

**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

After recording return to:  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2485  
ON A DESIGN REVIEW THREE FOR A NEW ) DR2015-0121 ORDER APPROVING  
COMMERCIAL DEVELOPMENT (CEDAR HILLS ) CEDAR HILLS CROSSING II PARTIAL  
CROSSING II PARTIAL REDEVELOPMENT). ) REDEVELOPMENT, DESIGN REVIEW THREE  
CENTER DEVELOPMENTS OREG II, LLC, )  
APPLICANT.

The matter came before the Planning Commission on July 13, 2016, on a request for Design Review Three for a commercial development with four buildings, with retail and commercial space, as well as a 507 space parking garage and associated site improvements. The subject site is North of SW Jenkins Road, West of SW Cedar Hills Boulevard, and South of SW Walker Road. Tax Lots 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503, on Washington County Tax Assessor's Map 1S109AD.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Planning Commission raised concerns related to the following design issues; lack of pedestrian connections, lack of articulation and variety on Building 1 and Building 15, lack of variety in roof forms of Building 1, lack

of emphasis of primary building entrances, limited building frontage along SW Jenkins Road, and excessive use of running bond masonry.

The original proposal contained limited pedestrian connections to SW Jenkins Road and SW Cedar Hills Boulevard. The applicant modified their proposal to include three (3) pedestrian connections from SW Cedar Hills Boulevard, four (4) pedestrian connections from SW Jenkins Road, and one (1) from SW Walker Road. The Commission found that with the additional pedestrian connections the applicant met Faculties Review Criteria F (40.03.1.F).

The applicant's original proposal contained areas of the west elevation of Building 1 with no materials changes and long undifferentiated walls. The south elevation of Building 15 contained large areas of brick which showed large signs or murals over brick areas. The applicant responded to concerns by adding green wall treatment to the west elevation of Building 1, additional articulation and materials changes and agreed to conditions that proposed murals be approved by the Beaverton Arts Commission or differentiated treatment provided in identified mural areas. The Commission found that that with the proposed changes and conditions of approval the applicant meets the requirements of 60.05.35.1.B (Articulation and Variety) and 60.05.35.1.E (Undifferentiated Blank Walls).

The applicant's original proposal contained blank walls along the South elevation of Building 15, adjacent to SW Jenkins Road. The applicant provided revised plans showing increased windows and materials changes to increase

visual interest to pedestrians. The Commission found that with the proposed changes the applicant meets the requirements of 60.05.35.1.D (Pedestrian Orientation).

The applicant's original proposal for Building 1 contained long areas of roofline with unvaried height or massing changes, leading to long flat areas lacking distinction, variety and detail. The applicant provided revised plans with additional roof height changes. The Commission found that with the proposed changes the applicant meets the requirements of 60.05.35.2.A (Roof Forms).

The Planning Commission expressed concern that the second story tenants, primarily the medical clinic, do not have a differentiated entrance that is visible to those entering the site, as the entrance to the second floor clinic is within the parking structure. While this is convenient for those driving and parking in the structure it may be confusing for those who walk and take transit to the site. The applicant provided a signage plan to direct patrons to the medical clinic. In review of the revised proposal the Commission found that the proposed change is sufficient to meet the requirements of 60.05.35.3.B (Primary Building Entrances).

The applicant's proposal included large areas of running bond masonry which is discouraged by Section 60.05.35.B of the Development Code. In response to Planning Commission concern the applicant provided revised plans showing reduced amounts of running bond masonry and accepted a condition of approval that the large areas of running bond masonry intended for murals

would require approval by the Beaverton Arts Commission or an alternate materials would need to be provided in those areas. The Commission found that subject to the revised proposal and conditions of approval the application meets the requirements of 60.05.35.4.B (Running Bond Masonry).

