

Staff Report

REPORT DATE: June 12, 2015

TO: Interested Parties

FROM: Leigh Crabtree, Associate Planner 

APPLICATIONS: **Poplar Lane Commercial Center**
DR2015-0020, SDM2015-0001, TP2015-0003

LOCATION: The site is located at the northwest corner of SW Beaverton-Hillsdale Highway and SW Poplar Lane.
4605 and 4625 SW Poplar Lane
Tax Lots 08000 and 08100 of Washington County Assessor's Map 1S113BB

ZONING: Community Service (CS)

NAC: West Slope Neighborhood Association Committee

REQUEST: The applicant requests Design Review, Sidewalk Design Modification, and Tree Plan approval for proposed construction of two new one-story commercial buildings with associated site and right-of-way improvements. The site is currently vacant.

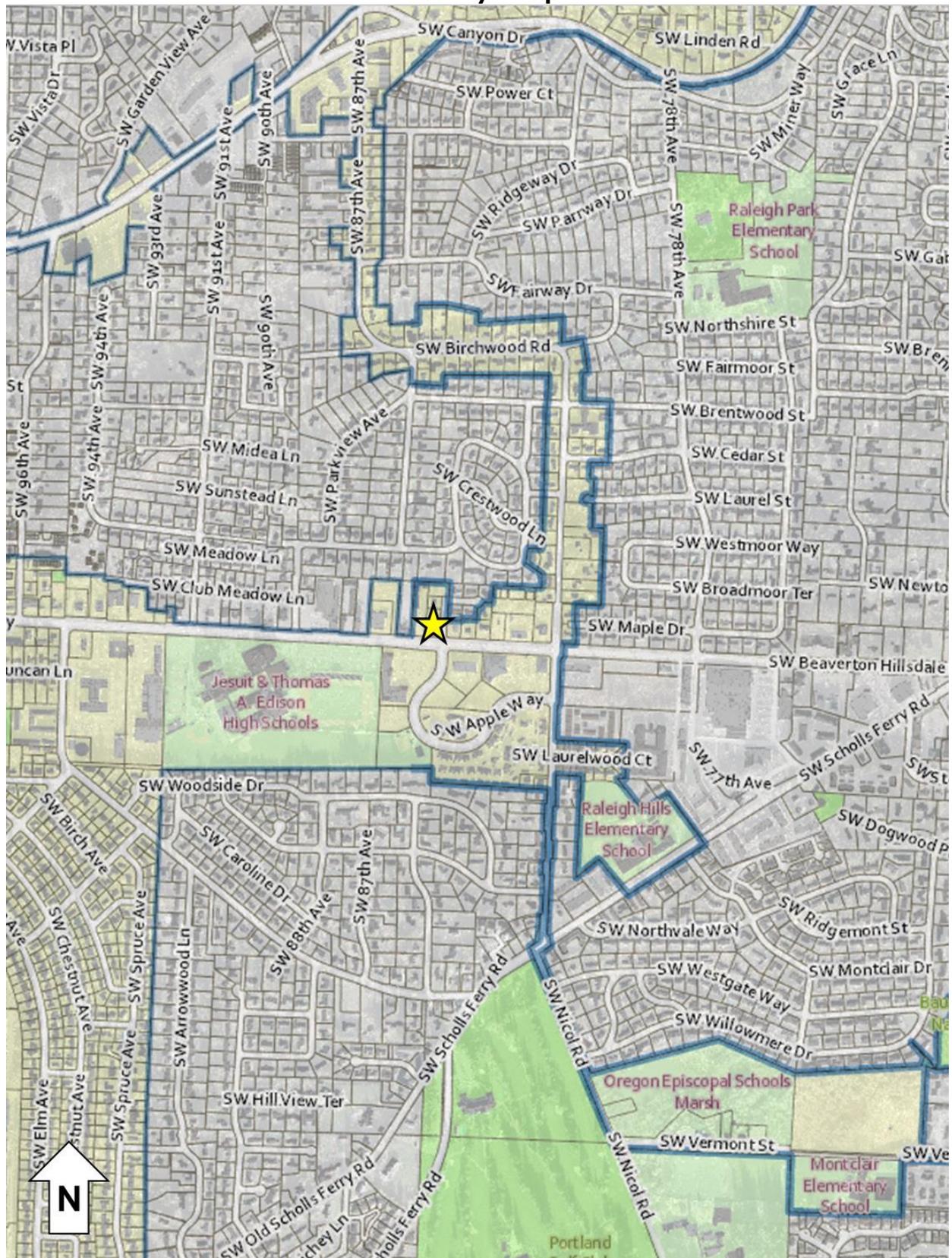
APPLICANT: Elliott Properties, Inc. (DBA Edge Development), Attn: Scott Elliott
5440 SW Westgate Drive, Suite 105, Portland, OR. 97221

APPLICANT REPRESENTATIVE: SFA Design Group, Attn: Matt Sprague
9020 SW Washington Square Road, Suite 170, Portland, OR. 97223

APPROVAL CRITERIA: Development Code, Ordinance 2050, effective through Ordinance 4487
Sections:
40.03 *Facilities Review*,
40.20.15.2.C *Design Review Two*,
40.58.15.C *Sidewalk Design Modification*, and
40.90.15.2.C *Tree Plan Two*

RECOMMENDATION: **APPROVAL of DR2015-0020, SDM2015-0001, and TP2015-0003, Poplar Lane Commercial Center**

