



## STAFF REPORT

REPORT DATE: June 9, 2015

TO: Interested Parties

FROM: Leigh Crabtree, Associate Planner 

APPLICATIONS: **Nike Beaverton Creekside Campus - Phase One Improvements DR2015-0027**

LOCATION: 2901, 3003, 3101, and 3203 SW 153rd Drive  
The subject site is located within the block bound by SW 153rd Drive, SW 154th Terrace, and SW Millikan Way.  
- Tax Lot 00400 of Washington County Assessor's Map 1S1 08AC (3.89 acres)  
- Tax Lot 00300 of Washington County Assessor's Map 1S1 08DB (8.68 acres)

ZONING: Office Industrial (OI)

NAC: Five Oaks Triple Creek Neighborhood Association Committee

REQUEST: The applicant requests Design Review approval for proposed site modifications to off-street loading, off-street parking, and landscaping. The site is developed with four separate office-industrial buildings, modifications of which are the subject of separate land use applications.

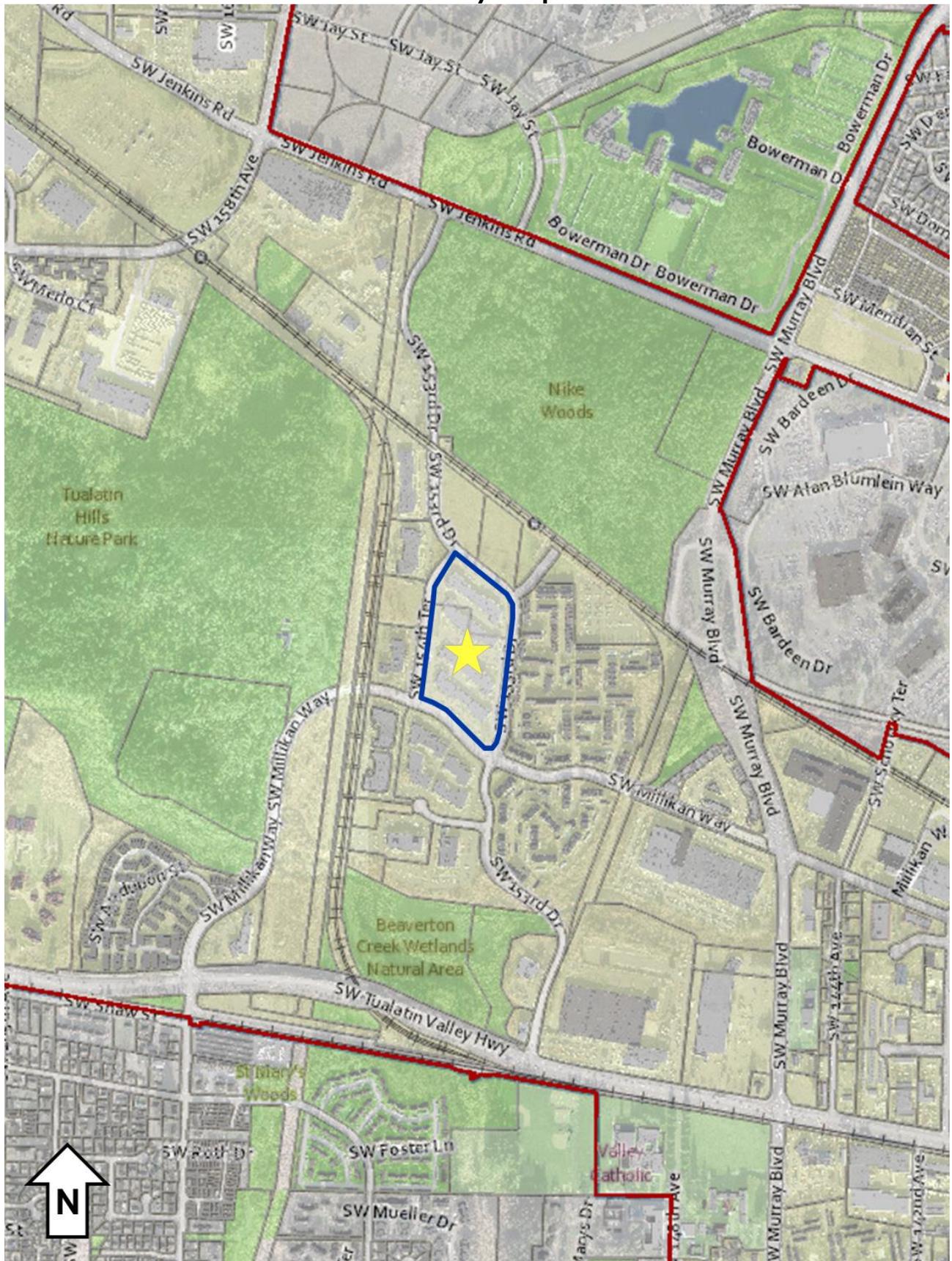
APPLICANT: Nike, Inc. Attn: Stacy Ramakers  
One Bowerman Drive, Beaverton, OR 97005

APPLICANT REPRESENTATIVE: WH Pacific, Inc. Attn: Kevin Apperson, RLA, ASLA  
9755 SW Barnes Road, Suite 300, Portland, OR 97225

APPROVAL CRITERIA: Development Code, Ordinance 2050 effective through Ordinance 4487, Sections:  
40.03 *Facilities Review*,  
40.20.15.2.C *Design Review Two*

