



STAFF REPORT

REPORT DATE: August 12, 2015

TO: Interested Parties

FROM: Leigh Crabtree, Associate Planner *LMC*

APPLICATIONS: **Nike Beaverton Creekside Exteriors - Phases Two and Three
DR2015-0012, LO2015-0001, SDM-2015-0007, TP2015-0005**

LOCATION: West of SW 153rd Drive, on either side of SW 154th Terrace and SW Millikan Way, and north of Beaverton Creek Court.
2555, 2645, 2715, 2745, 2755, 2795, 2815, 2901, 3003, 3101, and 3203 SW 153rd Drive; 2875 and 3005 SW 154th Terrace; 15350, 15400, and 15550 15560 SW Millikan Way; 15345 and 15425 SW Beaverton Creek Court.
Tax Lots 00100, 00300 and 00400 of Washington County Assessor's Map 1S1 08AC; and Tax Lots 00100, 00200, 00300, 00700, 01200, 01300, and 01400 of Washington County Assessor's Map 1S1 08DB.

ZONING: Office Industrial (OI)

NAC: Five Oaks Triple Creek Neighborhood Association Committee

REQUEST: The applicant requests Design Review, Loading Determination, Sidewalk Design Modification, and Tree Plan Two approval for proposed site modifications to off-street loading, off-street parking, landscaping, and the SW 154th Terrace right-of-way. The site is developed with 13 separate office-industrial buildings, modifications of which are the subject of separate land use applications.

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

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

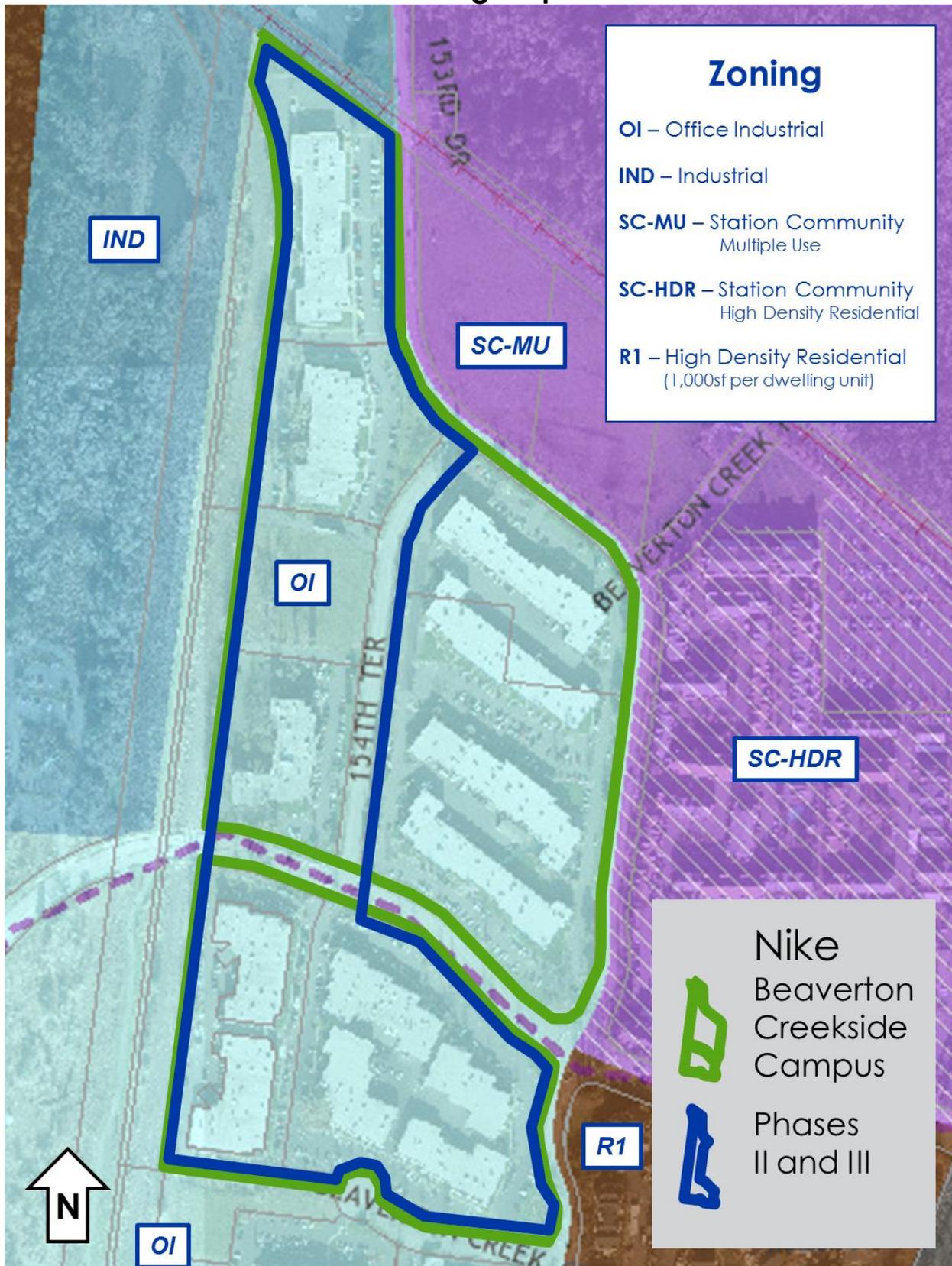
APPROVAL CRITERIA: Development Code, Ordinance 2050 effective through Ordinance 4659, Sections:
40.03 *Facilities Review*, and
40.20.15.2.C *Design Review Two*
40.50.15.1.C *Loading Determination*
40.58.15.C *Sidewalk Design Modification*
40.90.15.2.C *Tree Plan Two*

RECOMMENDATION: **APPROVAL** of **DR2015-0012, LO2015-0001, SDM-2015-0007, and TP2015-0005 Nike Beaverton Creekside Exteriors - Phases Two and Three, as conditioned.**