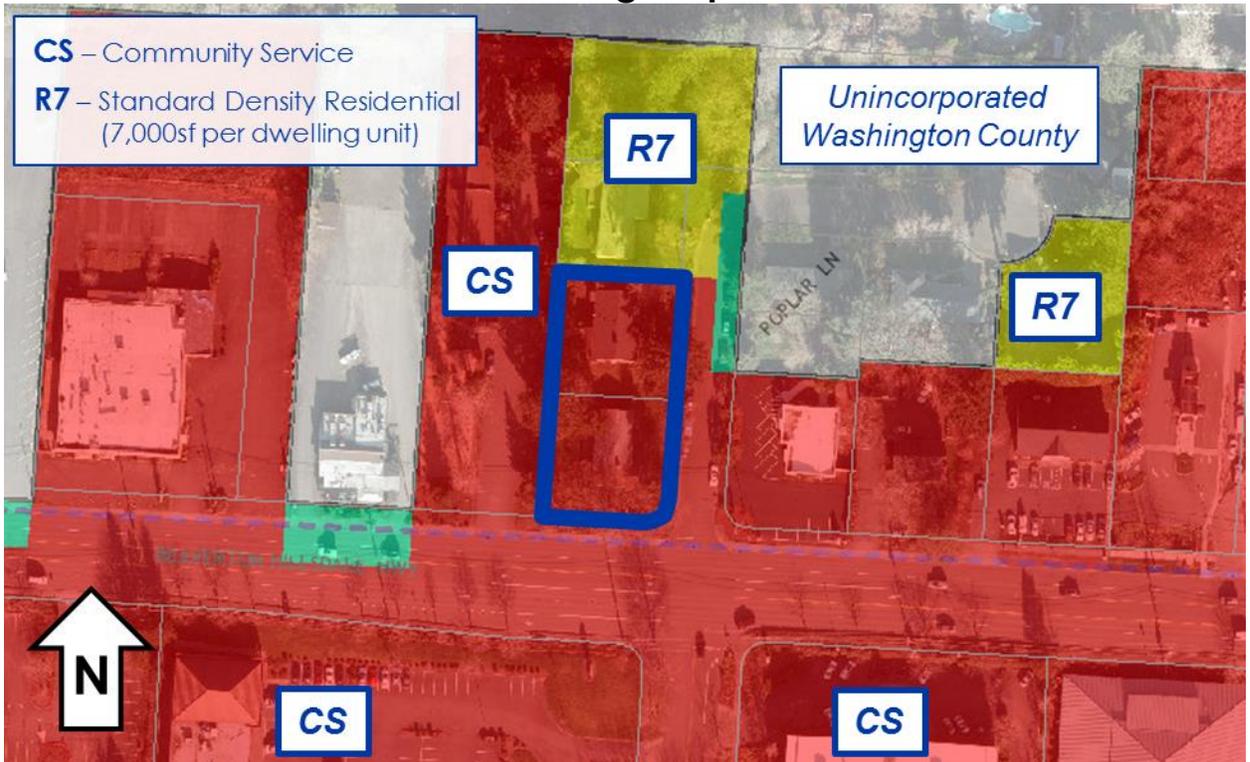
Vicinity Map



Aerial Map



Zoning Map



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Decision Continued 28-days	Original Day 120	Continued Day 120
DR2015-0002	February 17, 2015	April 1, 2015	June 10, 2015	July 30, 2015	August 27, 2015
SDM2015-0001	February 17, 2015	April 1, 2015	June 10, 2015	July 30, 2015	August 27, 2015
TP2015-0003	February 17, 2015	April 1, 2015	June 10, 2015	July 30, 2015	August 27, 2015

Existing Conditions Table

Zoning	Community Service (CS)	
Current Development	Vacant (prior residential structures have been demolished)	
Site Size & Location	The site is located at the northwest corner of SW Beaverton-Hillsdale Highway and SW Poplar Lane. 4605 SW Poplar Lane - Tax Lot 08000 of Washington County Assessor's Map 1S113BB - approximately 10,000 square feet 4625 SW Poplar Lane - Tax Lot 08100 of Washington County Assessor's Map 1S113BB - approximately 10,000 square feet	
NAC	West Slope Neighborhood Association Committee	
Surrounding Uses	<u>Zoning:</u> North: Residential, R7 South: Community Service East: Community Service West: Community Service	<u>Uses:</u> North: Residential South: Commercial East: Commercial and Residential West: Commercial and Private School

SUMMARY

The applicant requests Design Review (DR), Sidewalk Design Modification (SDM), and Tree Plan (TP) approval for the proposed construction of two, new one-story commercial buildings with associated site and right-of-way improvements. Building A, at 4605 SW Poplar Lane is proposed at 2,780 square feet in size. Building B, at 4625 SW Poplar Lane has been revised and is proposed at 3,264 square feet in size as of May 6, 2015. The site is currently vacant, as the two residential structures that previously occupied the site have already been demolished.

TABLE OF CONTENTS

	<u>Page No.</u>
Staff Report	SR 1 – 5
Attachment A Facilities Review Committee Technical Review and Recommendation Report	FR 1 – 13
Attachment B DR 2015-0020 Facts, Findings, and Recommendation	DR 1 – 18
Attachment C SDM 2015-0001 Facts, Findings, and Recommendation	SDM 1 – 4
Attachment D TP 2015-0003 Facts, Findings, and Recommendation	TP 1 – 4
Attachment E Conditions of Approval, DR2015-0020	DR COA 1 – 7
Attachment F Conditions of Approval, SDM2015-0001	SDM COA 1 – 7
Attachment G Conditions of Approval, TP2015-0003	TP COA 1
Exhibit 1 Vicinity Map	SR 2
Exhibit 2 Aerial and Zoning Maps	SR 3

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Poplar Lane Commercial Center
DR2015-0020**

The applicant submitted a complete application on April 1, 2015. The Facilities Review Committee conducted technical review of the application on April 6, 2015 for the Facilities Review Meeting on April 29, 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, DR2014-0033, 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 West Slope Water District and is available through two 3/4-inch water meters connected to a 4-inch water main in the SW Poplar Lane. The available service has capacity to serve the proposed development.

Public sanitary sewer

The City of Beaverton provides sewer service through an 8-inch sewer main in the SW Poplar Lane right-of-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. Two catch basins are located at the intersection of SW Poplar Lane / Beaverton-Hillsdale Highway. A 10-inch storm water drainage line is located within SW Poplar Lane and a 12-inch storm water drainage line is located within SW Beaverton-Hillsdale Highway. 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 the Design Review application.

Transportation

The Beaverton Development Code requires a Traffic Impact Analysis (TIA) 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 (ITE). 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 the 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 expansion development of two commercial structures. 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. At the time of staff report publication, the Beaverton School District had not provided comments on this proposed development.

Transit improvements

Tri-Met provides transit service along Beaverton-Hillsdale Highway via Bus Route No. 54 (Beaverton-Hillsdale Highway) and Bus Route No. 55 (Hamilton). Bus Route No. 54 provides weekday and weekend service between the Beaverton Transit Center and Portland City Center with subsequent connections to other bus routes, the Max light rail line, the WES commuter rail, and the Portland Streetcar. Bus Route No. 55 provides weekday service to and from Portland City Center with subsequent connections to other bus routes, the Max light rail line, and the

Portland Streetcar. The proposal includes continued pedestrian access to Beaverton-Hillsdale Highway, thus, access to transit service.

Police protection

The site will be served by the Beaverton Police Department and Washington County's Enhanced Sheriff Patrol for public safety. The Police Department and Sheriff's 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 on the northwest corner of SW Poplar Lane, a Local Street, and SW Beaverton-Hillsdale Highway, a Major Arterial. Neither frontage is improved to current standards. Therefore, staff have identified that these two street frontages along the subject site are required to be improved to satisfy the *Beaverton Engineering Design Manual* (EDM) standard drawings for the planned cross-section designs.

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. These are voluntary and the applicant has not requested to use any of the potentially allowed credits. However, in order to satisfy the requirements for stormwater quality and quantity, the applicant is proposing to implement Clean Water Services (CWS) LIDA storm water planters within the landscaping of the subject site.

Off-Street Parking Requirements (Section 60.30)

Motor Vehicle

The proposal does include two new buildings with associated parking facilities. Building A, at 4605 SW Poplar Lane is proposed at 2,780 square feet in size. Building B, at 4625 SW Poplar Lane has been revised and is proposed at 3,264 square feet in size as of May 6, 2015. Building A is proposed for General Office and Building B is proposed for Service Business or Professional Services (inclusive of small dental and medical office). Together, the uses require a minimum of 16 parking spaces up to a maximum of 24 parking spaces. The applicant has proposed 19 parking spaces.

Bicycle

The proposal requires two short-term and two long-term bicycle parking facilities per building. The applicant is proposing two short-term bike racks at each entry plaza and two long-term bicycle parking facilities within each building for a total of four short-term and four long-term bicycle facilities, meeting the requirement.

Sign Regulations (Section 60.40)

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

Special Use Regulations (Section 60.50)

Fences

Per 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 proposes new fencing along the north property line this fence is not within a vision clearance area.

