestrians from rain and sun. Staff reviewed the primary building entrance design and concurs with the applicant that the design of the entrance is differentiated and provides weather protection for pedestrians.

Therefore, staff finds the Guideline is met.

B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)

The primary building entrance is emphasized through articulation, storefront glazing and roof forms. Staff concur with the applicant that the primary building entrance is emphasized.

Therefore, staff finds the Guideline is met.

4. Exterior Building Materials

A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)

The applicant states that the building consists of painted tilt-up concrete wall panels that are articulated with windows and textured reveal panels in order to provide contrast to the smooth concrete finish. The entry features are glass storefront panels providing contrast at entry points. Staff concur that the exterior building materials convey an impression of permanence.

Therefore, staff finds the Guideline is met.

5. Screening of Equipment. All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)

The applicant states that rooftop mechanical equipment will be screened from view with a prefinished metal screen system attached directly to the units. Staff finds that the proposed screening is sufficient.

Therefore, staff finds that the Guideline is met.

60.05.40. Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

2. Loading area, solid waste facilities, and similar improvements.

A. On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)

The applicant states that the exterior trash enclosures are screened by an enclosure and set back over 100 feet from the public street. Similarly the loading area will be screened by vegetation and set back over 100 feet from the public street. Staff concurs that the service areas are appropriately located and adequately screened from public view.

Therefore, staff finds the Guideline is met.

B. Except in Industrial districts, loading areas should be deigned and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)

The subject site is in an industrial zoning district, therefore this criterion does not apply.

Therefore, staff finds the Guideline is not applicable.

3. Pedestrian circulation.

A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)

The applicant provides a direct pedestrian connection from the street to the building entrances with paved pathways. No pedestrian paths are provided through drive aisles to provide safe access to parking spaces. Staff recommends a condition of approval that two additional pedestrian connections through drive aisles to the building are provided, one on the north side of the building and one on the west. Staff concurs that pedestrian connections are provided to adjacent public streets and pedestrian destinations, subject to meeting the conditions of approval.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)

The applicant provides direct connections to NW Greenbrier Parkway from each building entrance via paved walkways. Staff concur with the applicant that sufficient pedestrian connections to adjacent streets and pedestrian facilities are provided.

Therefore, staff finds the Guideline is met.

C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)

The applicant provides a direct pedestrian connection from the street to the building entrance with a paved pathway. No pedestrian paths are provided through drive aisles. Staff recommends a condition of approval that two additional

pedestrian connections through drive aisles to the building are provided, one on the north side of the building and one on the west. Staff concurs that pedestrian connections are provided to adjacent public streets and pedestrian destinations, subject to meeting the conditions of approval.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)

The applicant provides one pedestrian connection through parking areas to the south of the building. No pedestrian connections are provided through parking areas to access parking spaces to the north and west of the building. Staff recommends a condition of approval that the applicant provide a pedestrian connection to the north and west of the building to provide safe crossing of the drive aisles within the parking areas.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)

The applicant proposes to provide sidewalks along SW Greenbrier Parkway in accordance with the sidewalk standards of the Engineering Design Manual.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)

Pedestrian ways are designed for safe movement and constructed with concrete a minimum of five feet wide. Staff concurs that the applicant has proposed hard durable differentiated surfaces for pedestrian connections.

Therefore, staff finds the Guideline is met.

4. ***Street frontages and parking areas.*** *Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)*

The applicant states that the parking lot is screened from the street with a minimum six foot wide landscape area along NW Greenbrier Parkway provides screening for the parking areas which generally wrap around the back of the building.

Therefore, staff finds the Guideline is met.

5. ***Parking area landscaping.*** *Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standard 60.05.20.5.A through D)*

The applicant proposes landscape islands containing trees and ground cover.

Therefore, staff finds the Guideline is met.

60.05.45. *Landscape, Open Space and Natural Areas Design Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

3. ***Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.***

A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.3.A, B, and D)

The applicant's landscape plan shows significant landscape materials between NW Greenbrier Parkway and the building elevation which softens the look of the building. Perimeter landscaping is provided around the majority of the building foundation areas. Parking lot areas are screened with landscape hedges, trees and ground cover. Landscape materials are also provided in parking areas to provide interest to and soften the building facades.

Therefore, staff finds the Guideline is met.