RECOMMENDATION: **APPROVAL of DR2015-0027 Nike BCC Phase One, as conditioned**

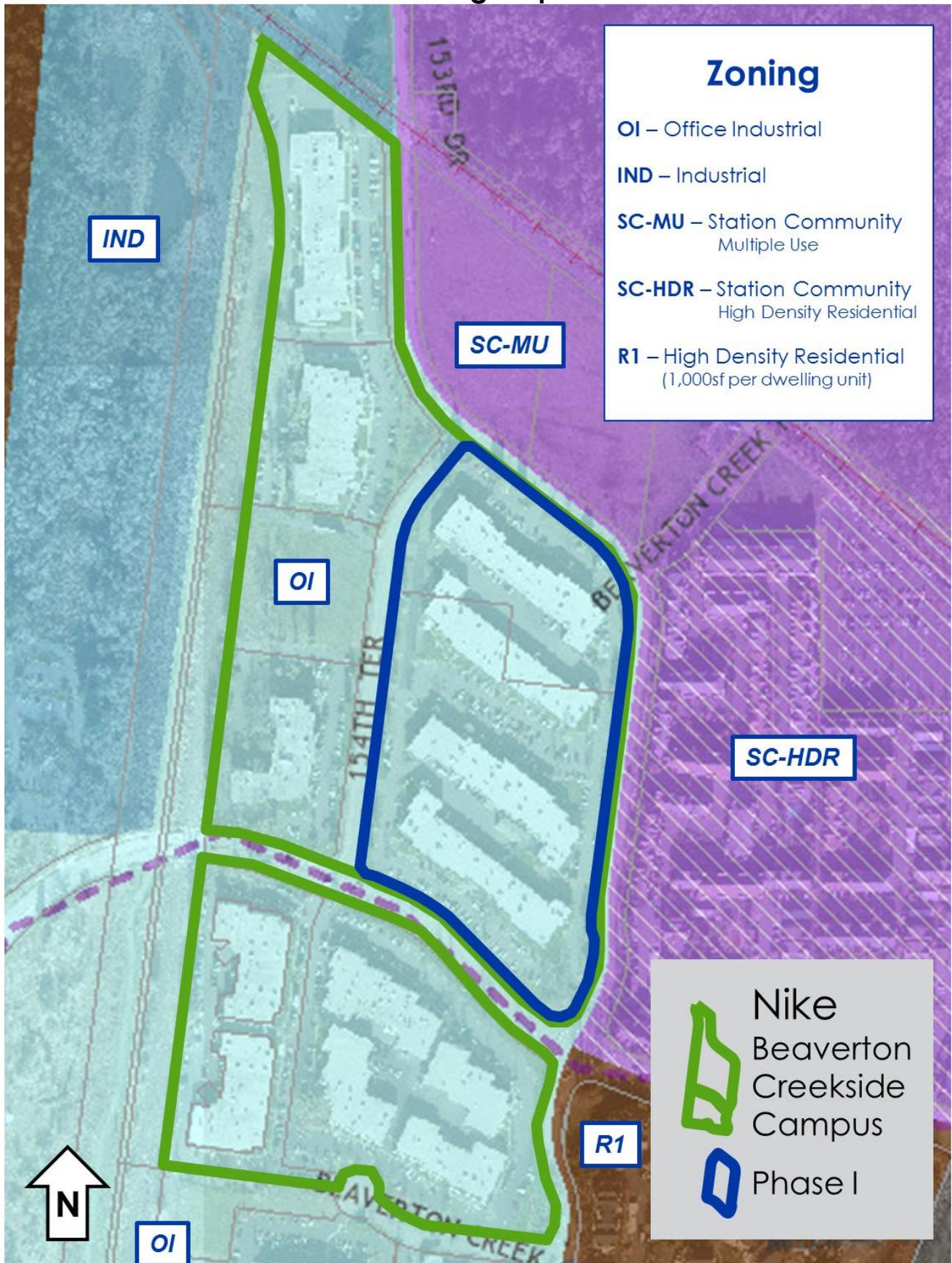
### Vicinity Map



Aerial Map



# Zoning Map



## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete	Original Day 120	Continuance Requested	New Day 120
DR2015-0027	March 16, 2015	April 8, 2015	August 6, 2015	7 - Days	August 13, 2015

### Existing Conditions Table

<b>Zoning</b>	Office Industrial (OI)	
<b>Current Development</b>	Four separate, but similar buildings with associated site improvements	
<b>Site Size &amp; Location</b>	The subject site is located within the block bound by SW 153 <sup>rd</sup> Drive, SW 154 <sup>th</sup> Terrace, and SW Millikan Way. 2901, 3003, 3101, and 3203 SW 153 <sup>rd</sup> Drive - Tax Lot 00400 of Washington County Assessor's Map 1S1 08AC (3.89 acres) - Tax Lot 00300 of Washington County Assessor's Map 1S1 08DB (8.68 acres)	
<b>NAC</b>	Five Oaks Triple Creek Neighborhood Association Committee	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: Station Community – High Density Residential South: Office Industrial East: Station Community – High Density Residential West: Office Industrial	<u>Uses:</u> North: Vacant South: Office East: Apartments West: Office and Vacant

## SUMMARY

The applicant requests Design Review Two (DR2) approval for proposed site modifications including landscaping, off-street loading, and off-street parking. Specifically, the proposed modifications include the following:

- Reductions in the amount of parking between buildings,
- Development of new courtyards with pavilions and bike enclosures,
- Modifications to parking area circulation and pedestrian connectivity,
- Storm water drainage and utility system modifications,
- New landscaping throughout.

Proposed modifications associated with this Design Review Two application are located internal to the site.

The subject site is currently developed with four separate office-industrial buildings. Modification to the four structures are the subject of separate land use applications.

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**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
Nike Beaverton Creek Campus – Phase One Improvements  
DR2015-0027**

The applicant submitted a complete application on April 8, 2015. The Facilities Review Committee conducted technical review of the application on April 13, 2015 for the Facilities Review Meeting on May 6, 2015.

**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. 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.

Design Review applications are subject to Facilities Review Committee Criteria for Approval under Section 40.03.1. The submitted Design Review application, DR2015-0027, will be reviewed for all criteria that are applicable to the application as identified below:

**40.03.1**

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

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection.

**Public water**

Water service is provided by the City of Beaverton and is available within SW 153<sup>rd</sup> Drive (12-inch pipe), SW 154<sup>th</sup> Terrace (12-inch), and SW Millikan Way (8-inch). The available service is currently serving the existing buildings and site improvements. The buildings are subject to separate building permit and Design Review Compliance review, with minimal change to size and water demand. The proposed site improvements include additional landscaping, for which the existing water service has capacity to serve the proposed development.

**Public sanitary sewer**

The City of Beaverton provides sewer service through 8-inch sewer mains within SW 153<sup>rd</sup> Drive, SW 154<sup>th</sup> Terrace, and SW Millikan Way. The available service has sufficient capacity to serve the proposed development.

**Storm water drainage, treatment, and detention**

The City of Beaverton provides storm water drainage service and lines are available within SW 153<sup>rd</sup> Drive (24 to 27-inch), SW 154<sup>th</sup> Terrace (15 to 27-inch), and SW Millikan Way (18 and 30-inch). Catch basins are located at several points around and within the site. The applicant has submitted a preliminary drainage report, included in the application materials.

To ensure appropriate design and construction of critical facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated

construction and utility phasing plans, the Committee recommends conditions of approval through both the Design Review and Land Division applications.

#### Transportation

The Beaverton Development Code requires a Traffic Impact Analysis for any new use that generates more than 200 vehicle trips per day on average. As the proposed development will generate fewer than 200 average weekday trips, no Traffic Impact Analysis is required. This determination is based on estimates included in Trip Generation 9th Edition, published by the Institute for Transportation Engineers. Therefore, the transportation system has sufficient capacity to serve the proposed use.