Transportation Facilities (Section 60.55)

The subject site is located on the northwest corner of Poplar Lane and Beaverton-Hillsdale Highway. The proposal includes two buildings, Building A is proposed at 2,780 square feet in size and Building B is proposed at 3,264 square feet in size for use with Office and Service Businesses or Professional Services (inclusive of small dental and medical office). The City's Comprehensive Plan classifies SW Poplar Lane as a Local Street and classifies SW Beaverton-Hillsdale Highway as a Major Arterial Street.

Transportation staff from the Oregon Department of Transportation (ODOT), Washington County's Department of Land Use and Transportation (DLUT), and the City of Beaverton have reviewed the proposal. ODOT's and DLUT's comments and conditions of approval are provided as exhibits to this report. The following findings are also 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 new buildings will generate fewer than 20 trips in any hour, no Traffic Management Plan is required.

60.55.20 Traffic Impact Analysis:

A Traffic Impact Analysis is typically 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 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.

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 office development is located on the northwest corner of Poplar Lane and Beaverton-Hillsdale Highway. Poplar Lane is a Washington County transportation facility and Beaverton-Hillsdale Highway is a State of Oregon transportation facility. Both the county and the state hold cross-section design requirements for their facilities, but they both also defer to the city as to planter strip and sidewalk placement.

As stated by the applicant, "Washington County's local street L2 standard requires right-of-way of 25 feet (centerline) with 32 foot pavement section, with, 5 foot sidewalk. However, the city's sidewalk standard requires 10 feet, including on-site linkage to the building entrance."

"Similarly, ODOT's standard for the highway is a 6 foot sidewalk, while the City's is again 10 feet in commercial area. At the Pre-Application Conference, ODOT expressed a desire for the sidewalk to match the existing sidewalk recently constructed further to the east (Norse Lane), at 6 foot of-set. ..."

"The applicant is requesting a Sidewalk Design Modification for allow for a 7.5 foot curb-tight sidewalk on Poplar Lane, and 6 foot off-set sidewalk matching ODOT's standard on Beaverton-Hillsdale Highway."

Staff review of the proposed design and the requested Sidewalk Design Modification result in requiring the following improvements:

Poplar Lane frontage

- a 4.5-foot planter strip, measured from the face of the curb;
- a 5-foot sidewalk; and
- a 0.5-foot maintenance gap.

This is similar to the county's L2 standard.

Beaverton-Hillsdale Highway frontage

- an 11-foot planter strip, measured from the face of the curb with street trees located at a minimum of 9' from the face of the curb on SW Beaverton Hillsdale Hwy;
- a 6-foot sidewalk;
- a 1-foot maintenance gap;
- a sidewalk transition at the west end the ties into the existing curb-tight sidewalk in compliance with Standard Drawing # 217 from the Engineering Design Manual.

The frontage requirements have been included in the conditions of approval.

60.55.35 Access Standards:

The proposal includes one driveway to serve the site, which requires removal of the two existing driveways. The new driveway approach and street connection provide shared access to parking for both buildings and proposed cross-over access easement will allow for future connection to the property to the west. No obstructions are found within the 15 foot corner clearance triangle (per EDM 210.10.1 Visibility at Intersections); additionally, the ODOT has separate vision clearance requirements, as conditioned.

60.55.40 Transit Facilities:

The nearest east-bound transit stop is located across Beaverton-Hillsdale Highway at the southwest corner of the intersection of Beaverton-Hillsdale Highway and Apple Way; another stop is located at the southwest corner of the intersection of Beaverton-Hillsdale Highway and Laurelwood Avenue at a signalized intersection. The transit stop is served by TriMet's No. 54 bus line.

The nearest west-bound transit stop is located across Poplar Lane at the northeast corner of the intersection of Poplar Lane and Beaverton-Hillsdale Highway. The transit stop is served by TriMet's No. 54 and No. 55 bus lines.

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 tree inventory for the project includes 36 trees, on and off site. Of the 36 trees inventoried, 15 trees that meet the definition of a Community Tree are proposed for removal from the project site. The Development Code does not require mitigation for removal of Community Trees. The applicant proposes planting new trees in the landscape plan for the site, including satisfying the buffer requirements for design review approval along the north side of the site.

Utility Undergrounding (Section 60.65)

Overhead utility lines are located along both the Beaverton-Hillsdale Highway and Poplar Lane frontages. 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. No utility service lines to the

structures shall remain overhead on site. To meet the requirements of Section 60.65, staff recommends conditions of approval.

SUMMARY

With the recommended conditions of approval, this proposal will be able to meet 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 applicant states that, "The applicant will provide adequate means to ensure appropriate continued periodic maintenance and necessary normal replacement of all private common facilities through typical lease agreements." All private common facilities located on the parcel will be maintained by the property owner. 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, this proposed development will be able to 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 to the center of the site through separate pedestrian walkways and a shared driveway from Poplar Lane. The City's Comprehensive Plan classifies SW Poplar Lane as a Local Street.

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 to the center of the site through a shared driveway from Poplar Lane, a Local Street, which connects with Beaverton-Hillsdale Highway, a Major Arterial. The proposal also includes pedestrian access to the site through separate pedestrian walkways that connect to sidewalks along Poplar Lane, a Local Street, and along Beaverton-Hillsdale Highway, a Major Arterial.

As previously discussed, this approval includes conditions related to the requirements for right-of-way improvements and 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.

The applicant has requested approval of one Sidewalk Design Modification application for concurrent land use. Approval of the Sidewalk Design Modification is a condition 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 both Poplar Lane and Beaverton-Hillsdale Highway. The applicant will be required to construct right-of-way improvements as discussed within Section D, above. If the required right-of-way improvements cannot be accommodated within the existing right-of-way, the applicant may either dedicate additional right-of-way or place the required improvements within a recorded easement, as conditioned. The applicant has also submitted a Sidewalk Design Modification application for concurrent review. Further review of the Sidewalk Design Modification application will determine whether or not the proposal meets the needs for pedestrian and bicycle facilities. Staff has included a condition of approval for approval of the Sidewalk Design Modification application.

As discussed in sections F and G, above, the design of the parking lot is expected to meet the City's Engineering Design Manual standards. By satisfying the design requirements, the current proposed design provides adequate protection from accidents or hazardous conditions with regard to driveway ingress and egress accessing Poplar Lane.

Both the Poplar Lane and Beaverton-Hillsdale right-of-ways are served by existing street lights. 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 accident, as conditioned. 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 development is located on a site abutting single-family residential to the north, frontage on a Major Arterial to the south, frontage on a Local Street to the east, and private school and commercial development to the west.

The applicant describes that, “Based upon supporting stormwater calculations and attached analysis,... the development of the Poplar Lane Commercial Center will not adversely affect the existing downstream drainage system or adjacent property owners. ...”

Per Section 60.15.10 of the Development Code, the Grading Standards of Section 60.15.10.3 are applicable to any land use proposal where grading is proposed within or abutting any residentially zoned property. The slope differentials proposed in the application do not exceed the slope differentials outlined in Sections 60.15.10.3.A-E.

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 any adverse impacts, 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 shall 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 February 17, 2015 and submitted complete materials on April 1, 2015.

FINDING:

Therefore, the Committee finds that the proposal meets 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 DR2015-0020.