Aerial Map



Zoning Map



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Day 120
DR2015-0012	February 10, 2015		
LO2015-0001	February 10, 2015		
SDM-2015-0007	May 7, 2015	June 30, 2015	February 25, 2016
TP2015-0005	May 7, 2015		

Existing Conditions Table

Zoning	Office Industrial (OI)	
Current Development	13 separate office-industrial buildings with associated site improvements 2875 SW 154th Terrace is vacant with wetland pockets	
Site Size & Location	2555, 2645, 2715, 2745, 2755, 2795, 2815, 2901, 3003, 3101, and 3203 SW 153rd Drive; 2875 and 3005 SW 154th Terrace; 15350, 15400, and 15550 15560 SW Millikan Way; 15345 and 15425 SW Beaverton Creek Court. Tax Lots 00100, 00300 and 00400 of Washington County Assessor's Map 1S1 08AC; and Tax Lots 00100, 00200, 00300, 00700, 01200, 01300, and 01400 of Washington County Assessor's Map 1S1 08DB The full Beaverton Creek Campus is approximately 38 acres Phases Two and Three are approximately 23 acres	
NAC	Five Oaks Triple Creek Neighborhood Association Committee	
Surrounding Uses	<u>Zoning:</u> North: Industrial Station Community – Multiple Use South: Office Industrial East: Station Community – High Density Residential R1 – High Density Residential West: Industrial	<u>Uses:</u> North: PGE facility Vacant . South: Office East: Apartments . . . West: ODOT Rail, West Side Regional Trail, THPRD Nature Park .

SUMMARY

The applicant requests Design Review, Loading Determination, Sidewalk Design Modification, and Tree Plan Two approval for proposed site modifications to off-street loading, off-street parking, landscaping, and the SW 154th Terrace right-of-way. The subject site is developed with 13 separate office-industrial buildings, modifications of which are the subject of separate land use applications. Specifically, the proposed modifications include the following:

- New sidewalks, bike path, on-street parking, street furniture and landscaping along 154th,
- Development of a new parking lot on a vacant lot,
- Reductions in the amount of parking between buildings,
- Modifications to parking area circulation and pedestrian connectivity,
- Development of new courtyards and bike enclosures,
- Storm water drainage and utility system modifications,
- New landscaping throughout.

Proposed modifications associated with this proposal are located internal to the site and along right-of-ways.

The subject site is currently developed with 13 separate office-industrial buildings. Any modifications to the 13 structures are subject to review through separate applications.

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**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
DR2015-0012**

The applicant submitted a complete application on June 30, 2015. The Facilities Review Committee conducted technical review of the application on July 13, 2015 for a Facilities Review Meeting on July 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, DR2015-0012, will be reviewed for all criteria that are applicable to the application as identified below:

40.03.1

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

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

Public water

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

Public sanitary sewer

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

Storm water drainage, treatment, and detention

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

To ensure appropriate design and construction of critical facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends conditions of approval through both the Design Review and Land Division applications.

Transportation

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

Fire protection

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

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

FINDING:

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

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

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

Schools

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

Transit improvements

Tri-Met provides transit service in the area along Tualatin Valley Highway via Bus Route No. 57 (TV Hwy/Forest Grove) and via the MAX light rail line. Bus Route No. 57 provides weekday and weekend service between the Beaverton Transit Center and Forest Grove with subsequent connections to other bus routes, the MAX light rail line, and the WES commuter rail. The MAX light rail line provides service between Hillsboro and Portland with branches of the system stretching to further areas within the region. The proposal includes modification of pedestrian and

bicycle facilities within the 154th Terrace right-of-way, but does not reduce or limit pedestrian access to the existing transit service.

Police protection

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

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

The subject site is located within the block bounded by SW 153rd Drive, SW 154th Terrace, and SW Millikan Way. SW 153rd Drive and SW Millikan Way are designated Collectors streets and SW 154th Terrace is a designated Local street. The applicant is not proposing modifications to existing right-of-way improvements within SW 153rd Drive and SW Millikan Way. The applicant is proposing modification to right-of-way improvements within SW 154th Terrace. The proposed modification increases the level of facilities provided within SW 154th Terrace beyond city requirements.

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 Office Industrial (OI) 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.*

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.

Transportation Facilities (Section 60.55)

The proposal includes site modifications to accommodate changes in parking, landscape, and minor building changes for entry features (under separate review). The subject site is located west and south of SW 153rd Drive, along both sides of SW 154th Terrace, north and south of SW Millikan Way, and north of SW Beaverton Creek Court. The City's Comprehensive Plan classifies SW 153rd Drive and SW Millikan Way as Collector Streets and SW 154th Terrace and SW Beaverton Creek Court as a Local Streets.

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

60.55.15 Traffic Management Plan:

The application does not include a Traffic Management Plan. A Traffic Management Plan is required when development will add 20 or more trips in any hour on a residential street (classified as a Local or Neighborhood Route and having abutting property zoned R2, R4, R5, or R7). As none of the existing streets within the project boundary has abutting property that is residentially zoned, no Traffic Management Plan is required because there are no residential streets in the project vicinity.

60.55.20 Traffic Impact Analysis:

A Traffic Impact Analysis is required for any new use that generates more than 200 vehicle trips per day on average. The proposed use is expected to generate fewer than 200 net new average weekday trips, therefore, no Traffic Impact Analysis is required. This determination is based on a determination that all of the existing buildings currently proposed for use as office space have previously been constructed and/or used as office buildings.

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 modifications do not change the existing street widths for the existing streets. Where new pedestrian and bicycle amenities are proposed, the applicant will, as a condition of approval, provide a new public access easement from the property owner for all public facilities that are outside of the public right-of-way.

60.55.35 Access Standards:

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

60.55.40 Transit Facilities:

The nearest transit stops are located along Tualatin Valley Highway, approximately 1,700 feet to the south, and at the MAX light rail station, less than 600 feet to the north. Additionally, the applicant provides a private shuttle service for employees and guests.

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

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

SUMMARY

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

FINDING:

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

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

The property owner and lessee have historically provided continued periodic maintenance and necessary normal replacement of private common facilities and areas. The applicant states that they, "...will provide adequate maintenance..." The proposal as represented does not appear to present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site.