#### Fire protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. Preliminary comments and conditions of approval have been received from TVF&R. TVF&R endorses this proposal predicated on the attached conditions of approval. TVF&R will also review the plans prior to site development or building permit issuance for continuity with relative fire safety related issues.

With the recommended conditions of approval, this proposal will provide required critical facilities and services, thereby meeting this criterion for approval.

#### FINDING:

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 (5) years of occupancy.*

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

#### Schools

This proposal is for modification of exterior site facilities. The proposal is not expected to generate demand for additional public school facilities. Beaverton School District is the public education district providing services to this area. Beaverton School District has not provided comments on this proposed development.

#### Transit improvements

Tri-Met provides transit service in the area along Tualatin Valley Highway via Bus Route No. 57 (TV Hwy/Forest Grove) and via the MAX light rail line. Bus Route No. 57 provides weekday and weekend service between the Beaverton Transit Center and Forest Grove with subsequent connections to other bus routes, the MAX light rail line, and the WES commuter rail. The MAX light rail line provides service between Hillsboro and Portland with branches of the system stretching to further areas within the region. The proposal does not change the existing pedestrian access to the existing transit service.

Police protection

The site will be served by the Beaverton Police Department with regard to public safety. The Police Department did not provide comments or recommendations to the Facilities Review Committee.

On-site pedestrian and bicycle facilities in the public right-of-way

The subject site is located within the block bounded by SW 153<sup>rd</sup> Drive, SW 154<sup>th</sup> Terrace, and SW Millikan Way. SW 153<sup>rd</sup> Drive and SW Millikan Way are designated Collectors streets and SW 154<sup>th</sup> Terrace is a designated Local street. The applicant is not proposing modifications to existing right-of-way improvements with this proposal. The proposal does not require frontage improvements.

With the recommended conditions of approval, this proposal will provide required essential facilities, thereby meeting this criterion for approval.

FINDING:

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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).*

The Committee 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 CS zoning district as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards.

Staff will provide findings for the applicable Design Review Two approval criteria within the Design Review staff report.

FINDING:

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 proposed development.*

Design Review Requirements (Section 60.05)

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. Staff will provide findings for the applicable Design Review Standards, Code Section 60.05 within the Design Review section of the staff report.

### Habitat-Friendly and Low Impact Development Practices (Section 60.12)

Although the site does not contain any designated Habitat Benefit Areas, it is eligible to participate in the Low Impact Development programs which are voluntary. The applicant has not requested to use any of the potentially allowed credits at this time. However, in order to satisfy the requirements for stormwater quality and quantity, the applicant is proposing to implement CWS LIDA storm water planters within the landscaping of the subject site.

### Off-Street Loading Requirements (Section 60.25)

Each of the four buildings is less than 40,000 square feet in size. Section 60.25.15 requires one loading space per office building between 25,000 and 40,000 square feet in size. The proposal includes one loading space per building.

### Off-Street Parking Requirements (Section 60.30)

#### Motor Vehicle

The proposal includes site modifications around four existing buildings which include changes to on-site parking and landscaping as Phase One of Three. Phase Two and Three include additional parking with build-out of the remainder of the campus. Phase One will result in a reduction of parking to 313 parking spaces within the boundaries of the phase which is below the minimum requirement of 404 parking spaces. Phases Two and Three include the addition of parking within a portion of the campus directly across the 154<sup>th</sup> Terrace from Phase One. As conditioned, the proposal will satisfy the off-street parking requirements.

#### Bicycle

The proposal requires 18 short-term and 18 long-term bicycle parking facilities per building. The applicant is proposing two bicycle shelters, one within each of the two courtyards, meeting the requirement.

### Sign Regulations (Section 60.40)

Any proposed signage will need to be reviewed under a separate sign permit application.

### Fences (Section 60.50.20)

"Fences in any district may be constructed at the lot line; provided, however, that fences shall comply with all applicable vision clearance standards established in the Engineering Design Manual for setback and height limits." The applicant does not propose any new fencing along property lines.

### Transportation Facilities (Section 60.55)

The proposal includes site modifications to accommodate changes in parking, landscape, and minor building changes for entry features (under separate review). The subject site is located within the block bounded by SW 153<sup>rd</sup> Drive, SW 154<sup>th</sup> Terrace, and SW Millikan Way. The City's Comprehensive Plan classifies SW 153<sup>rd</sup> Drive and SW Millikan Way as Collectors streets and SW 154<sup>th</sup> Terrace as a Local street.

Transportation staff from the City of Beaverton, the Oregon Department of Transportation (ODOT), and Washington County's Department of Land Use and Transportation (DLUT) have reviewed the proposal. ODOT and DLUT did not have any comments or conditions of approval. The following findings are provided:

#### 60.55.15 Traffic Management Plan:

The application does not include a Traffic Management Plan. A Traffic Management Plan is required when development will add 20 or more trips in any hour on a residential street

(classified as a Local or Neighborhood Route). As the existing buildings will generate fewer than 20 new trips in any hour, no Traffic Management Plan is required.

60.55.20 Traffic Impact Analysis:

A Traffic Impact Analysis is required for any new use that generates more than 200 vehicle trips per day on average. The proposed use is expected to generate fewer than 200 new average weekday trips, therefore, no Traffic Impact Analysis is required. This determination is based on estimates included in Trip Generation 9th Edition, published by the Institute for Transportation Engineers (ITE).

60.55.25 Street and Bicycle and Pedestrian Connection Requirements:

The proposal does not include any new street or bicycle connections. The proposal includes pedestrian connections between buildings and from buildings and the public right of way. Furthermore, the Beaverton Comprehensive Plan does not indicate potential connections to adjacent properties. Therefore no new connections are required.

60.55.30 Minimum Street Widths:

The proposed site improvement do warrant the need for right-of-way modifications or additional street width.

60.55.35 Access Standards:

The subject site is currently served by seven driveways. The proposal includes closure of three driveways leaving the site is served by four driveways. The remaining driveways will remain in their existing condition for the purposes of Phase One. Phases Two and Three will include modifications to 154<sup>th</sup> Terrace and associated modifications to the remaining driveway. No obstructions are to be located within the 15 foot corner clearance triangle (per Engineering Design Manual 210.10.1 Visibility at Intersections), as conditioned.

60.55.40 Transit Facilities:

The nearest transit stops are located along Tualatin Valley Highway, approximately 2,400 feet to the south, and at the MAX light rail station, less than 600 feet to the north. Additionally, the applicant provides a private shuttle service for employees and guests.