B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.3.C)

The applicant states that scored concrete will be provided at building entries. The applicant does not propose plaza features with the development.

Therefore, staff finds the Guideline is met.

C. *Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.3.A and B)*

The applicant states that the proposed landscaping is compatible with local and regional climate. Staff finds that while the plant species are not all native they are compatible with local and regional climatic conditions.

Therefore, staff finds the Guideline is met.

D. *Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.3.A and B)*

The applicant states that trees will be retained when possible and incorporated into the landscaping area. The applicant proposes to retain and well as plant a considerable number of trees throughout the site.

Therefore, staff finds the Guideline is met.

E. *A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.3)*

The applicant states that the landscaping plan demonstrates a diversity of tree and shrub species.

Therefore, staff finds the Guideline is met.

6. *Retaining Walls. Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.8)*

The applicant proposes retaining walls along the west property line less than 6' in height which will be cast in place concrete with vertical board texture. All other retaining walls will be lock n load system with expressed blocks and a cap in varying heights. Retaining walls are also screened with vegetation to soften large walls.

Therefore, staff finds the Guideline is met.

60.05.50. Lighting Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)

- 1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.**

The applicant states that the development will provide maximum 30 foot high pole mounted lights for vehicular circulation and 15 foot high pole mounted lights for pedestrian circulation with at grade bollards. Building entries will be illuminated with wall lights. The proposed lighting maximizes safety within the development.

Therefore, staff finds the Guideline is met.

- 2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.**

The pedestrian areas are adequately lit in conformance with the Technical Lighting Standards. Both wall mounted and pole mounted lighting fixtures are utilized throughout the development. The pedestrian bridge will have walkway access lighting located within the structure.

Therefore, staff finds the Guideline is met.

- 3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.**

The applicant states that light fixtures will have lens shields and direct the light onto the site and minimize glare off site. The applicant's lighting plan shows areas of light shed greater than 0.5 foot candles over the property line. Staff recommends a condition of approval that the applicant provide a revised lighting plan showing compliance with the Technical Lighting Standards in order to reduce the glare impacts on adjacent properties.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

- 4. On-site lighting should comply with the City's Technical Lighting Standards.**

The applicant provides a photometric plan which shows areas of light shed of greater than 0.5 foot candles over the property line. Staff recommends a condition

of approval the applicant provide a revised lighting plan showing compliance with the Technical Lighting Standards in order to reduce the glare impacts to adjacent properties.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2015-0112 (Cornell Oaks Office Building)**, subject to the applicable conditions identified in Attachment F.

**LD2015-0022
ANALYSIS AND FINDINGS FOR
REPLAT ONE**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.2.C Approval Criteria

In order to approve a Replat One application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The application satisfies the threshold requirements for a Replat One.*

The applicant proposes to consolidate two parcels into one parcel of record, which meets threshold 1 for a Replat One application.

- 1. The reconfiguration of lots, parcels, or tracts within a single existing plat that decreases or consolidates the number of lots, parcels, or tracts in the plat.*

Therefore, staff find that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant has paid the required application fee for a Replat One application.

Therefore, staff find that the proposal meets the criterion for approval.

3. *The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through the Replat process to comply with current Code standards and requirements.*

The subject site is currently vacant. The lot consolidation and adjustment will allow the entire site to become one parcel, which will be occupied by a building. There are no previous land use approvals for the site.

Therefore, staff find that the proposal meets the criterion for approval.

- 4. Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.**

Oversized lots are defined by the Beaverton Development Code as lots which are greater than twice the minimum lot size allowed by the subject zoning district. The OI zoning district does not have minimum or maximum lot sizes, as such no oversized lots are proposed. Please refer to the Facilities Review section of this report for utility provision information (Attachment A).

Therefore, staff find that the proposal meets the criterion for approval.

- 5. Applications that apply the lot area averaging standards of Section 20.05.15.D shall demonstrate that the resulting land division facilitates the following:**
- a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,**
 - b) Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.**

The proposal does not apply the lot area averaging standards.

Therefore, staff find that the criterion for approval does not apply.

- 6. Applications that apply the lot area averaging standards of Section 20.05.15.D do not require further Adjustments or Variance for the Land Division.**

The proposal does not apply the lot area averaging standards.

Therefore, staff find that the criterion for approval does not apply.