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

FINDING:

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

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

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

The proposed design of SW 154th Terrace has been evaluated and approved by the City Engineer and the City Transportation Engineer. All of the pedestrian and bicycle pathways associated with the proposed street modifications will be placed in a public access easement in lieu of additional right-of-way dedication.

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

FINDING:

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

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

The proposal is designed so that vehicular access is provided throughout the site via 13 driveways: six along SW 153rd Drive, three along SW 154th Terrace, one along SW Millikan Way, and three on SW Beaverton Creek Court. The proposal also includes pedestrian access to the site through separate pedestrian walkways that connect to sidewalks along SW 153rd Drive and SW Millikan Way (Collector streets) and SW 154th Terrace (a Local street). As previously discussed, this approval includes conditions related to the requirements for vision clearance.

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

FINDING:

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

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

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

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

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

FINDING:

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

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

The project site has frontage on SW 153rd Drive and SW Millikan Way, Collector streets, and SW 154th Terrace and SW Beaverton Creek Court, a Local street. The proposed site improvements do not require modification of existing right-of-way improvements as discussed within Section D, above. Yet, the applicant is proposing modification of the SW 154th Terrace right-of-way, which is subject to a Sidewalk Design Modification (SDM) application, to develop a design that does not match the requirements of the Development Code, and is subject to an Engineering Design Manual (EDM) Modification request, to develop a design that does not match the requirements of the EDM. Both the SDM and EDM Modification are reviewed separately from the Facilities Review report.

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

The right-of-ways of SW 153rd Drive and SW Millikan Way, SW 154th Terrace, and SW Beaverton Creek Court are currently served by existing street lights. The applicant does not propose modification of street lighting associated with 153rd Drive, Millikan Way right-of-ways, or SW Beaverton Creek Court. The applicant does propose modification of the street lighting associated with 154th Terrace in conjunction with other right-of-way modifications; which appears to be adequate and is conditioned to comply with city standards. Matters of site lighting will be discussed further within the Design Review staff report, as lighting relates to private drives and private common open space.

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

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The conditions of approval stated at the end of this document, provide requirements of the applicant to obtain a Site Development Permit and a Building Permit.

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

FINDING:

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

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

The proposed improvements are located internal to the subject parcels and within the 154th Terrace right-of-way between 153rd Drive and Millikan Way. A utility parcel and vacant land is located north of the site, Office Industrial and Service development is located south of Beaverton Creek Court; multi-family development is located across 153rd Drive to the east, and a railroad right-of-way and utility parcels with a regional trail are located to the west. Around the boundaries of the campus site, grading or contouring is limited to Tax Lot 00100 of Washington County Assessor's Map 1S108DB for development of a parking lot and limited grading for improvements within 154th Terrace.

Grading for the proposed parking lot ties into existing grades along the north and south property lines, grading associated with the 154th Terrace modifications along the east property line, and existing grades more than 12 feet from the western property line. This proposed grading is designed to accommodate the proposed parking lot and circulation.

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

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

FINDING:

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

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

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

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

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

FINDING:

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

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

The applicant submitted the applications on February 10, 2015 and May 7, 2015 and submitted complete materials on June 30, 2015.

FINDING:

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

RECOMMENDATION

The Facilities Review Committee finds that, by meeting the conditions of approval, the proposal will comply with all technical criteria in Section 40.03. Therefore, the committee recommends **APPROVAL of DR2015-0012.**

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

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

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.	Site redevelopment and accessory structure development.	Refer to Design Review 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. However, in order to satisfy the requirements for stormwater quality and quantity, the applicant may propose CWS LIDA facilities within the subject site.	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. Around the boundaries of the campus site, grading or contouring is limited to Tax Lot 00100 of Washington County Assessor's Map 1S108DB for development of a parking lot. Grading for the proposed parking lot ties into existing grades along the north and south property lines, grading associated with the 154th Terrace modifications along the east property line, and existing grades more than 12 feet from the western property line. This proposed grading is designed to accommodate the proposed parking lot and circulation. Limited grading is proposed to accommodate improvements within 154th Terrace.	Yes

Development Code Section 60.25 – Off Street Loading Requirements			
<p>60.25.15. Number of Required Loading Spaces. 5. Hotels, Extended Stay Hotels or Office Buildings</p>	<p>25,000 - 40,000 1 type B</p> <p>40,001 - 100,000 2 type B</p> <p>each additional 100,000 or fraction thereof 1 additional type B</p>	<p>Phases II & III include nine buildings (Buildings 5, 6, 7, 8, 14, 15, 16, 19, and 20).</p> <p>Buildings 6 and 7 are less than 25,000 square feet, therefore, no loading berths are required for those two buildings.</p> <p>Buildings 5, 8, 14, 15, and 19 are between 25,000 and 40,000 square feet. Therefore, each of these buildings are required to have one type B loading berth per building for a total of five.</p> <p>Buildings 16 and 20 are between 40,000 and 100,000 square feet. Therefore, each of these buildings are required to have two type B loading berths per building for a total of four.</p> <p>Therefore, the code requires a total of nine type B loading berths for Phases II & III.</p> <p>The applicant has requested a Loading Determination to eliminate loading berths from all buildings except for one type B loading berth for Building 5.</p> <p>Previously approved Phase I includes Buildings 1, 2, 3, and 4. Each of the four buildings is less than 40,000 square feet in size and the applicant proposed one loading space per building for a total of four.</p>	<p>Refer to Loading Determination findings</p>
Development Code Section 60.30 – Off-Street Parking			
<p>Required Vehicle Parking (minimum) Parking Zone A (maximum)</p>	<p><u>Offices</u> (spaces per 1,000 square feet of gross floor area) Minimum: 2.70 Maximum: 3.4</p>	<p>Phases I, II, and III involve 462,869 square feet of office space.</p> <p><u>Office</u> 462,869 square feet Minimum: 1,250 parking spaces Maximum: 1,574 parking spaces</p> <p>The applicant proposes a total of 1,458 parking spaces</p>	<p>Yes, as conditioned</p>

