



Community Development Department
Current Planning Division
12725 SW Millikan Way
Beaverton, OR 97006
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: July 10, 2015

Subject: DR2015-0044 – The Apollo Warehouse

Please find attached the notice of decision for **DR2015-0044 (The Apollo Warehouse)**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2015-0044 (The Apollo Warehouse), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2015-0044 (The Apollo Warehouse) is 4:00 p.m., Wednesday July 22, 2015.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Jason T., Assistant Planner, at (503) 350-4038.



NOTICE OF DECISION

DECISION DATE: July 10, 2015

TO: All Interested Parties

FROM: Jason T., Assistant Planner

PROPOSAL: **DR2015-0044 (The Apollo Warehouse)**

LOCATION: The subject site can be identified as tax lot 700 on Washington County Assessor's Map 1S1-08DC. The subject property is a flag lot located at the west end of SW Beaverton Creek Court and directly south of the site located at 15550 SW Beaverton Creek Court.

SUMMARY: The applicant, Mildren Design Group, P.C. seeks approval of a Design Review Two application, to construct a new 12,000 square foot office/warehouse building with associated parking, removal of two (2) community trees and landscape and utility improvements.

PROPERTY OWNER: Specht Properties Inc.
Attn: Brent Hedberg
15325 SW Beaverton Creek Ct
Beaverton, OR 97006

APPLICANT: Mildren Design Group PC
Attn: Gene Mildren
7650 SW Beveland St Suite 120
Tigard, OR 97223

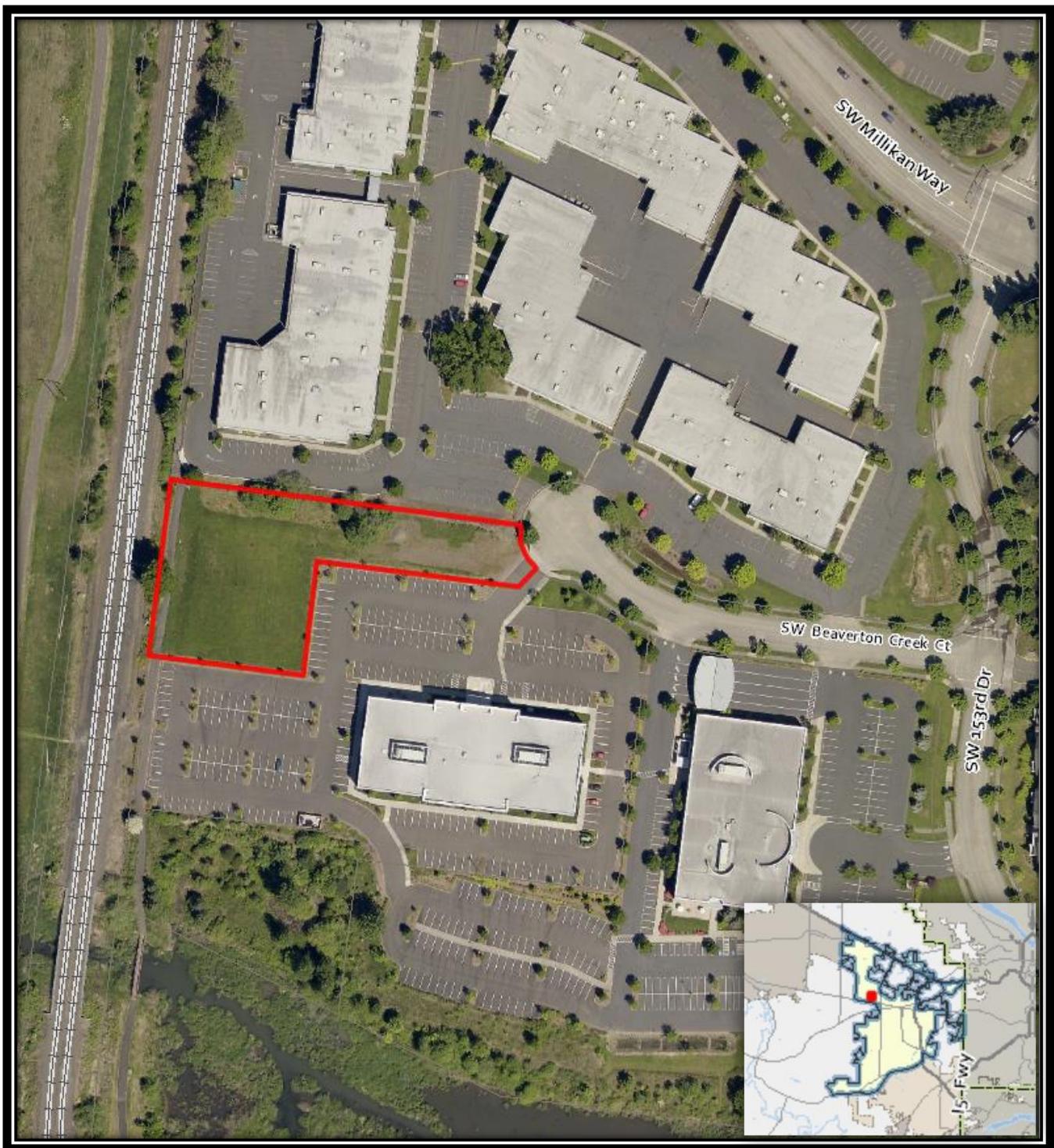
APPLICABLE CRITERIA: Facilities Review Section 40.03, Design Review 2 Section 40.20.15.2.C

RECOMMENDATIONS: APPROVAL of DR2015-0044 (The Apollo Warehouse) subject to conditions identified at the end of this report.