CODE CONFORMANCE ANALYSIS
Chapter 20 - Land Use and Site Development Standards
 CS Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20. Land Uses			
Use, Permitted	8. Office 12. Service Business / Professional Services	Office and Service Business or Professional Services (inclusive of small dental and medical office)	Refer to Findings for Design Review
Development Code Section 20.05.15. Site Development Standards			
Land Area Min / Max	7,000 sf minimum for non-residential	Two existing lots of 10,000 sf each to remain as two separate lots	Yes
Residential Density Min / Max	Residential Only: 37 units / 46 units	No residential dwelling units are proposed	N/A
Lot Dimensions Min Width In Depth	70 100	Two existing lots, approximately 100-feet by 100-feet, to remain as two separate lots	N/A
Yard Setbacks Minimum			Yes
Front	Front: 20 feet	Front: 20 feet	
Side	Side: 10 feet interior 20 feet corner	Side: 16 feet interior (north) 20 feet corner (south)	
Rear	Rear: 0 ⁴ feet	Rear: 11 feet (west)	
Building Height Maximum	Max: 60 feet	18 feet 3 inches	Yes

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.	Refer to DR findings
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	N/A
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.	N/A
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.	N/A
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. Differentials at north property line abutting residential properties meets the standards outlined in Section 60.15.10.3.	Yes
Development Code Section 60.25 – Off Street Loading Requirements			
		The proposed buildings are not large enough to require loading facilities.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30 – Off-Street Parking			
Required Vehicle Parking (minimum) Parking Zone A (maximum)	<p><u>Offices</u> (spaces per 1,000 square feet of gross floor area) Minimum: 2.70 Maximum: 3.4</p> <p><u>Service Businesses</u> (spaces per 1,000 square feet of gross floor area) Minimum: 3.00 Maximum: 5.10</p>	<p>The applicant proposes 19 parking spaces (13 standard, 4 compact, 2 ADA) As described, below, 18 parking spaces will satisfy the parking demand for the proposed Office and Service Businesses.</p> <p><u>Offices</u> The applicant proposes 2,780 SF for Office use which requires a minimum 8 spaces and no more than a maximum 10 spaces.</p> <p><u>Service Businesses</u> The applicant proposes 3,264 SF for Service Business use which requires a minimum 10 spaces and no more than a maximum of 17 spaces.</p>	<p>Yes, regarding the Office use.</p> <p>Yes, regarding the Service Business use.</p>
Required Bicycle Parking	<p><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</p> <p><u>Service Businesses (Medical, Dental Clinics)</u> Short term: 2 spaces or one per 20,000 sq. ft. of floor area Long term: 2 spaces or one per 10,000 sq. ft. of floor area</p>	<p>The applicant proposes 4 short term spaces two on each plaza between Poplar Lane and the building fronts 4 long term spaces two inside each building</p> <p><u>Offices</u> The proposed number of spaces satisfies the requirement for bicycle parking associated with Office use.</p> <p><u>Service Businesses</u> The proposed number of spaces satisfies the requirement for bicycle parking associated with Service Business use.</p> <p>See Section 40.03.1.D, above.</p>	<p>Yes, regarding the Office use.</p> <p>Yes, regarding the Service Business use.</p>
Compact Spaces	A maximum of 20% of required parking spaces may be compact spaces.	18 spaces are required, 4 of which may be compact. The applicant proposed 13 standard, 4 compact, and 2 ADA .	Yes

Development Code Section 60.40			
Signage	A sign permit required for any sign.	Signs are not subject to review.	N/A
Development Code Section 60.50 – Special Use Regulations			
60.50.15 Projections into Required Yards and Public Right-of-Ways		None proposed	N/A
60.50.20 Fences	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.	As described above, the proposal satisfies this criterion, as conditioned.	Yes, as conditioned.

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.	Yes, as conditioned.
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the, preservation, removal, and mitigation of trees.	Refer to Facilities Review Committee findings herein.	Yes, as conditioned.
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	Yes, as conditioned.

**DESIGN REVIEW TWO
ANALYSIS AND FINDINGS
Poplar Lane Commercial
DR2015-0020**

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:

2. *New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District.*
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.*

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 proposed construction of two new commercial buildings totaling 6,044 square feet, site modifications in excess of 15 percent of on-site landscaping, and changes to existing on-site vehicular parking, maneuvering, and circulation area. Given these changes, the project satisfies thresholds 2, 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 February 17, 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 1, 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 full redevelopment of the subject site. No additions to or modifications of existing development are proposed. Therefore, criterion 5 is not applicable to the subject proposal.

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.*

The applicant has submitted applications requesting a Sidewalk Design Modification and Tree Plan Two review concurrent with this Design Review Two application. No other land use applications are required of the subject proposal at this time. 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
Poplar Lane Commercial
DR2015-0020

Zone: CS (Community Service)

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 construct two new buildings with associated parking, landscaping, and other site and right-of-way facilities.

Section 60.05.15 Building Design & Orientation Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.1 Building articulation and variety			
60.05.15.1.A	Attached residential buildings in Residential zones	The proposal does not include residential development.	N / A
60.05.15.1.B	Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18”), recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is: 1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.	The proposed structures are visible from within 200 feet from Poplar Lane and Beaverton-Hillsdale Highway. The primary building entrances face Poplar Lane and the south elevation of Building A faces the proposed parking lot and the south elevation of Building B faces Beaverton-Hillsdale Highway. The east and south elevations of both buildings meet or exceed the 30 percent articulation requirement.	Yes
60.05.15.1.C	The maximum spacing between permanent architectural features shall be no more than: ... 1. Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.	Proposed Building 4605 has overall exterior dimensions of 46 feet wide by 68 feet long. Proposed Building 4625 has overall exterior dimensions of 46 feet wide by 74 feet long. Permanent architectural features, as require per section 60.05.15.1.B, above are proposed, inclusive of windows and other material changes.	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
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.	N / A
60.05.15.2 Roof Forms			
60.05.15.2.C	All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.	The proposal includes a flat roof with a parapet wall that is more than 12 inches above the roofline.	Yes,
60.05.15.3 Primary building entrances			
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, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.	The proposed primary building entrances are covered by roof areas that are at nine (9) feet wide by five (5) feet deep.	Yes
60.05.15.4 Exterior building materials			
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... all uses in Commercial... zones..., a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.	The proposed structures are visible from within 200 feet from Poplar Lane and Beaverton-Hillsdale Highway, public streets. The primary building entrances face Poplar Lane and the south elevation of Building 4605 faces the proposed parking lot and the south elevation of Building 4625 faces Beaverton-Hillsdale Highway. Both buildings are primarily brick façade construction with glazing, plaster surround accents, and wood siding accents.	Yes
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
60.05.15.5 Roof-mounted equipment			
60.05.15.5.A	All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways: 1. A parapet wall; or 2. A screen around the equipment that	The proposal includes roof-mounted equipment on both buildings that is screened wood wall structures that are three feet three inches (3'-3") taller than the parapet	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	is made of a primary exterior finish material used on other portions of the building; or 3. Setback from the street-facing elevation such that it is not visible from the public street(s).	roof. The proposed wood is also noted for use at the building entrances.	
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones			
60.05.15.6.A	Buildings in Multiple Use zones...	The subject site is not located within a Multiple Use zone.	N / A
60.05.15.6.B	Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.	The subject site is 20,909 square feet, which is less than 60,000 square feet. Therefore, the street frontage standard does not apply.	N / A
60.05.15.6.C	Buildings subject to the street frontage standard...	Per 60.05.15.6.B, the street frontage standard does not apply.	N / A
60.05.15.6.D	Buildings on corner lots of multiple Major Pedestrian Routes ...	The subject site is not located along a Major Pedestrian Route.	N / A
60.05.15.6.E	All buildings on lots that abut a Class 1 Major Pedestrian Route...	The subject site is not located along a Major Pedestrian Route.	N / A
60.05.15.6.F	Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.	Only the proposed 4625 building has a second entrance, which is for trash service only.	N / A
60.05.15.7 Building scale along Major Pedestrian Routes.			
		The subject site is not located along a Major Pedestrian Route.	N / A
60.05.15.8 Ground floor elevations on commercial and multiple use buildings.			
60.05.15.8.A	Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings. ... 3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.	The subject site is comprised of two separate tax lots that combined total 20,909 square feet, which is less than 25,000 square feet. Therefore, the windows, display areas, or glass doorway standard does not apply.	N / A
60.05.15.8.B	Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations. 1. Class 1 Major Pedestrian Routes:	The subject site is not located along a Major Pedestrian Route.	N / A