Required Bicycle Parking	<u>Offices</u> Short term: 2 spaces or one per 8,000 sq. ft. of floor area Long term: 2 spaces or one per 8,000 sq. ft. of floor area	Phases I, II, and III involve 462,869 square feet of office space. <u>Office</u> 462,869 square feet Short term: 58 Bike spaces Long term: 58 Bike spaces The applicant proposes a total of 58 short term bike spaces and 58 long term bike spaces	Yes, as conditioned
Compact Spaces	A maximum of 20% of required parking spaces may be compact spaces.	The applicant does not propose compact parking spaces	N/A
60.30.10.13. Carpool and Vanpool	A. In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. ...	The applicant has proposed at least three percent of the parking as Carpool and Vanpool.	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			
60.50.05 Accessory Uses and Structures.		The applicant's plan sets include details for canopies originally intended for installation over the eastern sidewalk of SW 154 th Terrace, outside of the right-of-way, but within the proposed public pedestrian easement. However, the applicant provided the following statement to the record, "There will be no canopies on the pedestrian walkways on 154 th ..." No other accessory uses or structures are proposed.	N / A
60.50.15 Projections into Required Yards and Public Right-of-Ways 3. Except as Otherwise Permitted:	A. No person shall obstruct any public right-of-way or any portion thereof or place or cause to be placed therein or thereon anything whatsoever tending to obstruct or	As noted above, the canopies do not appear on the submitted plans and therefore cannot be evaluated for compliance with the applicable standards, or with the Municipal Code Section (5.05.115) which prohibits structures from	Yes, as conditioned.

	interfere with the full and free use of such public right-of-way or in any degree interfere with the normal flow of pedestrian or vehicular traffic.	encroaching upon or obstructing the public right-of-way.	
	B. No person shall erect, construct, build, raise, place or maintain any post, pole, sign, wall, fence, tree, building structure or any other object in or upon any public right-of-way, except trees planted in planter strips.	The potentially proposed canopies are subject to review by the City Engineer.	Yes, as conditioned.
	C. No person in charge of property shall allow anything prohibited by this section or which otherwise restricts the public use of a sidewalk or parking strip abutting such property to remain there.	The proposed structures do not restrict public use of a sidewalk or parking strip.	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.	The applicant does not propose any new fencing along property lines.	N/A

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.	Per the Arborist Report, the site is populated with a 620 trees of varying designations, of which 521 trees are proposed for retention (including one Significant Individual Tree, Tree 12A or #500165 per the proposal). The proposal includes removal of 68 trees, including:	Yes, as conditioned.

		Trees in a CWS sensitive area: 2 Community Trees: 9 Street Trees: 28 Landscape Trees: 60 The health of the trees proposed for removal range from Hazardous/Dying to Excellent.	
60.60.25. Mitigation Requirements	1. The following standards shall apply to mitigation for the removal of Significant Individual Trees or trees within Significant Groves or SNRAs.	Five trees are located within a CWS Sensitive area (6319, 6320, 6321, 6331, and 6332) for a total of 52 inches DBH. The proposal included removal of two of these trees (6331 and 6332) for a total of 20 inches DBH. The total removal is 39 percent. Therefore, no mitigation is required.	N/A
	8. In addition to the standards in Mitigation Standards 1, the following standards shall apply to mitigation for the removal of a Significant Individual Tree	The applicant is not proposing to remove the one Significant Individual tree on the site.	N/A
	9. The following standards apply to the replacement of a Landscape Tree: C. Replacement of a Landscape Tree shall be based on total linear DBH calculations at a one-to-one ratio depending upon the capacity of the site to accommodate replacement tree or unless otherwise specified through development review. ...	The applicant has proposed planting 260 trees totaling 738.5 (caliper inches) different from DBH. The proposed planting plan includes as many trees as the site can accommodate given existing and required site improvements and infrastructure.	Yes
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.	No overhead utility lines are located along the SW 153rd Drive, SW 154th Terrace, and SW Millikan Way frontages. No utility service lines to the structures or site facilities may be installed overhead on site. To meet the requirements of Section 60.65, staff recommends conditions of approval.	Yes, as conditioned.

**DESIGN REVIEW TWO
ANALYSIS AND FINDINGS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
DR2015-0012**

Section 40.20.05 Design Review Applications; Purpose

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

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

Section 40.20.15.2.A Design Review Two; Thresholds

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

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

Section 40.20.15.2.B Design Review Two; Procedure Type

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

Section 40.20.15.2.C Design Review Two; Approval Criteria

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

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

The proposal includes site modifications in excess of 15 percent of on-site landscaping, changes to existing on-site vehicular parking, maneuvering, and circulation area, and removal of more than five (5) Landscape Trees. Given these changes, the project satisfies thresholds 7 and 8 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 10, 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 June 30, 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 satisfies the criterion for approval.

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

- a. *A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or*
- b. *The location of existing structural improvements prevent the full implementation of the applicable standard; or*
- c. *The location of the existing structure to be modified is more than 300 feet from a public street.*

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

FINDING:

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

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

The applicant has submitted this Design Review Two application with associated Loading Determination, Sidewalk Design Modification, 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 that, by satisfying the conditions of approval, the proposal satisfies the criterion for approval.

SUMMARY OF FINDINGS

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

SECTION 60.05
DESIGN REVIEW STANDARDS ANALYSIS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
DR2015-0012

Zone: OI (Office Industrial)

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

Design Review Standards Analysis and Findings Charts

The following charts provide an analysis of the proposed site modifications to off-street loading, off-street parking, landscaping, and the SW 154th Terrace right-of-way. Proposed modification associated with this Design Review Two application are located internal to the site.