The applicant's proposal included one small structure, Building 15 along the SW Jenkins Road street frontage, with the remainder of the buildings set back substantially from the public street, leaving parking areas as the dominant feature along SW Jenkins Road. The application revised their proposal to add an additional structure, Building 21 along the SW Jenkins Road frontage to make buildings the primary focus along SW Jenkins Road. The Commission found that the revised proposal meets the requirements of 60.05.35.6.A (Building Location & Orientation).

The applicant's original proposal included a south elevation of Building 15 along SW Jenkins Road which contained large areas without windows, display areas or glass doorway openings. The applicant provided a revised plan that increased the glazing on the south elevation. The Commission found that the revised proposal meets the requirements of 60.05.35.8.A (Ground Floor Elevations).

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 6, 2016, Supplemental Memorandum dated July 13, 2016, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2015-0121** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated July 6, 2016, and Supplemental Memorandum dated July 13, 2016 subject to the conditions of approval as follows:

**A. Prior to issuance of a site development permit for either phase or the combined full project, the applicant shall:**

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

description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)

6. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Walker Road and Castlewood Street right of ways. (Site Development Div./JJD)
7. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD).
10. 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)
11. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report by Atalia S. Raskin, P.E. (November 10, 2015) demonstrating full compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to development water quality treatment. Compliance will be substantially met through subsurface detention storage and installation of a Contech Inc., Stormfilter system with treatment provided at a minimum equivalent of 3.0 standard-size cartridges per tributary impervious acre. The analysis will need to be supported with exhibits and calculations. 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 of any Stormfilter unit. For any impervious area determined to not be practical

to flow or be piped to a Stormfilter unit, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)

12. Submit a revised grading plan showing the proposed building lowest finished floor elevation (and the elevation of any other proposed improvement subject to flood damage) is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, the minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. This land-use approval shall provide for minor grade changes less than two vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
13. Provide construction plans that show how each proposed lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
14. Submit owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreements (one for each lot containing proposed private storm water treatment facilities), with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
15. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
16. Pay storm water system development charge (overall system conveyance) for any net, new impervious surface area created. (Site Development Div./JJD)

17. Have obtained the City Building Official's courtesy review approval of the proposed building plans for floodplain regulation compliance and for the site private plumbing plan including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
18. Provide plans for LED street lights along the site's public street frontages (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director). (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. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
20. Submit erosion control plans and all application submittals needed for the 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites greater than 5 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
21. Provide plans for street trees to meet standard spacing for right of way segments without existing trees, as determined by the City Arborist. (Site Development Div./JJD)
22. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
23. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES: Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) This distance is exceeded on the north side of the parking garage. Revise drawings to comply. (TVF&R/JF)
24. AERIAL FIRE APPARATUS ROADS: Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet

in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) Buildings proposed are in excess of 30 feet in height. Clearly identify the aerial access locations on the plans. (TVF&R/JF)

25. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) Note this requirement on the plans. (TVF&R/JF)
26. FIRE FLOW WATER AVAILABILITY: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations. (TVF&R/JF)
27. FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS: FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13) Provide specific locations for FDC's, including standpipe connection for garage. (TVF&R/JF)
28. KNOX BOX: A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via [www.tvfr.com](http://www.tvfr.com) or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) All buildings will require a Knox Box. (TVF&R/JF)