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	Fifty (50) percent. 2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.		
60.05.15.9 Compact Detached Housing design.			
		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?
60.05.20.1 Connections to public street system			
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.	Yes
60.05.20.2 Loading Areas, solid waste facilities and similar improvements			
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 waste storage, disposal facilities, recycling containers, and similar improvements. The proposed facilities are screen wood enclosures on 4605 and within the building structure of 4625.	Yes, as conditioned
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 does not include loading facilities, nor is it required to provide loading facilities.	N / A
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 shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: 1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings, 2. Solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years. 3. Solid wood fence	The proposal includes waste storage, disposal facilities, recycling containers, and similar activities that are screened with a wood enclosure for 4605 and within the building structure of 4625.	Yes

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.	Yes
60.05.20.2.E	Screening of loading zones may be waived in Commercial and Multiple Use zones ...	The proposal does not include loading zones.	N / A
60.05.20.3 Pedestrian Circulation			
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 comprised of two separate tax lots and the proposal includes separate pedestrian connections from each building on each lot to proposed right-of-way improvements along Poplar Lane.	Yes
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, which provide access to transit stops and other pedestrian destinations.	Yes
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 site frontage is approximately 200 feet along Poplar Lane and 100 feet along Beaverton-Hillsdale Highway. The proposal includes new pedestrian connections from internal portions of the site to proposed sidewalks along Poplar Lane, tying into proposed and existing pedestrian facilities.	Yes
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.	The proposal includes pedestrian connections within the site along the south elevation of the 4605 Building and along the north elevation of the 4625 Building. No pedestrian connections are proposed through the parking lot.	N / A
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 proposal includes a driveway access from Poplar Lane. The sidewalk connection across the driveway satisfies the city and county requirements, as conditioned.	Yes, as conditioned
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)	Internal pedestrian walkways are proposed at seven feet wide to provide unobstructed clearance where vehicle bumpers may overhang a walkway.	Yes

	contains stricter standards for any pedestrian walkway, the ADA standards shall apply.		
60.05.20.4 Street Frontages and Parking Areas			
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 proposal includes a six feet wide landscaped area between Poplar Lane improvements and the first parking stalls. The proposed landscape plan indicates installation of trees and hedge materials to meet this standard.	Yes
60.05.20.5 Parking Area Landscaping			
60.05.20.5.A	Landscaped planter islands shall be required according to the following: ... 2. All uses in Commercial and Multiple Use zones, one for every ten (10) contiguous parking spaces.	The proposal includes 9 contiguous parking spaces and 10 contiguous parking spaces. No landscape planters are required.	N / A
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. ...	Landscape planter islands are not required, as addressed in 60.05.20.5.A, above.	N / A
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 raised sidewalks and walkways with this application.	N / A
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 trees along Poplar Lane are appropriate. The proposed trees along Beaverton-Hillsdale Highway will be reviewed for consistency during Site Development Permit Review. Staff has prepared a condition of approval for this standard.	Yes, as conditioned
60.05.20.6 Off-Street Parking Frontages in Multiple Use Districts			
		The proposal is not located within a Multiple Use District	N / A
60.05.20.7 Sidewalks along Streets and Primary Building Elevations in Commercial and Multiple Use zones			
		The proposal is not located within a Commercial or Multiple Use District	N / A
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			
60.05.20.8.A	Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B., unless one of the following is met:	The proposal is includes a drive aisle that is less than 100 feet in length and that provides direct access to perpendicular parking stalls.	N / A

	1. The parking lot drive aisle is less than 100 feet long; 2. The parking lot drive aisle serves 2 or less residential units; or 3. The parking lot drive aisle provides direct access to angled or perpendicular parking stalls.		
60.05.20.8.B	Private streets, common greens, and shared courts shall meet the following standards:	The proposal does not include private streets, common greens, or shared courts.	N / A
60.05.20.9 Ground floor uses in parking structures			
		The proposal does not include a parking structure.	N / A

Section 60.05.25 Landscape, Open Space and Natural Areas Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Development			
60.05.25.5.A	A minimum portion of the total gross lot area shall be landscaped: 1. ...all uses in Commercial... districts, fifteen (15) percent; ...	The applicant states that, "The minimum landscaping requirements is... 2,991 square feet," and that, "the revised Site Plan provides for 5,947 square feet of landscaping or 29.7% of the gross site area, plus 1,040 square feet of paved entry plazas, for a total landscaped area of 6,987 square feet, or 34.9%."	Yes
60.05.25.5.B	... These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area: 1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. ... 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. 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. ...	As noted, above, the subject parcel includes an adequate amount of landscaped area. The amount of require landscape area is approximately 3,000 square feet, which results in the following requirements: <ul style="list-style-type: none"> • 4 Trees; 5 are proposed • 8 evergreen shrubs; more than 8 are proposed • Remaining landscaped areas are programmed with, "ground cover material, with less than 25% of the planted area covered with gravel rock or bark." 	Yes
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 1,040 square feet of proposed hardscape plaza in the proposed plazas.	N / A

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
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.	N / A
60.05.25.8 Retaining walls			
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...	The applicant states that, "Site grading has been designed so that no retaining walls are needed."	N / A
60.05.25.9 Fences and Walls			
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, "A 6 foot tall wooden fully-screened fence is proposed along the north and west perimeters of the property."	Yes
60.05.25.9.B	Chain link fences are acceptable as long as ...	The proposal does not include chain link fencing.	N / A
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 proposal does not include masonry walls.	N / A
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 service and commercial uses in the Community Service zoning district.	N / A
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 ...	As previously stated, a 6 foot tall wooden fully-screened fence is proposed along the north and west perimeters of the property. These fences are not within a front yard.	N / A
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines.			
A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the onsite surface contours shall observe the following:	1. 0 to 5 feet from property line. Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable. 2. More than 5 feet and up to and including 10 feet from property line. Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable. 3. More than 10 feet and up to and including 15 feet from property line. Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.	The applicant states that, "Site grading has been designed to minimize alteration of the exiting grades, while recognizing that the property drops approximately 4 feet north to south...." The proposed grading ties into the existing perimeter grade and is depicted to satisfy the applicable grading standards with a maximum site slope noted as 9.6% in the northwest corner.	Yes, as conditioned