Section 60.05.15 Building Design & Orientation Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
The subject site is within the Office Industrial zoning district, not along a Major Pedestrian Route, and does not include modifications to any of the 13 existing Office buildings.			
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...	The proposed does not include new buildings or modification of the existing buildings.	N / A
60.05.15.1.C	The maximum spacing between permanent architectural features shall be no more than: ... 2. Sixty (60) feet in Industrial zones.	The proposal does not include new buildings or modification of the existing buildings.	N / A
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			
		The proposed does not include new buildings or modification of the existing buildings, including roof forms.	N / A
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...	The proposal does not include new buildings or modification of the existing buildings, including entrances.	N / A
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

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.4.B	For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones...	The subject site is not located within a Commercial or Multiple Use zone.	N / A
60.05.15.4.C	For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones...	The subject site is not located within a Commercial or Multiple Use zone.	N / A
60.05.15.5 Roof-mounted equipment			
		The proposal does not include any roof-mounted equipment.	N / A
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones			
		The subject site is not located within a Commercial or Multiple Use zone.	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.			
		The proposal does not include any commercial or multiple-use buildings.	N / A
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 modifications to waste storage, disposal facilities, recycling containers, and similar improvements. The proposed facilities are screen by either architectural perforated steel plate panels or landscaping.	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 modifications to loading areas. As noted in the Facilities Review report, the applicant proposes to retain only the loading berth for Building 5, subject to review of a concurrent Loading Determination application. The loading berth for Building 5 is and existing loading berth located in an area of the site not visible from public street.	Yes, as conditioned
60.05.20.2.C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities ...	The applicant states that, "Screening, as necessary, will be provided along service area, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities."	Yes, as conditioned
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 subject site is not located in a Commercial or Multiple Use zone.	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 served by established right-of-way facilities. The applicant proposes modification of SW 154 th Terrace in order to provide additional bike and pedestrian facilities. The proposal includes multiple new and improved pedestrian connections throughout the campus to existing and proposed improved facilities.	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 facilities, existing buildings, and public facilities.	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. ...	Where portions of the site include proposed modifications, the proposal includes new pedestrian connections from surrounding street sidewalks to internal portions of the site, 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 site has previously been developed and many existing pedestrian facilities are not proposed for modification; many of the existing improvements are curb tight to parking lot improvements. Some proposed new pedestrian connections are curb tight in order to tie into existing improvements. The applicant states that, "To the extent possible, pedestrian connections through parking lots will be physically separated..."	Yes
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.	The site has previously been developed and many existing pedestrian facilities are not proposed for modification. The applicant states that, "Where feasible, pedestrian connections crossing driveways or vehicular access aisles will be composed of a different paving material..."	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) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.	The applicant states that, "Pedestrian walkways will have a minimum of five (5) foot wide unobstructed clearance.	Yes
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 subject site was previously developed with multiple perimeter parking areas. The proposal includes existing mature trees, new trees, and proposed perimeter hedge landscaping between parking lots and right-of-way.	Yes
60.05.20.5 Parking Area Landscaping			
60.05.20.5.A	Landscaped planter islands shall be required according to the following: ... 4. All uses in Employment / Industrial zones, one for every twelve (12) contiguous parking spaces.	The proposal includes modifications to portions of existing parking areas and the addition of a new parking lot. The portions proposed for modification and for new construction satisfy this standard.	Yes
60.05.20.5.B	The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. ...	The proposed islands meet this standard.	Yes

60.05.20.5.C	Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands. ...	The applicant has not proposed counting sidewalks and walkways toward the number of required landscape islands.	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 landscape trees are varieties that are appropriate, as identified on the City of Beaverton Street Tree List.	Yes
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			
		The proposal is not located within a Residential, Multiple Use, or Commercial District	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 ...Industrial districts, fifteen (15) percent; ...	The applicant states that, "The total gross lot area is 931,313 SF. The landscaped portion of the total gross lot area is 156,239 sf (including some hardscape areas). 17% of the total gross lot area is landscaped."	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	As noted, above, the subject parcel includes an adequate amount of landscaped area. The amount of required landscape area is 139,697 square feet, which results in the following requirements: • 175 Trees; 342 new and 459 existing trees are proposed • 350 evergreen shrubs; 480 new	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	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. ...	proposed • Remaining 115,450 sf of landscape areas are programmed with thousands of ground cover plants.	
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 97,956 square feet of proposed hardscape plaza in courtyards between buildings 5, 6, 7, and 8; between buildings 14 and 15; and at the back of buildings 16, 19, and 20.	N / A
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 with windows on the ground floor. In the landscape areas along the public street facing elevations, the site includes mature landscape trees and shrubs and the applicant has proposed additional tree, shrubs, and ground cover plantings.	Yes
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 with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs...	The applicant states that, "There is one low retaining wall in the courtyard at Building 5 ranging in height from 4-16". The face of the retaining walls will be treated with the same stone that is being used as paving in the alley between Buildings 5 and 8.	Yes
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, "There is one 16' long wood-topped concrete wall in the courtyard between Buildings 14 and 15. There are two 10' high screens located in the west and east courtyards, between Building 5 and 8 and 6 and 7	Yes,

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
		respectively. These screens will be perforated metal and are meant to be semi-transparent; a hedge is planted on the utility/loading side of the screen to help soften the transition between metal screen and asphalt surface.”	
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 applicant states that, “The 16’ long wood-topped concrete wall between Buildings 14 and 15 will be 3’ wide. Walls for the trash enclosures at Buildings 5, 6, 7, 8, 14, 15, 19 and 20 will be 6” concrete with metal, semi-transparent gates at the front of the enclosure.”	Yes
60.05.25.9.D	For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts....	The site is being used for offices in the Office Industrial zoning district.	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 ...	The proposal includes screening around service enclosure structures and eight feet tall architectural landscape screen structures interior to the site.	N / A
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines.			
		Grading associated with the proposed project is minimal and is located internal to the site.	N / A
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 proposal includes Non-vaulted surface stormwater detention and treatment facilities interior to the site, and along SW 154 th Terrace. The proposed facilities are not located between streets and the front of adjacent buildings.	N / A
60.05.25.12 Natural Areas			
	Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or	The proposal is not located within or near a City adopted natural resource feature. The wetlands within the portion of the site to be developed with a parking lot have been reviewed by CWS and are to be reviewed by DSL.	Yes, as conditioned