No existing service deficiencies are identified in this area and the proposal does not warrant the need for additional stops.

Therefore, with fulfillment of the recommended conditions of approval the criteria found in Chapter 60.55 are met.

Trees and Vegetation Requirements (Section 60.60)

The proposal includes removal of 48 landscape trees. The health of the trees proposed for removal range from Dying to Excellent. Section 60.60.25.9.C states, "Replacement of a Landscape Tree shall be based on total linear DBH calculations at a one-to-one ratio depending upon the capacity of the site to accommodate replacement tree or unless otherwise specified through development review." The applicant is proposing 592 trees within the planting plan for the project.

Utility Undergrounding (Section 60.65)

No overhead utility lines are located along the SW 153<sup>rd</sup> Drive, SW 154<sup>th</sup> Terrace, and SW Millikan Way frontages. No utility service lines to the structures or site facilities may be installed overhead on site. To meet the requirements of Section 60.65, staff recommends conditions of approval.

**SUMMARY**

With the recommended conditions of approval, the proposed development will be able to satisfy all applicable provisions of Chapter 60, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 property owner has historically provided continued periodic maintenance and necessary normal replacement of private common facilities and areas. The applicant states that they, "...will provide adequate maintenance..." The proposal as represented does not appear to present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site.

With the recommended conditions of approval, the proposed development will be maintained, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval criterion.**

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

The proposal is designed so that vehicle and pedestrian access is provided throughout the site through separate pedestrian walkways and four driveways. The proposed on-site pedestrian pathway system is safe and efficient because pathways are separated from vehicular traffic; and located adjacent to buildings, between buildings, and adjacent to parking areas. The parking lot design meets the minimum dimensional requirements of 60.30.15, which ensures that vehicles can enter, circulate, and exit the site in a safe and efficient manner.

With the recommended conditions of approval, this proposal will provide safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that the proposal as conditioned, meets this approval 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.*

The proposal is designed so that vehicular access is provided throughout the site via four driveways, three along SW 153<sup>rd</sup> Drive and one along SW 154<sup>th</sup> Terrace. The proposal also includes pedestrian access to the site through separate pedestrian walkways that connect to sidewalks along SW 153<sup>rd</sup> Drive and SW Millikan Way, Collector streets, and SW 154<sup>th</sup> Terrace, a Local street. As previously discussed, this approval includes conditions related to the requirements for vision clearance.

With the recommended conditions of approval, this proposal will provide safe, efficient, and direct vehicular and pedestrian circulation connections to the surrounding circulation system, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 endorses this proposal predicated on the attached conditions of approval, as stated in Section A, above.

The City of Beaverton's Building Division has not submitted comments in response to the proposed development plan. Standard Building Division conditions of approval are included in the conditions of approval.

With the recommended conditions of approval, structures and public facilities serving the development site will be designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

The project site has frontage on SW 153<sup>rd</sup> Drive and SW Millikan Way, Collector streets, and SW 154<sup>th</sup> Terrace, a Local street. The proposed site improvements do not include or require modification of existing right-of-way improvements as discussed within Section D, above.

As discussed in sections F and G, above, the design of the proposed parking areas is expected to meet the applicable requirements of Development Code Chapter 60 and the City's Engineering Design Manual standards. By satisfying the design requirements, the current proposed design provides adequate protection from accidents or hazardous conditions.

The right-of-ways of SW 153<sup>rd</sup> Drive and SW Millikan Way as Collectors streets and SW 154<sup>th</sup> Terrace as a Local street are served by existing street lights. The applicant does not propose modifications to right-of-way improvements nor is the applicant required to modify right-of-way improvements. Matters of site lighting will be discussed further within the Design Review staff report, as lighting relates to private drives and private common open space.

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). TVF&R endorses this proposal predicated on the attached conditions of approval, as stated in Sections A, above.

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. The conditions of approval stated at the end of this document, provide requirements of the applicant to obtain a Site Development Permit and a Building Permit.

With the recommended conditions of approval, the proposal will be able to provide adequate protection from accident or protection from hazardous conditions due to inadequate, substandard or ill-designed development.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 proposed improvements are located internal to the block formed by SW 153<sup>rd</sup> Drive and SW Millikan Way, Collector streets, and SW 154<sup>th</sup> Terrace, a Local street. Multi-family development is located across 153<sup>rd</sup> Drive to the east and Office Industrial development is located across Millikan Way to the south and 154<sup>th</sup> Terrace to the west. No grading or contouring is proposed along the boundaries of the site.

The applicant has provided stormwater design and reports for review by the city. The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

With the recommended conditions of approval, grading and contouring of the site can be designed to accommodate the proposed use and mitigate adverse, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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.*

Within the proposal, the applicant has included facilities that provide for access for physically handicapped people with attention to continuous and 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.

With the recommended conditions of approval, the site will be in conformance with ADA requirements and would therefore be in conformance with Development Code Section 60.55.65, thereby meeting this criterion for approval.

**FINDING:**

**Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval criterion.**

- L. *The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the applications on March 16, 2015 and submitted complete materials on April 8, 2015, with one exception. The application form did not include the property owner's signature; however, the owner's signature was provided on June 9, 2015.

**FINDING:**

**Therefore, the Committee finds that the proposal does meet this approval criterion.**

**RECOMMENDATION**

The Facilities Review Committee finds that, by meeting the conditions of approval, the proposal will comply with all technical criteria in Section 40.03. Therefore, the committee recommends APPROVAL of DR2015-0027.

**CODE CONFORMANCE ANALYSIS**  
**Chapter 20 - Land Use and Site Development Standards**  
 OI Office Industrial

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses			
Use, Permitted	25. Office	Office	<b>Refer to Findings for Design Review</b>
Development Code Section 20.15.15. Site Development Standards			
Land Area Min / Max	None	No proposed modifications to parcel	<b>N/A</b>
Residential Density Min / Max	N/A	No residential proposed	<b>N/A</b>
Lot Dimensions Min Width Min Depth	None	No proposed modifications to parcel	<b>N/A</b>
Yard Setbacks Any Yard Abutting A Residential Zone		Not abutting a residential zone	<b>N/A</b>
Building Height Maximum	Max: 80 feet	No proposed modifications to building height	<b>N/A</b>