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
	<p>4. More than 15 feet and up to and including 20 feet from property line. Maximum of eight (8) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</p> <p>5. More than 20 feet and up to and including 25 feet from property line. Maximum of ten (10) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</p>	
B.	Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.	The applicant states that, "The grading within 25 feet of a property line does not change the existing slopes by more than ten percent within any tree root zone. There is no identified significant tree grove or historic tree associated with this property."
C. The grading standards listed in subsection A. above shall not apply to the following:	<p>1. Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.</p> <p>2. Storm water detention facilities subject to review and approval of the City Engineer.</p> <p>3. On-Site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.</p>	<p>1. The subject site front two public right-of-ways, Poplar Lane and Beaverton-Hillsdale Highway. Improvements along both frontages are proposed.</p> <p>2. LIDA facilities are proposed interior to the site to receive impervious surface runoff prior to discharging into the public storm system.</p> <p>3. Grading along the frontages is proposed at 9.5% or less.</p>
60.05.25.11 Integrate water quality, quantity, or both facilities		
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 applicant states that, "The on-site water quality facilities are designed with side slopes to meet this principle."
60.05.25.12 Natural Areas		
		The proposal is not located within or near a City adopted natural resource feature
60.05.25.13 Landscape Buffering and Screening		
60.05.25.13.B	B1-Low screen buffer: This buffer is intended to provide a minimal amount of transitional screening between zones. This buffer consists of: 1) one	A 10 foot B1 buffer is applicable to the east side of the subject site, north of the proposed driveway, where the county's R-5 plan

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
	<p>(1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width; and 2) live ground cover consisting of low-height plants, or shrubs, or grass proportionately spaced between the trees with actual spacing for low height plants or shrubs dependent upon the mature spread of the vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required buffer area. Deciduous trees having a minimum two-inch caliper at time of planting may be planted in the B1 buffer required for across the street.</p>	<p>designation (equivalent to the city's R-7 zoning district) has been applied to properties across Poplar Lane. The proposed landscape area is approximately 75 feet along the frontage of 4605 SW Poplar Lane and is proposed with a 20 foot deep landscaped building setback.</p> <p>1) Two trees are required; two trees are proposed along the street frontage, 2) a variety of live ground cover consisting of low-height plants, shrubs, and grasses are proposed.</p>	
60.05.25.13.D	<p>B3-High screen buffer: This buffer is intended to provide a high degree of visual screening between zones. This buffer consists of minimum six (6)-foot high fully sight obscuring fences or walls with an adjoining landscape area on the interior of the fence when the fence is proposed within three (3) feet of the property line. If the fence is proposed to be setback from the property line more than three feet, the landscaping shall be on the exterior of the fence within a landscape area a minimum of five (5) feet in width, with adequate provision of access and maintenance of the landscaped area. The height of the fence shall be measured from the property on which the fence is to be located, and, if located on a wall, shall be in addition to the height of the wall. The landscape area shall be planted with one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width, filled between with evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting. 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. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used,</p>	<p>The B3 buffer is applicable to the north side of the subject site, where the city's R-7 zoning district has been applied to the abutting property. Per section 60.05.25.13, "Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension." Therefore, the required buffer width is 10 feet, as the required side yard for development in the C zoning district is 10 feet.</p> <p>The proposed landscape area is approximately 100 feet along the northern property line of 4605 SW Poplar Lane and is proposed with a 16 foot 10 inch wide landscaped building setback. A six foot high fence is proposed</p> <p>1) Three trees are required; three trees are proposed between the building and the property line, 2) a variety of shrubs/trees are also proposed between the trees, and 3) a variety of live ground cover consisting of low-height plants, shrubs, and grasses are proposed among the trees and shrubs.</p>	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.		
G. Pedestrian plazas in buffer areas:	For non-residential development in non-residential zoning districts, in which the building is proposed to be placed at the required front yard buffer line, concrete or brick pavers shall be authorized in place of required live groundcover, or bark, or grass, for the length of the building for the front yard only; provided that required trees are still installed, the paved area is connected to the public sidewalk, and pedestrian amenities including but not limited to benches or tables, are provided.	The 4605 building is proposed at the 20 foot front yard setback line from Poplar Lane. The required front yard buffer line is 10 foot from Poplar Lane. The proposed plaza is in front of approximately 2/3s of the proposed building and is connected to the public sidewalk via the internal walkway.	Yes

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30 Adequate on-site lighting and minimize glare on adjoining properties			
60.05.30.1	Adequate on-site lighting and minimal glare on adjoining properties.		
	<p>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</p> <ul style="list-style-type: none"> • Internal Minimum >90 = 1.5 fc <90 = 1.0 fc • Internal Maximum >90 = none <90 = none • Property Line Maximum = 0.5 fc <p>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas. C. Lighting shall be provided in pedestrian plazas, if any developed. D. Lighting shall be provided at building entrances. E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</p>	<p>The applicant states that, "Proposed on-site lighting will be limited to building mounted fixtures, no light poles are proposed. Primary lighting is designed to ensure on-site safety in movements between parking or the street and the main entry doors. Therefore, lighting is directed away from the street and adjacent properties to minimize off-site glare." As conditioned, the proposal will meet this standard. At the property lines, the proposed light levels are below 0.50 foot candles.</p>	Yes, as conditioned
60.05.30.2.	Pedestrian-scale on-site lighting		
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of...	Pole-mounted luminaires are not proposed on-site	N / A

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	Per table 60.05-1, the maximum permitted height of wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas is 15 feet above building finished grade for on-site pedestrian circulation areas and 30 feet above building finished grade for on-site vehicular circulations areas. The propose buildings are 15-feet tall, the wall-mounted lights will be mounted below the top of the wall. Therefore, the proposal satisfies this standard.	Yes, as conditioned
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.	Pole-mounted luminaires are not proposed on-site	N / A

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 DR2015-0020 (Poplar Lane Commercial Center)**.

DECISION

The Director hereby **APPROVES DR2015-0020 (Poplar Lane Commercial Center)**, as conditioned.

**SIDEWALK DESIGN MODIFICATION
ANALYSIS AND FINDINGS
Poplar Lane Commercial Center
SDM 2015-0001**

Section 40.58.05 Sidewalk Design Modification Application; Purpose

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

Section 40.58.15.1.C. Approval Criteria

In order to approve a Sidewalk Design Modification (SDM) application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.*

Section 40.58.15.1.A.1 Threshold: *An application for Sidewalk Design Modification shall be required when the following threshold applies:*

1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.
2. The dimensions or locations of street tree wells specified in the Engineering Design Manual are proposed to be modified.

The applicant's narrative for SDM requests, "a reduced width sidewalk of 7.5 feet (curb tight) on Poplar Lane; and 6 feet (off-set) on the highway to match Washington County and ODOT standards respectively." The proposal meets threshold 1.

FINDING:

Therefore, staff find 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 City of Beaverton received the appropriate fee for the Sidewalk Design Modification application.