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
CWS requirements.			
60.05.25.13 Landscape Buffering and Screening			
60.05.25.13.C	B2-Medium screen buffer: This buffer is intended to provide a moderate degree of transitional screening between zones. This buffer consists of live ground cover consisting of low-height plants, or shrubs, or grass, and 1) one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width; 2) evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting...	A 10 feet B2 buffer is applicable to the east areas of the site, where the SC-HDR zoning district exists across the street. The existing landscape area is 20 feet wide with existing landscaping that will be augmented, "with the addition of a 4-5' hedge..."	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			
The proposed lighting for Phases Two and Three is limited to the interior of the site within the landscaping around buildings 1 through 4, replacement of building-mounted lighting, and new lighting within SW 154 th Terrace. The Lighting Plan includes a variety of pole-mounted (SA), bollard (SB), wall- or stair-mounted (SE), and ground lighting fixtures (SG).			
60.05.30.1	Adequate on-site lighting and minimal glare on adjoining properties.		
	A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards. Commercial and Industrial <ul style="list-style-type: none"> • Internal Minimum >90 = 1.5 fc <90 = 1.0 fc • Internal Maximum >90 = none <90 = none • Property Line Maximum = 0.5 fc 	Fixtures proposed with Phases Two and Three improvements are proposed with a range of lighting averages dependent the variety of programming anticipated for the site. The applicant states that, "New on-site lighting is proposed to improve the appearance, safety, and security of the Nike Beaverton Campus at night..." As conditioned, the proposal will meet this standard. At the property lines, the proposed light levels are below 0.50 foot candles.	Yes, as conditioned
	B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.	Fixtures noted as SA on the Lighting Plans serve this function.	Yes
	C. Lighting shall be provided in pedestrian plazas, if any developed.	Fixtures noted as SA, SB, SE, and SG on the Lighting Plans serve this function.	Yes
	D. Lighting shall be provided at building entrances.	Fixtures noted as SE on the Lighting Plans serve this function.	Yes
	E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.	Phases Two and Three do not include canopy lighting.	N / A

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.2.	Pedestrian-scale on-site lighting		
60.05.30.2.A	<p>Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</p> <p>1. Fifteen (15) feet in height for on-site pedestrian paths of travel.</p> <p>...</p> <p>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</p> <p>...</p> <p>5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.</p> <p>...</p> <p>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</p>	<p>1. Lighting for on-site pedestrian paths of travel, not in combination with vehicular circulation areas, includes a few pole-mounted fixtures. As In response to Section 60.05.30.1.C, the applicant states that, "The Pedestrian Pole-mounted Luminaires (Type SA)... shall not exceed a maximum of Fifteen (15) feet in height for on-site pedestrian paths of travel."</p> <p>Lighting proposed to serve on-site vehicular circulation areas is equal to or less than 30 feet in height.</p>	Yes, as conditioned
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant proposes replacement of existing high pressure sodium lamp fixtures with new fixtures required for egress path illumination. As conditioned, the proposal will meet this standard.	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.	Two bollard style fixtures are proposed with Phases Two and Three improvements. One fixture is 43-7/8 inches tall and the other is 37.4 inches tall.	Yes

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 DR2015-0012 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, subject to the applicable conditions identified in Attachment F.

DECISION

The Director hereby **APPROVES DR2015-0012 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, as conditioned.

**LOADING DETERMINATION
ANALYSIS AND FINDINGS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
LO2015-0001**

Section 40.50.05 Loading Determination Application; Purpose

The purpose of a Loading Determination is to establish mechanism to determine or modify the required number of off-street loading spaces or modify the off-street loading space dimensions in advance of, or concurrent with, applying for approval of an application, development, permit, or other action.

Section 40.50.15.1.A Loading Determination; Threshold

An application for Loading Determination shall be required when one or more of the following thresholds apply:

1. *A request that the Director establish, in writing, an off-street loading space total or requirement for any use not listed or substantially similar to a use listed in Section 60.25. (Off-Street Loading) of this Code.*
2. *A request to modify the total number of off-street loading spaces from the required number listed in Section 60.25. (Off-Street Loading) of this Code.*
3. *A request to modify the dimensions of a required off-street loading space listed in Section 60.25. (Off-Street Loading) of this Code.*

Section 40.50.15.1.C Loading Determination; Approval Criteria

In order to approve a Loading Determination 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 Loading Determination application.*

The applicant proposes to reduce the number of loading berths required for the Nike Beaverton Creekside Campus, meeting Threshold 2 for a Loading Determination application, as noted in 40.05.15.1.A above.

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 required fee associated with a Loading Determination application on February 10, 2015.

FINDING:

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

3. *The determination will not create adverse impacts, taking into account the total gross floor area and the hours of operation of the use.*

Phases Two and Three include nine buildings (Buildings 5, 6, 7, 8, 14, 15, 16, 19, and 20). These buildings were either developed for industrial or office use, but have all been converted to office use over time.

Section 60.25.15 outlines the 'Number of Required Loading Spaces' for various uses. Buildings 6 and 7 are less than 25,000 square feet, therefore, no loading berths are required for those two buildings. Buildings 5, 8, 14, 15, and 19 are between 25,000 and 40,000 square feet; therefore, each of these buildings are required to have one type B loading berth per building for a total of five. Buildings 16 and 20 are between 40,000 and 100,000 square feet; therefore, each of these buildings are required to have two type B loading berths per building for a total of four. In total, Section 60.25.15 requires a total of nine type B loading berths for Phases Two and Three.

The applicant has requested a Loading Determination to retain one loading berth at Building 5 and eliminate the requirement for the remaining eight loading berths. The loading berth at Building 5 is located within a service courtyard between Buildings 5, 6, 7, and 8; which can easily provide loading access to the four buildings. Loading for Buildings 14, 15, 16, 19, and 20 can be accommodated with limited interruption in circulation and accessibility; the applicant stated that, "Routine deliveries for office supplies, etc. Can be accommodated through the main entries to each of the buildings."

Previously approved Phase One includes four office buildings (Buildings 1, 2, 3, and 4.) Each of the four buildings is less than 40,000 square feet in size and the applicant is retaining one loading space per building for a total of four loading berths.