## CODE CONFORMANCE ANALYSIS

### Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Construction of one two-story building approximately 5,000 square feet in floor area.	<b>Refer to DR findings</b>
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed per Chapter 90 definition	<b>N/A</b>
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The project is not located in the floodplain, floodway, or floodway fringe.	<b>N/A</b>
Development Code Section 60.12			
Habitat Friendly Development Practice and Low Impact Development Techniques	Optional program offering various credits available for use of specific practices or techniques.	No Habitat Friendly Development Practice and Low Impact Development Techniques proposed.	<b>N/A</b>
Development Code Section 60.15 Land Division Standards			
60.15.10 Grading	3. On-site surface contouring	Limited grading to drain to internal portions of the site and stormwater quality catch basins. Site modifications at or near property lines are proposed to tie into existing site improvements without change in finished elevation from the existing grade	<b>Yes</b>
Development Code Section 60.25 – Off Street Loading Requirements			
		See Section 40.03.1.D, above	<b>Yes</b>
Development Code Section 60.30 – Off-Street Parking			
Required Vehicle Parking (minimum) Parking Zone A (maximum)	<u>Offices</u> (spaces per 1,000 square feet of gross floor area) Minimum: 2.70 Maximum: 3.4	<u>Office</u> The applicant proposes <b>313 parking spaces</b> within Phase One More than <b>144 parking spaces</b> are proposed across SW 154 <sup>th</sup> Terrace within Phases Two and Three of the campus redevelopment program.  <b>404 parking spaces</b> will satisfy the minimum requirement for continued Office use of the four buildings, which total 149,633 square feet.	<b>Yes, as conditioned</b>

Required Bicycle Parking	<u>Offices</u> Short term: 2 spaces or one per 8,000 sq. ft. of floor area Long term: 2 spaces or one per 8,000 sq. ft. of floor area	The applicant proposes <b>18 short term spaces</b> and <b>18 long term spaces</b>  <u>Offices</u> The proposed number of spaces satisfies the requirement for bicycle parking associated with Office use.  Also see Section 40.03.1.D, above	<b>Yes</b>
Compact Spaces	A maximum of 20% of required parking spaces may be compact spaces.	The applicant does not propose compact parking spaces	<b>N/A</b>
Development Code Section 60.40			
Signage	A sign permit required for any sign.	Signs are not subject to review.	<b>N/A</b>
Development Code Section 60.50 – Special Use Regulations			
60.50.15 Projections into Required Yards and Public Right-of-Ways		None proposed	<b>N/A</b>
60.50.20 Fences		As described above, the proposal does not include fences at or near the property lines.	<b>N/A</b>
Development Code Section 60.55 – Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes, as conditioned.</b>
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the, preservation, removal, and mitigation of trees.	Refer to Facilities Review Committee findings herein.	<b>Yes, as conditioned.</b>
Development Code Section 60.65			
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.	Refer to Facilities Review Committee findings herein	<b>Yes, as conditioned.</b>

**DESIGN REVIEW TWO  
ANALYSIS AND FINDINGS  
Nike Beaverton Creek Campus – Phase One Improvements  
DR2015-0027**

**Section 40.20.05 Design Review Applications; Purpose**

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. To achieve this purpose, the Design Review process is divided into two major components; Design Standards and Design Guidelines. Both standards and guidelines implement Design Principles, which are more general statements that guide development of the built environment. The Design Standards are intended to provide a "safe harbor" approach to designing a project. Depending on the design thresholds, designing a project to the standards would result in an administrative review process. ...

The purpose of Design Review, as summarized in this section, is carried out by the approval criteria listed herein.

**Section 40.20.15.2.A Design Review Two Thresholds**

An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:

7. *Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.*
8. *Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.*
10. *Removal of more than five (5) Landscape Trees.*

**Section 40.20.15.2.B Design Review Two Procedure Type**

The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Design Review Two. The decision making authority is the Director.

**Section 40.20.15.2.C Design Review Two Approval Criteria**

In order to approve a Design Review 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 Design Review Two application.*

The proposal includes site modifications in excess of 15 percent of on-site landscaping, changes to existing on-site vehicular parking, maneuvering, and circulation area, and removal of more than five (5) Landscape Trees. Given these changes, the project satisfies thresholds 7 and 10 for a Design Review Two application, as listed above. Therefore, the application satisfies criterion 1.

**FINDING:**

**Therefore, staff finds that the proposal satisfies 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 paid the fee required for a Design Review Two application on March 16, 2015. Therefore, the application satisfies criterion 2.

**FINDING:**

**Therefore, staff finds that the proposal satisfies the criterion for approval.**

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

The applicant provided sufficient materials for review of the subject proposal on April 8, 2015 and the application was deemed complete as of that date. Therefore, the application satisfies criterion 3.

**FINDING:**

**Therefore, staff finds that the proposal satisfies the criterion for approval.**

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).*

The Design Standards are addressed in the tables, below. The proposal, with limited conditions, does satisfy all of the applicable provisions of Sections 60.05.15 through 60.05.30, as noted in the tables below. Therefore, the application satisfies criterion 4.

**FINDING:**

**Therefore, staff finds that, by satisfying the conditions of approval, the proposal meets this approval criterion for approval.**

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards 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 standard; or*
- b. *The location of existing structural improvements prevent the full implementation of the applicable standard; or*
- c. *The location of the existing structure to be modified is more than 300 feet from a public street.*

The proposal involves modification of site landscaping and motor-vehicle parking, maneuvering, and circulation. AS addressed under criterion 4, above, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards). Therefore, the application satisfies criterion 5.

**FINDING:**

**Therefore, staff finds that the subject approval criterion is not applicable.**

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

No other land use applications are required of the subject proposal at this time. The applicant has submitted applications requesting review and approval of Phases Two and Three, subsequent to review of the subject application. Site Development and Building permits are necessary prior to construction.

FINDING:

**Therefore, staff finds that the proposal satisfies the criterion for approval.**

**SUMMARY OF FINDINGS:**

Based on evidence provided by the applicant and analysis contained herein, staff finds that the applicable approval criteria for a Design Review Two application (Section 40.20.15.2.C of the Development Code) have been satisfied subject to the conditions of approval listed at the end of this report.

**SECTION 60.05**  
**DESIGN REVIEW STANDARDS ANALYSIS**  
**Nike Beaverton Creek Campus – Phase One Improvements**  
**DR2015-0027**

**Zone: OI (Office Industrial)**

The section below reviews building design and orientation, circulation and parking design, landscape design, lighting design, and other associated elements relevant to applicable Design Standards.

**Design Review Standards Analysis and Findings Charts**

The following charts provide an analysis of the subject proposal to reduce the amount of parking between buildings, develop new interior courtyards with pavilions and bike enclosures, modifications to parking area modifying circulation and pedestrian connectivity, storm water drainage and utility system modifications, and new landscaping throughout. Proposed modification associated with this Design Review Two application are located internal to the site.