FINDING:

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

3. *One or more of the following criteria are satisfied:*
- a. *That there exist local topographic conditions, which would result in any of the following:*
 - i. *A sidewalk that is located above or below the top surface of a finished curb.*
 - ii. *A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.*
 - b. *That there exist local physical conditions such as:*
 - i. *An existing structure prevents the construction of a standard sidewalk.*
 - ii. *An existing utility device prevents the construction of a standard sidewalk.*
 - iii. *Rock outcroppings prevent the construction of a standard sidewalk without blasting.*
 - c. *That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.*
 - d. *That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.*

Poplar Lane

The applicant states that, "Poplar Lane is under Washington County jurisdiction. The County's Local L2 street standard is a 50 foot right-of-way, 28-32 foot paved, 4.5 foot curb and planter strip and 5 foot sidewalk, which is consistent with the existing street." In comparison, the city Local L2 standard requires two additional feet for the curb and planter strip for a combined 6.5 feet. Additionally, the city's commercial sidewalk standard is 10 feet with street tree wells in lieu of a planter strip. In order to accommodate the city's standard, the applicant would either need to dedicate additional right-of-way or provide the right-of-way improvements within an easement.

The applicant states that the city standard, "sidewalk would be out of character and inconsistent with the established sidewalks in the neighborhood and surrounding commercial area. The applicant further argues that the wider sidewalk is not necessary for the public safety nor are they necessary to support the anticipated low pedestrian activity levels. Therefore the applicant concludes that the wider sidewalk (easement) is an unnecessary and unjustified burden on private property for nominal public benefit."

Staff have conditioned that the applicant shall provide the following improvements along the SW Poplar Lane frontage:

- a 4.5' planter strip, measured from the face of the curb,
- a 5' sidewalk, and
- a 0.5' maintenance gap.

And that, where the above street improvements do not fit within the existing right-of-way, the applicant shall provide a public pedestrian easement for the remainder of the improvements.

Beaverton-Hillsdale Highway

The applicant is proposing improvements along Beaverton-Hillsdale Highway that are consistent with recent prior approvals east of Norse Lane in the neighborhood. These recent prior developments satisfied ODOT at the time of their approvals and will satisfy ODOT with regard to this approval, as conditioned.

Staff have conditioned that the applicant shall provide the following improvements along the SW Beaverton Hillsdale Hwy. frontage:

- an 11-foot planter strip, measured from the face of the curb,
- a 6' sidewalk, and
- a 1' maintenance gap.

At the west end of the sidewalk, the applicant shall show a transition to the existing curb-tight sidewalk that complies with Standard Drawing # 217 from the Engineering Design Manual.

Staff finds that criterion 3b is the applicable criterion for the request. In this case, there exist local physical conditions in the form of existing improvements, including improvements recently developed along Beaverton-Hillsdale Highway, that provide precedent for the improvements conditioned herein.

FINDING:

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

4. *The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.*

Staff refers to the Facilities Review findings for approval criterion D in reference to compliance with 60.55.25 and 60.55.30. The applicant must show compliance with the Conditions of Approval prior to issuance of a Site Development Permit for the proposed transportation facilities.

FINDING:

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

5. *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 Sidewalk Design Modification application with associated Design Review Two and Tree Plan Two applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

FINDING:

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

6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.*

The project includes sidewalks that meet the requirements of Washington County and ODOT. And, as discussed in response to Facilities Review criteria D, F, and G, the proposal provides safe and efficient pedestrian circulation.

FINDING:

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

RECOMMENDATION

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2015-0001 (Poplar Lane Commercial Center)** subject to the applicable conditions identified in Attachment F.

DECISION

The Director hereby **APPROVES SDM2015-0001 (Poplar Lane Commercial Center)**, as conditioned.

**TREE PLAN TWO
ANALYSIS AND FINDINGS
Poplar Lane Commercial Center
TP 2015-0003**

Section 40.90.05 Tree Plan Applications; Purpose

Healthy trees and urban forests 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. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

Section 40.90.15.2.A Thresholds

An application for Tree Plan Two shall be required when none of the actions listed in Section 40.90.10. apply, none of the thresholds listed in Section 40.90.15.1. apply, and one or more of the following thresholds apply:

- 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, except as allowed in Section 40.90.10.1.*
- 2. Multiple Use zoning district: Removal of up to and including 85% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*
- 3. Commercial, Residential, or Industrial zoning district: Removal of up to and including 75% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*
- 4. Removal of a Significant Individual Tree(s).*

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 has inventoried multiple trees upon the subject site that meet the definition of a Community Tree. More than five Community Trees are proposed for removal. Therefore, the proposal satisfies threshold 1 for a Tree Plan Two application.

FINDING:

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.

FINDING:

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.*

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

FINDING:

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.*

Removal of trees from the subject site is proposed in order to accommodate physical development of the site, including the installation of the underground utilities, construction of site improvements, and construction of buildings. The size of the site, street dedications, and design requirements for improvements constrain development of the site leaving little, if no, reasonable alternative available.

FINDING:

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.*

The proposal does not include removal of trees due to nuisance by virtue of damage to property or other improvements. Trees are being removed to facilitate development of the site.

FINDING:

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.*

Trees along the street frontages are to be removed, in part, due to required right-of-way improvements and associated grading. The proposed street improvements are reasonable design alternatives for development of the subject site. Other alternatives have been reviewed.

FINDING:

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

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.*

Proposed removal of trees from the subject site is not necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles. The trees are proposed for removal to accommodate the development of the site and the associated grading and construction.

FINDING:

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.

FINDING:

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.

FINDING:

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.

FINDING:

Therefore, staff find by meeting the Conditions of Approval, 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.*

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.

This response to Development Code Section 40.03.1.J of Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's plans balance accommodating the proposed use and mitigating the adverse effects on neighboring properties.

FINDING:

Therefore, staff find by meeting the Conditions of Approval, 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 submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

FINDING:

Therefore, staff find 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 with associated Design Review and Sidewalk Design Modification applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

FINDING:

Therefore, staff find by meeting the Conditions of Approval, the proposal meets 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 Tree Plan Two application (Section 40.90.15.2.C of the Development Code) have been satisfied subject to the conditions of approval listed at the end of this report.

CODE CONFORMANCE ANALYSIS
Chapter 60.60 Trees and Vegetation

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS STANDARD?
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	All pruning of tree canopy or disturbance of root zone must comply with the City's adopted Tree Planting and Maintenance Policy.	Yes, as conditioned
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposed does not include removal of Protected Trees.	N/A
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	Mitigation is not required for Community Trees	N/A
60.60.15.2.C.1-8	Standards for SNRA & Significant Groves	No SNRA's or Significant Groves are identified on site. Development of the subject site is not expected to impact a SNRA or Significant Grove.	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 may be used with City approval.	Staff recommends a condition of approval that the applicant adhere to Section 60.60.20 unless modified in agreement with the City Arborist.	Yes, as conditioned
60.60.25 Mitigation Requirements			
60.60.25	Mitigation Standards: (60.60.25.2.B) if less than 50% of the total DBH is proposed for removal no mitigation is required.	No SNRA's or Significant Groves are identified on site. Mitigation is not required for removal of Community Trees.	N/A
60.67 Significant Natural Resources			
60.67.05.1	Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource and/or wetlands are subject to relevant procedures identified in Chapter 50.	No SNRA's or wetlands are identified 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 wetlands have been identified on site.	N/A
60.67.10	Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource and/or riparian corridor are subject to relevant procedures identified in Chapter 50.	The Significant Wetlands and Riparian Corridor map does not identify a Significant Riparian Corridor on the subject site.	N/A

EVALUATION OF 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 Tree and Vegetation requirements (identified in the table summary above).