Staff concurs that, given the office use of the campus and the available circulation on site, the need for deliveries will be limited and the site can be adequately served as proposed.

FINDING:

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

4. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site and in connecting with the surrounding circulation system.*

Staff cite the Facilities Review approval Criteria F and G which responds to this criterion in detail. Staff finds that the application provides safe and efficient vehicular and pedestrian circulation patterns.

FINDING:

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

5. *The proposal will be able to reasonably accommodate the off-street loading needs of the structure.*

The applicant states that, "The development proposal provides adequate space for any required off-street loading if necessary. Due to the conversion of the building uses from flex industrial space to professional offices, the need for deliveries will be limited. Truck movements can be accommodated thugh the existing drive aisles. Routine deliveries for office supplies, etc. can be

accommodated through the main entries to each of the buildings. It is anticipated that a majority of the office deliveries will occur through smaller sized truck that can easily maneuver through the parking areas.”

Staff finds that the proposal can be reasonably accommodate the off-street loading needs of the structures.

FINDING:

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

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

Staff cite the Facilities Review approval Criterion D which responds to this criterion in detail. Staff finds that the application complies with Chapter 60 or can be made to comply through conditions of approval which are roughly proportional to the identified impacts of the proposal.

FINDING:

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

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

The narrative for the proposal includes the following statement, “As necessary, the Applicant will provide the necessary assurances to address the City’s concerns.” Staff finds that the design and layout of the common facilities will not preclude adequate maintenance of the site.

FINDING:

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

8. ***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 June 30, 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.

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

The applicant has submitted this Loading Determination application with associated Design Review Two, Sidewalk Design Modification, 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 that, by meeting the conditions of approval, the proposal satisfies the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL of LO2015-0001 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, subject to the applicable conditions identified in Attachment G.

DECISION

The Director hereby **APPROVES LO2015-0001 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, as conditioned.

**SIDEWALK DESIGN MODIFICATION
ANALYSIS AND FINDINGS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
SDM2015-0007**

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.A. Sidewalk Design Modification; Threshold

An application for Sidewalk Design Modification shall be required when one of the following thresholds 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.*

Section 40.58.15.1.B. Sidewalk Design Modification; Procedure Type

The Type 1 procedure, as described in Section 50.35. of this Code, shall apply to an application for Sidewalk Design Modification. The decision making authority is the Director.

Section 40.58.15.1.C. Sidewalk Design Modification; 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.***

The applicant's narrative for SDM requests, modification of the location and width of sidewalks and landscaping as well as the addition of an off-street two way bike lane that straddles the east right-of-way line of SW 154th Terrace. Therefore, the proposal satisfies threshold 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 City of Beaverton received the appropriate fee for the Sidewalk Design Modification application on May 7, 2015.

FINDING:

Therefore, staff finds that the proposal satisfies 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.*

The applicant proposes modification to SW 154th Terrace and states that, “In order to fully construct the development proposal, it would require additional right-of-way beyond what the city has available. Since the proposed property is not under the ownership of the Applicant, a design modification is being requested to allow a portion of the bike lane and all of the sidewalk to occur outside existing right-of-way.”

Staff have conditioned the owner to provide a public pedestrian easement where the proposed public pedestrian and bicycle improvements do not fit within the existing right-of-way.

Staff finds that criterion 3d is the applicable criterion for the request.

FINDING:

Therefore, staff finds that, by satisfying the conditions of approval, the proposal satisfies 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, Loading Determination, 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 that, by satisfying the conditions of approval, the proposal satisfies the criterion for approval.

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

As discussed in response to Facilities Review criteria D, F, and G, the proposal provides safe and efficient pedestrian circulation.

FINDING:

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL of SDM2015-0007 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, subject to the applicable conditions identified in Attachment H.

DECISION

The Director hereby **APPROVES SDM2015-0007 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, as conditioned.

**TREE PLAN TWO
ANALYSIS AND FINDINGS
Nike Beaverton Creek Campus – Phases Two and Three Improvements
TP 2015-0005**

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 Tree Plan Two; 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 Tree Plan Two; 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. The proposal includes removal of 68 trees, including two (2) Trees in a CWS sensitive area, nine (9) Community Trees, 28 Street Trees, and 60 Landscape Trees. The health of the trees proposed for removal range from Hazardous/Dying to Excellent. Therefore, the proposal satisfies threshold 1 for removal of more than five Community Trees and satisfies threshold 3 for removal of up to 75% of trees within a Sensitive area as defined by Clean Water Services for a Tree Plan Two application.

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 required fee for a Tree Plan Two application on May 7, 2015.

FINDING:

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

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 right-of-way improvements. The size of the site, available right-of-way, off-street parking requirements, and design requirements for improvements constrain development of the site leaving little, if no, reasonable alternative available.

FINDING:

Therefore, staff finds that, by meeting the conditions of approval, the proposal satisfies 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 right-of-way improvements and associated grading. The proposed street improvements are reasonable design alternatives

for development of the subject site with enhance bicycle and pedestrian facilities to support the number of people expected to populate the office buildings. Other alternatives have been reviewed.

FINDING:

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

- 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 trees within 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 trees within a SNRA or Significant Grove.

FINDING:

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

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 finds that, by meeting the conditions of approval, the proposal satisfies 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. The applicant proposes new surface storm drainage facilities and new structured storm drainage facilities.