- 7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.**

The applicant does not propose to phase the development

Therefore, staff find that the criterion for approval does not apply.

8. *The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.*

The applicant states that the proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties. Staff cites the Facilities Review findings in Attachment A as they relate to this criterion.

Therefore, staff find that the proposal meets the criterion for approval.

9. *The proposal does not create a parcel which will have more than one (1) zoning designation.*

All parcels created by the proposal will have the Office Industrial (OI) zoning designation.

Therefore, staff find that the proposal meets the criterion for approval.

10. *Applications and documents related to the request requiring further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Replat One application and Major Adjustment, Design Review Three, and Tree Plan Two applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all four (4) applications at once.

Therefore, staff find that the proposal meets the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2015-0022 (Cornell Oaks Office Building)**, subject to the applicable conditions identified in Attachment F.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	No exemptions are applicable.	N/A
60.15.10.3.A-F 0-5 Feet From Property Line	Maximum slope differentials from the existing or finished slope of the abutting residential property.	The subject site does not residentially zoned property.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	The existing trees in site are not significant trees.	N/A

**TP2015-0015
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO**

Section 40.90.05 Tree Plan Applications; Purpose

Healthy trees and urban forest provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

Section 40.90.15.2.C Approval Criteria

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.***

The applicant proposes to remove 13 community trees from the site, which meets threshold one for a Tree Plan Two application.

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period...*

Therefore, staff find that the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required fee for a Tree Plan Two application.

Therefore, staff find that the proposal meets the criterion for approval.

- 3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***

The trees are not proposed for removal to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site and the associated grading and construction.

Therefore, staff find that the criterion for approval does not apply.

- 4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

The applicant states that the proposed tree removal is required due to the new building and associated site work. The development of the building and associated site improvements covers the majority of the site, necessitating removal of Community Trees from the site.

Therefore, staff find that the proposal meets the criterion for approval.

- 5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Property damage or other nuisances are not the reason the trees are being removed. Trees are being removed to facilitate development of the site.

Therefore, staff find that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

Public improvements are not the reason the trees are being removed. Trees are being removed to facilitate development of the site.

Therefore, staff find that the criterion for approval does not apply.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The site does not contain any SNRA's. The trees proposed for removal are Community Trees which are being removed to accommodate new development where no reasonable alternative exists.

Therefore, staff find that the criterion for approval does not apply.

8. ***If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

The subject site does not contain a SNRA or significant grove.

Therefore, staff find that the criterion for approval does not apply.

9. ***If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

The subject site does not contain a SNRA or significant grove.

Therefore, staff find that the criterion for approval does not apply.

10. ***The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find that the proposal meets the criterion for approval.

11. ***Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

This approval criterion is identical to Facilities Review approval criterion J. and the response contained within the revised Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's proposal balance accommodating the proposed use and mitigating the adverse effects on neighboring properties.

Therefore, staff find that the proposal meets the criterion for approval.

12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the application on October 26, 2015 and was deemed complete on January 20, 2016. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Tree Plan Two application and the associated Major Adjustment, Design Review Three, and Replat One, applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all four (4) applications at once. The Tree Plan Two application is dependent upon the Design Review Three, staff suggests a condition of approval that approval of the Tree Plan Two is dependent upon approval of the Design Review Three application.

Therefore, staff finds that the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2015-0015 (Cornell Oaks Office Building)** subject to the applicable conditions identified in Attachment F.

Code Conformance Analysis
Chapter 60.60 Trees and Vegetation & Chapter 60.67 Significant Natural Resources

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	The applicant does not proposal pruning.	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposed tree removal complies with this section (see findings below).	YES
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	No mitigation is required for Community Trees	N/A
60.60.15.2.C.1	Standards for SNRA & Significant Groves	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.2	DBH shall be retained in cohesive Preservation Areas.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.3	Native understory vegetation and trees shall be preserved in Preservation Areas.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.4	Preservation Areas shall be clustered and connect with adjoining portions of the SNRA or Significant Grove.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.5	Preservation Areas shall be set aside in conservation easements.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.6	Preservation Areas conditioned for protection through the Land Division process.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.15.2.C.7	Native species shall be preferred for preservation over non-native species.	Trees are proposed to be removed for development.	N/A
60.60.15.2.C.8	Hazardous and dead trees should be fallen only for safety and left at the resource site unless the tree has been diagnosed with a disease.	No SNRA's or Significant Groves are identified on site.	N/A
60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures	A number of existing trees are proposed to be retained to the extent possible during development. These trees must be protected in compliance with this standard.	YES w/ COA