RECOMMENDATION

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2015-0009 (Poplar Lane Commercial Center)** subject to the applicable conditions identified in Attachment G.

DECISION

The Director hereby **APPROVES TP2015-0009 (Poplar Lane Commercial Center)**, as conditioned.

CONDITIONS OF APPROVAL
Poplar Lane Commercial Center
DR2015-0020

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. A Sidewalk Design Modification Application shall be approved in order to accommodate the proposed site improvements. (Planning/LC)
3. A Tree Plan Two Application shall be approved in order to accommodate the proposed site improvements. (Planning/LC)

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

4. 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)
5. 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)
6. 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)
7. 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)
8. 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)

9. Submit to the City a copy of issued permits or other approvals needed from the Oregon Department of Transportation for work within, drainage to, and/or construction access to the Beaverton Hillsdale Highway. (Site Development Div./JJD)
10. 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)
11. Submit a copy of issued permits or other approvals needed from the West Slope Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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)
17. 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)

18. 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)

19. 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)

20. The applicant shall provide plans that show the following improvements along the SW Poplar Lane frontage:

- a 4.5' planter strip, measured from the face of the curb,
- a 5' sidewalk, and
- a 0.5' maintenance gap.

Where the above street improvements do not fit within the existing right-of-way, the applicant shall provide a public pedestrian easement for the remainder of the improvements. (Transportation/KR)

21. The applicant shall provide plans that show the following improvements along the SW Beaverton Hillsdale Hwy. frontage:

- an 11-foot planter strip, measured from the face of the curb,
- a 6' sidewalk, and
- a 1' maintenance gap.

At the west end of the sidewalk, the applicant shall show a transition to the existing curb-tight sidewalk that complies with Standard Drawing # 217 from the Engineering Design Manual.

22. Trees that are proposed to be placed in ODOT right-of-way shall be located at a minimum of 9' from the face of the curb on SW Beaverton Hillsdale Hwy. The trees on SW Beaverton Hillsdale Hwy. shall not obstruct sight distance on SW Poplar Ln. To confirm intersection sight distance, the construction plans shall include intersection sight distance triangles for the SW Poplar Lane and SW Beaverton Hillsdale Highway intersection and for the driveway intersection with Poplar Lane. (Transportation/KR)

23. The applicant shall provide plans that show that right of way donation (dedication) as necessary to accommodate the planned cross section identified in the local Transportation System Plan shall be provided through deed to the Oregon Department of Transportation. Based on the City of Beaverton Standard Drawings for Minimum Arterial Street Width, a five lane arterial requires 48 feet from centerline.

The donation must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the donation. ODOT should provide verification to the local jurisdiction that the donation requirement has been fulfilled. The property owner must be the signatory for the donation and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department. (Transportation/KR)

24. The applicant shall provide to the City proof of obtaining any required permit(s) to work within the ODOT right-of-way. (Transportation/KR)
25. The applicant shall record cross-over access easements to the adjacent properties with frontage on SW Beaverton Hillsdale Hwy. with the Washington County Assessor. (Transportation/KR)
26. An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way. When the total value of improvements within the ODOT right of way is estimated to be \$100,000 or more, an agreement with ODOT is required to address the transfer of ownership of the improvement to ODOT. An intergovernmental agreement (IGA) is required for agreements involving local governments and a cooperative improvement agreement (CIA) is required for private sector agreements. The agreement shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements. (ODOT/SB)
27. An ODOT Drainage Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

(ODOT/SB)

28. Submit to Washington County Operations Division (503-846-7623):
 1. Completed "Right-of-Way Permit" application form and fee.
 2. A copy of the City's Land Use Approval with Conditions, signed and dated.
 3. Preliminary certification of adequate sight distance for the access point to SW Poplar Lane, in accordance with County Code, prepared and stamped by a registered professional engineer, to include a detailed list of any improvements necessary to produce adequate intersection sight distance.
 4. Three (3) sets of 11X17 plans, site plan and traffic control plan (if required), for construction of the following public improvements:
 - a. Consolidated access to SW Poplar Lane to County standards.
 - b. Closure of all existing driveways to SW Poplar Lane, other than at access point approved by Washington County under the current land use application.

- c. Construction of a sidewalk and replacement of any damaged curb/gutter to County Standards.

(Washington County/NV)

29. 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) *This will not be required if fire sprinklers are installed in both buildings as stated in item # 2 below.* (TVF&R/JF)
30. FIRE HYDRANTS – COMMERCIAL BUILDINGS: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1) *The hydrant that is across Beaverton Hillsdale Hwy. will not count for this requirement because it crosses a highway. A fire hydrant meeting fire flow requirements will be required or complying NFPA 13 fire sprinkler systems will be required in both buildings.* (TVF&R/JF)
31. Ensure that all associated applications, including Design Review and Sidewalk Design Modification, have been approved and are consistent with the submitted plans. (Planning/LC)
32. Ensure that internal pedestrian connections are provided with appropriate demarcation that differentiates these areas for pedestrians and motor vehicle operators. (Planning/LC)
33. The applicant must comply with the Pruning, Removal, and Preservation Standards of Section 60.60.15 of the Development Code, unless modified in agreement with the City Arborist. (Planning Division/LC)
34. 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 or orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/LC)

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

35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
36. 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)
37. 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)

38. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. (City policy) (Building Div./BR)
39. 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)
40. 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)
41. 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)
42. Projects involving new buildings and additions are subject to System Development fees. (Building Div./BR)
43. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Div./BR)
44. 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)
45. 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:

46. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
47. 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)

48. 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)
49. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
50. 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)
51. Obtain a Finalized Washington County Right-of-Way Permit, following completion of:
 - A. The road improvements required in condition I.A.4. above shall be completed and accepted by Washington County.
 - B. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
(Washington County/NV)
52. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/LC)
53. Prior to building occupancy the applicant shall complete all improvements as required for SW Poplar Lane and SW Beaverton-Hillsdale Highway, in conformance with the conditions, outline above. (Planning / LC)
54. 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning / LC)
55. 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 (including temporary occupancy) will be issued until all improvements are complete. (Planning / LC)
56. 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 (including temporary occupancy) will be issued until all improvements are complete. (Planning / LC)
57. Ensure all landscaping approved by the decision making authority is installed. (Planning / LC)
58. 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)

59. Ensure that all trees planted for the purpose of street trees are of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist. (Planning / LC)
60. 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)
61. 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)
62. Ensure all required bicycle parking facilities are provided and installed. (Planning / LC)

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

63. 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)
64. 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)
65. 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)
66. 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)

67. Show street lighting for Poplar Lane. (Operations/TC).

CONDITIONS OF APPROVAL
Poplar Lane Commercial
SDM 2015-0001

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

68. Final decision shall expire automatically one (1) year from the effective date of decision unless the approval is enacted either through construction or establishment of use within the one (1) year time period. (Planning/LC)

CONDITIONS OF APPROVAL
Poplar Lane Commercial
TP 2015-0003

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

69. Final decision shall expire automatically one (1) year from the effective date of decision unless the approval is enacted either through construction or establishment of use within the one (1) year time period. (Planning/LC)
70. The applicant must comply with the Pruning, Removal, and Preservation Standards of Section 60.60.15 of the Development Code, unless modified in agreement with the City Arborist. (Planning Division/LC)
71. 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 or orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/LC)
72. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/LC)