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 finds that, by meeting the conditions of approval, the proposal satisfies 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 Two, Loading Determination, 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?
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the, preservation, removal, and mitigation of trees.	Per the Arborist Report, the site is populated with a 620 trees of varying designations, of which 521 trees are proposed for retention (including one Significant Individual Tree, Tree 12A or #500165 per the proposal). The proposal includes removal of 68 trees, including: Trees in a CWS sensitive area: 2 Community Trees: 9 Street Trees: 28 Landscape Trees: 60 The health of the trees proposed for removal range from Hazardous/Dying to Excellent.	Yes, as conditioned
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.	Protected Trees are defined as, "Includes Significant Individual Trees, Historic Trees, Trees within a Significant Natural Resource Area or Significant Grove, and Mitigation Trees." 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. See section 60.60.25, below.	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.	Thirty-nine percent of the trees within a CWS Sensitive area are proposed for removal. Therefore, no mitigation is required.	N/A
60.60.25. Mitigation Requirements	1. The following standards shall apply to mitigation for the removal of Significant Individual Trees or trees within Significant Groves or SNRAs.	Five trees are located within a CWS Sensitive area (6319, 6320, 6321, 6331, and 6332) for a total of 52 inches DBH. The proposal included removal of two of these trees (6331 and 6332) for a total of 20 inches DBH. The total removal is 39 percent. Therefore, no mitigation is required.	N/A
	8. In addition to the standards in Mitigation Standards 1, the following standards shall apply to mitigation for the removal of a Significant Individual Tree	The applicant is not proposing to remove the one Significant Individual tree on the site.	N/A
	9. The following standards apply to the replacement of a Landscape Tree: C. Replacement of a Landscape Tree shall be based on total linear DBH calculations at a one-to-one ratio depending upon the capacity of the site to accommodate replacement tree or unless otherwise specified through development review. ...	The applicant has proposed planting 260 trees totaling 738.5 (caliper inches) different from DBH. The proposed planting plan includes as many trees as the site can accommodate given existing and required site improvements and infrastructure.	Yes

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 recommends **APPROVAL** of **TP2015-0005 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, subject to the applicable conditions identified in Attachment I.

DECISION

The Director hereby **APPROVES TP2015-0005 (Nike Beaverton Creek Campus – Phases Two and Three Improvements)**, as conditioned.

CONDITIONS OF APPROVAL
Nike Beaverton Creek Campus – Phases Two and Three Improvements
DR2015-0012

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. Ensure that all associated applications, including Loading Determination, Sidewalk Design Modification, and Tree Plan Two have been approved and are consistent with the submitted plans. (Planning/LC)

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

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

8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Submit a copy of the notification of proposed revisions to the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit). The DEQ process is independent of a City plan revision approval. (Site Development Div./JJD)
11. Submit a copy of issued permits or other required approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (prior to any work within or affecting a jurisdictional wetland). (Site Development Div./JJD)
12. Provide final construction ready plans and a full design storm water report demonstrating proposed provision of treatment and on-site detention as generally depicted on the submitted preliminary utility plan and drainage reports. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event. On all plan sheets that show grading and elevations, the 100 year inundation level and path of system overflow shall be identified. (Site Development Div./JJD)
13. Submit final designs for the grading surrounding, adjacent, and within the surface 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)
14. Provide final construction ready plans showing Contech Inc., Stormfilter systems (for treatment of certain portions of the proposed 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)
15. 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 for each individual lot of record. (Site Development Div./JJD)

16. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total 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)
17. 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)
18. 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)
19. 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)
20. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS: Access roads shall be within 200 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 200 feet. (OFC 503.1.1) All modifications must meet this requirement. (TVF&R/JF)
21. FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1) All designated fire lanes must be maintained with a minimum 20 foot width. (TVF&R/JF)
22. FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1) (TVF&R/JF)
23. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in

accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All designated fire lanes must meet this requirement. (TVF&R/JF)

24. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) (TVF&R/JF)
25. Submit plans that show a public access easement to the City of Beaverton for all pedestrian and bicycle facilities (walkways, sidewalks, cycle track, etc.) associated with SW 154th Terrace which are not already located with the existing right-of-way. (Transportation/KR)
26. Have received approval from the City Engineer for any Engineering Design Modification requests necessary for the construction of the proposed improvements. (Transportation/KR)
27. Submit plans that show that no structures or canopies are projecting into or obstructing the public-right-of-way unless those structures have been specifically reviewed by the City Engineer and an Encroachment Permit for them has been approved and issued. (Transportation/KR)
28. Ensure that all associated applications have been approved and are consistent with the submitted plans. (Planning/LC)
29. Provide drawings that include designs for internal pedestrian connections that are composed of a different paving material than the primary on-site paving material. (Planning/LC)

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

30. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
31. 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)
32. 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)
33. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. (City policy) (Building Div./BR)

34. 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)
35. 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)
36. 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)
37. Projects involving new buildings and additions are subject to System Development fees. (Building Div./BR)
38. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Div./BR)
39. 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)
40. 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:

41. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
42. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
43. Have placed underground all existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div./JJD)
44. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
45. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if a Source Control Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
46. Ensure all site improvements, including grading, parking, and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making

authority in conditions of approval on file at City Hall. No occupancy permit will be issued until all improvements are complete. (Planning / LC)

47. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval, on file at City Hall. No occupancy permit will be issued until all improvements are complete. (Planning / LC)
48. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval, on file at City Hall. No occupancy permit will be issued until all improvements are complete. (Planning / LC)
49. Ensure all landscaping approved by the decision making authority is installed. (Planning / LC)
50. 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)
51. 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)
52. 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)
53. Ensure all required bicycle parking facilities are provided and installed. (Planning / LC)
54. Ensure that all required parking for the campus is constructed and all associated improvements related to parking areas, including landscaping, irrigation, and lighting, are installed within the campus. (Planning / LC)
55. Ensure that all services areas, subject to Development Code Section 60.05.20.2, are screened as required. (Planning / LC)

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

56. 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)

57. 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)
58. 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 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)
59. 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)

CONDITIONS OF APPROVAL
Nike Beaverton Creek Campus – Phases Two and Three Improvements
SDM 2015-0007

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

62. 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)
63. Ensure that all associated applications, including Design Review, Loading Determination, and Tree Plan Two have been approved and are consistent with the submitted plans. (Planning/LC)

CONDITIONS OF APPROVAL
Nike Beaverton Creek Campus – Phases Two and Three Improvements
TP 2015-0005

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

64. 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)
65. Ensure that all associated applications, including Design Review, Loading Determination, and Sidewalk Design Modification, have been approved and are consistent with the submitted plans. (Planning/LC)
66. 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)
67. 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)
68. At the conclusion of the construction the applicant shall submit a report showing which trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/LC)