	may be used with City approval.		
60.60.25 Mitigation Requirements			
60.60.25	Mitigation Standards: (60.60.25.8) Trees over 25" in DBH shall require 9" of mitigation planting	No mitigation is required for Community Trees.	N/A
60.67 Significant Natural Resources			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	N/A
60.67.15.2	For sites identified in the Local Wetland Inventory notice of the proposed development shall be provided to DSL.	No significant natural resources exist on site.	N/A
60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	N/A

CONDITIONS OF APPROVAL**ADJ2015-0007 Major Adjustment**

1. Ensure that the Design Review Three has been approved and is consistent with the submitted plans. (Planning Division/JF)

DR2015-0112 Design Review Three**A. Prior to any work beginning on-site and issuance of a Site Development Permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, emergency vehicle access and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)

6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)
11. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (October 16, 2015) demonstrating full compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to development water quality treatment. (Site Development Div./JJD)
12. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
13. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)

14. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
15. Submit owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records for both affected lots. (Site Development Div./JJD)
16. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total for the development and for each proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on each lot. (Site Development Div./JJD)
17. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
18. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
19. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
20. Provide plans that show the installation of street lighting to meet the City's standards along NW Greenbrier Parkway. (Transportation / KR)
21. Provide plans that show the installation of bicycle parking to meet the City's bicycle parking standards. (Transportation / KR)
22. AERIAL FIRE APPARATUS ROADS: Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) The proposal shows a building height

in excess of 30 feet and no provisions were provided for aerial fire department access. Revise drawings to comply. (TVF&R/JF)

23. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) The proposal shows a building height in excess of 30 feet and no provisions were provided for aerial fire department access. Revise drawings to comply. (TVF&R/JF)
24. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) Painted curbing will be required to delineate the fire lanes. Identify this on the plans. (TVF&R/JF)
25. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All fire lanes must support these loading requirements. Identify this requirement on the drawings. (TVF&R/JF)
26. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi. Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:
- a) In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - b) In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - c) Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1(TVF&R/JF)
27. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow testing documentation at the time of Site Development review. (TVF&R/JF)

28. EMERGENCY RESPONDER RADIO COVERAGE: In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510.1) This building will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits, shafts, wiring, etc. during construction to accommodate for the system if it is necessary. Additionally, make sure to budget and appropriate time for the installation of this system. As an alternative, a fee in lieu of an in building system is acceptable prior to the issuance of the building permit. Please see attached documentation for further details. (TVF&R/JF)
29. KNOX BOX: A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) This building will be required to have a Knox Box. (TVF&R/JF)
30. Ensure that all associated applications, including Major Adjustment, Design Review, Replat and Tree Plan Two have been approved and are consistent with the submitted plans. (Planning Division/JF)
31. Provide a plan showing two additional pedestrian connections across drive aisles to serve the parking spaces. One connection must be to the north of the building and one to the east. (Planning Division/JF)
32. Provide a plan showing compliance with the Technical Lighting Standards. (Planning Division/JF)

B. Prior to Building Permit issuance, the applicant shall:

33. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
34. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
35. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. The overflow elevation and one-foot-higher minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. (Site Development Div./JJD)
36. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./JJD)

37. Provide plans showing the proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building/BR)
38. Provide plans showing an accessible route provided to persons with disabilities throughout the site. (Section 1104, OSSC) (Building/BR)
39. Provide plans showing accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building/BR)

C. Prior to Occupancy, the applicant shall:

40. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
41. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
42. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
43. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
44. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
45. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
46. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./JF)
47. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JF)
48. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)
49. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
50. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be bare root provided the

roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)

51. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JF)

D. Prior to release of performance security, the applicant shall:

52. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
53. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

LD2015-0022 Replat One

A. Prior to Final Plat approval, the applicant shall:

1. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
2. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)

TP2015-0015 Tree Plan Two

1. Ensure that the Design Review Three has been approved and is consistent with the submitted plans. (Planning Division/JF)
2. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/JF)