**Section 60.05.15 Building Design & Orientation Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<p>The subject site is within the Office Industrial zoning district, not along a Major Pedestrian Route, and does not include modifications to any of the four existing Office buildings. The applicant does proposed construction of two new structures internal to the courtyards.</p> <ul style="list-style-type: none"> <li>• A pavilion is proposed between Buildings 1 and 2</li> <li>• A stage is proposed between Buildings 2 and 3</li> </ul>		
<b>60.05.15.1 Building articulation and variety</b>		
60.05.15.1.A	Attached residential buildings in Residential zones	The proposal does not include residential development. <b>N / A</b>
60.05.15.1.B	Buildings visible from and within 200 feet of an adjacent public street...	The proposed structures are tucked within the interior of the site more than 200 feet from public streets. <b>N / A</b>
60.05.15.1.C	The maximum spacing between permanent architectural features shall be no more than: ... 2. Sixty (60) feet in Industrial zones.	The proposed structures are not walled. The roof structures are supported with vertical architectural steel post clusters that are spaced 16 to 18 feet on center from each other. <b>Yes</b>
60.05.15.1.D	In addition to the requirements of Section 60.05.15.1.B. and C., detached and attached residential building elevations...	The proposal does not include residential development. <b>N / A</b>
<b>60.05.15.2 Roof Forms</b>		
60.05.15.2.E	Smaller feature roofs are not subject to the standards of this Section.	The proposed roof structures are very limited in size in comparison to existing structures on site. Therefore, the proposed pavilion and stage roof structures are considered 'smaller feature roofs' and are therefore not subject to the standards of 60.05.15.2 <b>Yes</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.3 Primary building entrances</b>			
60.05.15.3.A	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave...	The proposed pavilion and stage do not include primary entrances	N / A
<b>60.05.15.4 Exterior building materials</b>			
60.05.15.4.A	For attached residential uses in Residential zones and all residential uses in Multiple Use zones...	The proposal does not include residential development.	N / A
60.05.15.4.B	For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones...	The subject site is not located within a Commercial or Multiple Use zone.	N / A
60.05.15.4.C	For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones...	The subject site is not located within a Commercial or Multiple Use zone.	N / A
<b>60.05.15.5 Roof-mounted equipment</b>			
		The proposal does not include any roof-mounted equipment.	N / A
<b>60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones</b>			
		The subject site is not located within a Commercial or Multiple Use zone.	N / A
<b>60.05.15.7 Building scale along Major Pedestrian Routes.</b>			
		The subject site is not located along a Major Pedestrian Route.	N / A
<b>60.05.15.8 Ground floor elevations on commercial and multiple use buildings.</b>			
		The proposal does not include any commercial or multiple-use buildings.	N / A
<b>60.05.15.9 Compact Detached Housing design.</b>			
		The proposal does not include compact detached housing.	N / A

### Section 60.05.20 Circulation and Parking Lot Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.1 Connections to public street system</b>			
60.05.20.1.A	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.	Existing improvements and proposed modifications include pedestrian, bicycle, and motor vehicle connections between the on-site circulation system and adjacent streets. The proposal improves the on-site pedestrian circulation system and does not modify connections to the adjacent streets.	Yes

<b>60.05.20.2 Loading Areas, solid waste facilities and similar improvements</b>			
60.05.20.2.A	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The proposal includes modifications to waste storage, disposal facilities, recycling containers, and similar improvements. The proposed facilities are screen by either architectural perforated steel plate panels or landscaping.	<b>Yes, as conditioned</b>
60.05.20.2.B	...all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The proposal includes modifications to loading areas. Buildings 1, 2, and 3 will have new loading and solid waste facilities located along the eastern elevations and Building 4 will have a new loading and solid waste facility located at the western end of the south elevation. These locations are internal to the site, beyond parking and landscaping areas, and separated by grade. The applicant states that, "all loading zones will be locate in an area not visible from a public street, or will be fully screened from view from a public street."	<b>Yes, as conditioned</b>
60.05.20.2.C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities ...	The applicant states that, "Screening, as necessary, will be provided along service area, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities."	<b>Yes, as conditioned</b>
60.05.20.2.D	Screening from public view by chain-link fence with or without slats is prohibited	No chain link fencing is proposed.	<b>Yes</b>
60.05.20.2.E	Screening of loading zones may be waived in Commercial and Multiple Use zones ...	The subject site is not located in a Commercial or Multiple Use zone.	<b>N / A</b>
<b>60.05.20.3 Pedestrian Circulation</b>			
60.05.20.3.A	Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist: ...	The subject site is a block of land surrounded by established right-of-way. The existing right-of-way improvements satisfied city standards at the time of their construction. The proposal includes multiple new and improved pedestrian connections.	<b>Yes</b>

60.05.20.3.B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	The proposal includes reasonably direct walkway connections between on-site and public facilities. The proposal improves on-site walkway connections and does not modify connections within adjacent public facilities.	<b>Yes</b>
60.05.20.3.C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. ...	The proposal includes new pedestrian connections from surrounding street sidewalks to internal portions of the site, tying into proposed and existing pedestrian facilities.	<b>Yes</b>
60.05.20.3.D	Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.	Many existing pedestrian facilities are not proposed for modification and many of these are curb tight to parking lot improvements. Some proposed new pedestrian connections are curb tight in order to tie into existing improvements. The applicant states that, "To the extent possible, pedestrian connections through parking lots will be physically separated..."	<b>Yes</b>
60.05.20.3.E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary onsite paving material.	This application proposes pedestrian connections to SW 154 <sup>th</sup> Terrace that satisfy this standard. Pedestrian connections to SW 153 <sup>rd</sup> Drive will be conditioned to meet this standard.	<b>Yes, as conditioned</b>
60.05.20.3.F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.	The applicant states that, "Pedestrian walkways will have a minimum of five (5) foot wide unobstructed clearance.	<b>Yes</b>
<b>60.05.20.4 Street Frontages and Parking Areas</b>			
60.05.20.4.A	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards: 1. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. ...; or 2. A solid wall or fence ...	The subject site was previously developed with a perimeter parking area that is 20 feet wide. The proposal includes existing mature trees and proposed perimeter hedge landscaping.	<b>Yes</b>