29. Prior to approval of the Site Development Permit, the applicant shall submit plans that show the dedication of right-of-way sufficient to provide a minimum of 45 feet from the centerline of SW Jenkins Rd. and SW Walker Rd. along the site's entire frontage. (Transportation/KR)
30. Prior to approval of the Site Development Permit, the applicant shall provide plans that show additional pedestrian connections to the south sidewalk of SW Castlewood St. and across the parking lot drive aisle, connecting the walkway south of the main building to the existing walkway south of the building on the proposed Lot 3. (Transportation/KR)
31. Prior to approval of the Site Development Permit, the applicant shall submit plans that show that all walkways that cross vehicle drive aisles are to be constructed of scored concrete or modular paving materials. (Transportation/KR)
32. Provide a plan showing 19 short term and 21 long term bike parking spaces. The bike racks shall be inverted U-type or staple-type racks that measure at least 30 inches wide by 36 inches tall, centered within parking areas of 6 feet by 4 feet. (Transportation/KR)
33. Provide a plan showing an additional pedestrian connection to SW Cedar Hills Boulevard, south of the main Cedar Hills Boulevard site entrance. (Planning/JF & SR)
34. Provide a plan showing loading area signage in accordance with the proposal. (Planning/JF & SR)
35. Provide a plan showing the extension of the pedestrian walkway north of building 1 to the loading area. (Planning/JF & SR)
36. Provides a revised lighting plan showing compliance with the Technical Lighting Standards of the Development Code. (Planning/JF & SR)
37. Ensure that the associated Loading Determination application (LO2016-0001) has been approved. (Planning/JF & SR)
38. Provide a plan showing tree protection fencing around the existing landscape buffer along the western property line in order to protect the existing mature trees which are proposed to be retained. A certified arborist must be present for any mechanized work done within the tree protection area. (Planning/JF & SR)
39. Provide a plan showing that solid screening for headlights is provided on the complete east and west elevations as well as the first 50 feet of the

western portions of the north and south elevations of the parking structure. (Planning/JF & SR)

40. Provide a plan showing all lights on the parking deck of the roof of the parking structure set back no less than 18.5 feet from the external walls of the building. (Planning/JF & SR)

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

41. Any businesses related to food preparation are required to have a grease trap/interceptor. The type and size are determined by the State Plumbing Code. Please contact the Fats/Oil/Grease (FOG) specialist for maintenance requirements (503) 526-3701. (Building/ BR)
42. Disabled parking stalls shall be provided in accordance with ORS 447.233. (Building/ BR)
43. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building/ BR)
44. An accessible route shall be provided to persons with disabilities throughout the site. (Section 1104, OSSC) (Building/ BR)
45. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building/ BR)
46. The applicant should be aware that food service operations are required to be reviewed and approved by the Washington County Health Department for applicable health regulations. For more information, contact the Washington County Health Department at (503) 846-8722. (Building/ BR)
47. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
48. 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)
49. Show soldier coursing brick at the top of each elevation of Building 1 and Building 15 just below the parapet cap to provide a distinctive treatment. (Planning/JF & SR)

50. Provide proof of mural approval by the Beaverton Arts Commission for all proposed murals. If approval is not provided for murals on the spaces identified on plan sheets 5 (Building 1 Elevations), 17 (Building 15 Elevations), and 19 (Building 21 Elevations) of Exhibit 3.5 an area of differentiated materials, which is not brick, must be provided. (Planning/JF & SR)
51. Provide plans showing the architectural treatment of the concrete foundation along the southern elevation of Building 15 adjacent to SW Jenkins Road. (Planning/JF & SR)

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

52. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
53. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
54. 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)
55. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
56. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
57. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required for each building, as determined by CWS. (Site Development Div./JJD)
58. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF & SR)
59. 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). (Planning/JF & SR)

60. 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). (Planning/JF & SR)
61. Ensure all landscaping approved by the decision making authority is installed. (Planning/JF & SR)
62. 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/JF & SR)
63. 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. Each tree is to be adequately staked. (Planning/JF & SR)
64. 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/JF & SR)
65. Provide proof or recording of all mural easements, as required by the Arts Commission, and completion of the mural(s) for the building in which occupancy is requested. (Planning/JF & SR)

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

66. 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)
67. Submit any required on-site easements not already dedicated on the partition plat, 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)

68. 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)

Motion **CARRIED**, by the following vote:

**AYES:** Nye, Kroger, Doukas, Overhage, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Wilson, Sajadpour.

Dated this 21<sup>st</sup> day of July, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2485 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on August 1, 2016.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



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JANA FOX  
Associate Planner



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SANDRA FREUND, AICP  
Current Planning Manager

APPROVED:



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MIMI DOUKAS  
Chair