<b>60.05.20.5 Parking Area Landscaping</b>			
60.05.20.5.A	Landscaped planter islands shall be required according to the following:... 4. All uses in Employment / Industrial zones, one for every twelve (12) contiguous parking spaces.	The proposal includes modifications to portions of existing parking area. The portions proposed for modification satisfy this standard	<b>Yes</b>
60.05.20.5.B	The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. ...	The proposed islands meet this standard.	<b>Yes</b>
60.05.20.5.C	Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands. ...	The applicant has not proposed counting sidewalks and walkways toward the number of required landscape islands.	<b>N / A</b>
60.05.20.5.D	Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.	The proposed landscape trees are appropriate.	<b>Yes</b>
<b>60.05.20.6 Off-Street Parking Frontages in Multiple Use Districts</b>			
		The proposal is not located within a Multiple Use District	<b>N / A</b>
<b>60.05.20.7 Sidewalks along Streets and Primary Building Elevations in Commercial and Multiple Use zones</b>			
		The proposal is not located within a Commercial or Multiple Use District	<b>N / A</b>
<b>60.05.20.8 Connect On-Site Buildings, Parking, and Other Improvements with Identifiable Streets and Drive Aisles in Residential, Multiple Use, and Commercial Districts</b>			
		The proposal is not located within a Residential, Multiple Use, or Commercial District	<b>N / A</b>
<b>60.05.20.9 Ground floor uses in parking structures</b>			
		The proposal does not include a parking structure.	<b>N / A</b>

### Section 60.05.25 Landscape, Open Space and Natural Areas Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Development</b>			
60.05.25.5.A	A minimum portion of the total gross lot area shall be landscaped: 1. ...all uses in ...Industrial districts, fifteen (15) percent; ...	The applicant states that, "The total gross lot area is 460,429 sf. The landscaped portion of the total gross lot area is 80,375 sf. 17.5% of the total gross lot area is landscaped."	<b>Yes</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
60.05.25.5.B	<p>... These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:</p> <ol style="list-style-type: none"> <li>1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. ...</li> <li>2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.</li> <li>3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. ...</li> </ol>	<p>As noted, above, the subject parcel includes an adequate amount of landscaped area.</p> <p>The amount of required landscape area is 69,064 square feet, which results in the following requirements:</p> <ul style="list-style-type: none"> <li>• 86 Trees; 506 new and existing proposed</li> <li>• 173 evergreen shrubs; 718 new proposed</li> <li>• Remaining landscaped areas are programmed with thousands of ground cover plants.</li> </ul>	<b>Yes</b>
60.05.25.5.C	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, ...	The proposal satisfies the landscape requirement, as addressed above, without relying on the 98,779 square feet of proposed hardscape plaza in courtyards 1 & 2 and the parking court.	<b>N / A</b>
60.05.25.5.D	All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation ...	Existing building elevations facing public streets are less than 200 feet from the public streets that they face. All of these building elevations were designed and built windows on the ground floor. In the landscape areas along the public street facing elevations, the site includes mature landscape trees and shrubs and the applicant has proposed additional tree, shrubs, and ground cover plantings.	<b>Yes</b>
<b>60.05.25.8 Retaining walls</b>			
60.05.25.8	Retaining walls. Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs...	The applicant states that, "There are some low 18" high retaining walls in the courtyard between Building 1 and Building 22. Their total length is 99 ft. long, with a 42 ft. foot long stair. The face of the retaining walls will be treated with the same stone or wood that is being used as paving within the courtyard.	<b>Yes</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.9 Fences and Walls</b>			
60.05.25.9.A	Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.	The applicant states that, "Several low 18", wood topped concrete seat walls are incorporated into the courtyard between building 1, 2, 3, and 4." The landscape, "screen will be metal or wood, is meant to be semi-transparent, and is located in the interior of the court."	<b>Yes,</b>
60.05.25.9.B	Chain link fences are acceptable as long as ...	The proposal does not include chain link fencing.	<b>N / A</b>
60.05.25.9.C	Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.	The applicant states that, "18" concrete seating walls will be a minimum of 12" width. Walls for the trash enclosures at the east ends of Buildings 1, 2, 3 and 4, and at the café at Building 4 will be 6" concrete. ..."	<b>Yes</b>
60.05.25.9.D	For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts....	The site is being used for offices in the Office Industrial zoning district.	<b>N / A</b>
60.05.25.9.E	Fences and walls: 1. May not exceed three feet in height in a required front yard along streets and eight feet in all other locations; 2. May be permitted up to six feet in a required front yard ... 3. For ... housing ...	The proposal includes screening around service enclosure structures and eight feet tall architectural landscape screen structures interior to the site.	<b>N / A</b>
<b>60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines.</b>			
		Grading associated with the proposed project is minimal and is located internal to the site.	<b>N / A</b>
<b>60.05.25.11 Integrate water quality, quantity, or both facilities</b>			
60.05.25.11	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The proposal includes Non-vaulted surface stormwater detention and treatment facilities interior to the site, not located between a street and a building.	<b>N / A</b>
<b>60.05.25.12 Natural Areas</b>			
		The proposal is not located within or near a City adopted natural resource feature	<b>N / A</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.13 Landscape Buffering and Screening</b>			
60.05.25.13.C	B2-Medium screen buffer: This buffer is intended to provide a moderate degree of transitional screening between zones. This buffer consists of live ground cover consisting of low-height plants, or shrubs, or grass, and 1) one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width; 2) evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting...	A 10 feet B2 buffer is applicable to the east and north areas of the site, where the SC-MU and SC-HDR zoning districts exist across the street. The existing landscape area is 20 feet wide with existing landscaping that will be augmented, "with the addition of a 4-5' hedge..."	<b>Yes</b>

### Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30 Adequate on-site lighting and minimize glare on adjoining properties</b>			
The proposed lighting for Phase One is limited to the interior of the site within the landscaping around and between buildings 1 through 4 as well as replacement of building-mounted lighting. The Lighting Plan includes a variety of pole-mounted (SA), bollard (SB), canopy-mounted down-lighting (SD), wall- or stair-mounted (SE), ground lighting fixtures (SG), and under-mounted (SI).			
60.05.30.1	Adequate on-site lighting and minimal glare on adjoining properties.		
	A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards. Commercial and Industrial <ul style="list-style-type: none"> <li>• Internal Minimum &gt;90 = 1.5 fc &lt;90 = 1.0 fc</li> <li>• Internal Maximum &gt;90 = none &lt;90 = none</li> <li>• Property Line Maximum = 0.5 fc</li> </ul>	Fixtures proposed with Phase One improvements are proposed with a range of lighting averages dependent the variety of programming anticipated for the site. The applicant states that, "New on-site lighting is proposed to improve the appearance, safety, and security of the Nike Beaverton Campus at night." As conditioned, the proposal will meet this standard. At the property lines, the proposed light levels are below 0.50 foot candles.	<b>Yes, as conditioned</b>
	B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.	Fixtures noted as SA on the Lighting Plans serve this function.	<b>Yes</b>
	C. Lighting shall be provided in pedestrian plazas, if any developed.	Fixtures noted as SA, SB, SD, SE, SG, and SI on the Lighting Plans serve this function.	<b>Yes</b>
	D. Lighting shall be provided at building entrances.	Fixtures noted as SE on the Lighting Plans serve this function.	<b>Yes</b>
	E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.	Fixtures noted as SD on the Lighting Plans serve this function.	<b>Yes, as conditioned</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.2.	Pedestrian-scale on-site lighting		
60.05.30.2.A	<p>Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</p> <p>1. Fifteen (15) feet in height for on-site pedestrian paths of travel.</p> <p>...</p> <p>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</p> <p>...</p> <p>5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.</p> <p>...</p> <p>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</p>	<p>1. Lighting for on-site pedestrian paths of travel, not in combination with vehicular circulation areas, includes a few pole-mounted fixtures. As In response to Section 60.05.30.1.C, the applicant states that, "The Pedestrian Pole-mounted Luminaires (Type SA)... shall not exceed a maximum of Fifteen (15) feet in height for on-site pedestrian paths of travel."</p> <p>2. Lighting proposed to serve on-site vehicular circulation areas is less than 30 feet.</p>	<b>Yes</b>
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant proposes replacement of existing high pressure sodium lamp fixtures with new fixtures required for egress path illumination. As conditioned, the proposal will meet this standard.	<b>Yes, as conditioned</b>
60.05.30.2.C	Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.	Two bollard style fixtures are proposed with Phase One improvements. One fixture is 47-3/8 inches tall and the other is 31-3/8 inches tall.	<b>Yes</b>

**Evaluation of Design Standards identified above**

Staff finds that the applicant has provided sufficient evidence to show how the proposal meets or can be conditioned to meet the applicable Design Standards (identified in the table summary above).

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL of DR2015-0027 (Nike Beaverton Creek Campus – Phase One Improvements)**.

**DECISION**

The Director hereby **APPROVES DR2015-0027 (Nike Beaverton Creek Campus – Phase One Improvements)**, as conditioned.

**CONDITIONS OF APPROVAL**  
**Nike Beaverton Creek Campus – Phase One Improvements**  
**DR2015-0027**

**The Facilities Review Committee recommends that the decision-making authority adopt the following conditions of approval:**

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/LC)
2. At such time as the lease agreement for occupancy of the Phase One properties between the applicant (long-term lease holder) and the property owner is terminated, the applicant shall work with the property owner to establish and construct the minimum parking required for Office use of Buildings 1, 2, 3, and 4 upon the Phase One properties. (Planning/LC)

**A. Prior to any work on site and issuance of the site development permit, the applicant shall:**

3. 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)
4. 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)
5. 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)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, 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)
7. Submit any required easements and dedications, 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)

8. 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)
9. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer with the site development permit application. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site. (Site Development Div./JJD)
10. Submit final designs for the grading surrounding, adjacent, and within the storm water management facilities designed by a civil engineer or structural engineer for the expected hydrological conditions of the facilities. Some minor grading changes may be needed in order to provide an adequate containment of the surface water and may require other minor modifications to the proposed storm water management facilities as reflected within the land-use application submittal. This land-use approval shall provide for such minor surface modifications (examples: revised grading or addition of small retaining walls, structure relocation, and interior grade changes less than two vertical feet variance) in the proposed facility without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
11. Provide final construction ready plans showing a Contech Inc., Stormfilter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. For any impervious area determined to not be practical to flow or be piped to a Stormfilter unit or other treatment facility, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)
12. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
13. 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 on the site. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, and storage areas. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area. (Site Development Div./JJD)
14. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for the entire project. (NOTE: The development is eligible for system development charge credits at the rate of one ESU per each single family home demolished, as administered by the City Building Official and City Utilities Engineer). Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any area determined by the City Engineer not to practical to provide treatment. (Site Development Div./JJD)

15. Provide plans 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 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)
16. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS: Access roads shall be within 200 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 200 feet. (OFC 503.1.1) All modifications must meet this requirement. (TVF&R/JF)
17. FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1) All designated fire lanes must be maintained with a minimum 20 foot width. (TVF&R/JF)
18. FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1) (TVF&R/JF)
19. 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 designated fire lanes must meet this requirement. (TVF&R/JF)
20. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) (TVF&R/JF)
21. Ensure that all associated applications have been approved and are consistent with the submitted plans. (Planning/LC)
22. Provide drawings that include designs for internal pedestrian connections that are composed of a different paving material than the primary on-site paving material. (Planning/LC)

**B. Prior to any building permit issuance, the applicant shall:**

23. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
24. 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)

25. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit; this currently includes: the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); the International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building Div./BR)
26. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. (City policy) (Building Div./BR)
27. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. (Building Div./BR)
28. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved. (Building Div./BR)
29. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy) (Building Div./BR)
30. Projects involving new buildings and additions are subject to System Development fees. (Building Div./BR)
31. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Div./BR)
32. Applications/plans for building permit/plan review can be submitted at any time during the entitlement process; however, permits cannot be issued until applicable approvals (Planning, Site Development, etc...) have been received. (Building Div./BR)
33. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Div./BR)

**C. Prior to each occupancy permit issuance, the applicant shall:**

34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJJ)

35. 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)
36. Have placed underground all existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div./JJD)
37. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
38. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if a Source Control Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
39. Ensure all site improvements, including grading, parking, 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. No occupancy permit will be issued until all improvements are complete. (Planning / LC)
40. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval, on file at City Hall. No occupancy permit will be issued until all improvements are complete. (Planning / LC)
41. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval, on file at City Hall. No occupancy permit will be issued until all improvements are complete. (Planning / LC)
42. Ensure all landscaping approved by the decision making authority is installed. (Planning / LC)
43. 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 / LC)
44. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Trees planted within the landscape buffer shall have a minimum height of 6 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning / LC)
45. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning / LC)
46. Ensure all required bicycle parking facilities are provided and installed. (Planning / LC)

47. Ensure that all required parking for the campus is constructed and all associated improvements related to parking areas, including landscaping, irrigation, and lighting, are installed within the campus. (Planning / LC)
48. Ensure that all services areas, subject to Development Code Section 60.05.20.2, are screened as required. (Planning / LC)

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

49. 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)
50. Submit any required on-site easements not already granted, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
51. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment/replacement of the vegetation and restoration of full function within the private surface water management facility areas, as determined by the City Public Works Director. If the plants are not well established or the facility not properly functioning (as determined by the City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)
52. 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)