Zoning/Vicinity Map



Aerial Map



BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
DR2015-0044	April 16, 2015	May 14, 2015	July 10, 2015	February 15, 2015

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

Existing Conditions Table

Zoning	OI (Office Industrial)	
Current Development	Vacant Land	
Site Size	Approximately 1.12 Acres	
NAC	Five Oaks - Triple Creek	
Surrounding Uses	<u>Zoning:</u> North: <i>OI (Office Industrial)</i> South: <i>OI (Office Industrial)</i> East: <i>OI (Office Industrial)</i> West: <i>OI (Office Industrial)</i>	<u>Uses:</u> North: Industrial South: Industrial East: Industrial West: Industrial

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Attachment C: Conditions of Approval	COA1 – 7

Exhibit 1. Zoning/Vicinity Map

Exhibit 2. Aerial Map

Public Comment

No public comments received

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
DR2015-0044 – APOLLO WAREHOUSE**

Section 40.03 Facilities Review Committee:

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

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

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

- **All eleven (11) criteria are applicable to the submitted Design Review application, DR2015-0044.**

This proposal is to allow the construction of a new 12,000 square foot office/warehouse building with associated parking, removal of two (2) community trees and landscape and utility improvements.

- 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.*

FINDING:

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

All of the critical facilities are available to serve the proposed development. The City Engineers, in review of the proposal has determined that this addition of 12,000 square feet and will not impact the level of facilities and services available. The capacity of the existing systems is adequate to any modest increase to be expected from the proposed increase in service.

Transportation

The application does not include a Traffic Impact Analysis (TIA). Based on the proposed size of the building and the estimates found in the Institute of Traffic Engineer's Trip Generation Manual. For these reasons, staff finds the proposal is below the TIA threshold (200 trips) of the Beaverton Development Code (BDC). Since the proposal does

not exceed the TIA threshold, it is reasonable to find based on the established threshold, that the development will have an insignificant effect on intersection operations.

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

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

- B. Essential facilities and services 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.*

FINDING:

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.

All of the essential services to serve the facility are either already in place or are proposed. The proposed pedestrian system can accommodate the anticipated use. The applicant states that all pedestrian walkways, including the connection between the main building entrance and SW Beaverton Creek Court, are a minimum of 5-foot in unobstructed width and paved with scored concrete.

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

- C. The proposal 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 property is zoned Office Industrial (OI). Warehouse and storage activities are permitted in this zone. The site complies with the minimum land area and minimum lot dimension standards. All proposed structures meet the minimum setback requirements.

Staff also refers to the table summary for chapter 20 development standards hereto.

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

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

FINDING:

Design review standards of chapter 60 of the BDC, applicable to the facilities review report are identified below. Staff will provide complete findings for the applicable Design Review Principles and Standards within this report.

Off-Street Parking Requirements (Section 60.30)

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at 0.3 spaces per 1,000 square feet of gross floor area.

The development will provide six standard parking spaces as shown on the submitted plans, which meets the required minimum of six (6) spaces.

Transportation Facilities (Section 60.55)

Traffic

The application does not require a Traffic Management Plan. The BDC requires a Traffic Management Plan where development will add 20 or more trips in any hour on a residential street (classified as a Local or Neighborhood Route). SW Beaverton Creek Court is classified as local street and connects to SW 153rd Drive which is classified as an arterial. The proposal will add fewer than 20 trips in any hour and there are no residential streets in the immediate vicinity, therefore a Traffic Management Plan is not required.

Staff also cites the findings stated in response to Criterion A herein.

Street, Bicycle, and Pedestrian Connections

The proposal includes adequate bicycle and street connections. The proposal shows a new pedestrian connection from SW Beaverton Creek Court to the primary building entrance.

The submitted plan does not show the required two (2) long-term bicycle parking. Staff finds that this standard can be satisfied by condition of approval. The applicant has the option to provide these bicycle spaces indoors.

Street Width

SW Beaverton Creek Court is classified as a Local Street. The street frontage is currently improved to existing local street standards. No street dedication or improvement is required.

Connectivity

Other development on adjacent lands physically preclude a connection now and in the future considering the potential for redevelopment (BDC 60.55.25.14.B). The adjacent parcels are considered developed and no future street connection is identified in the Beaverton Comprehensive Plan.

Access

The proposal includes a new driveway to SW Beaverton Creek Court. This new driveway location enables the site to maintain a full access approach at the proposed location.

Trees and Vegetation Requirements (Section 60.60)

Landscaping changes proposed for the site are within the parking lot and in the immediate perimeter of the building. The applicant has proposed to remove a total of two (2) community trees and has a plan for mitigation as shown on the submitted plans that meet the minimum landscape requirement.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60.

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

- 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: 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.*

FINDING:

The applicant will be responsible for all maintenance and landscaping. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

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

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

FINDING:

The proposal includes a new drive aisle and pedestrian connection to SW Beaverton Creek Court. The new drive aisle and pedestrian connection from the right-of-way, meet the dimensional standards of the Engineering Design Manual (EDM) and BDC and ensure safe and efficient vehicle and pedestrian circulation.

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

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

FINDING:

This criterion is met with the findings from criterion F above. Staff also cites the findings stated in response to Criterion D herein.

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

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

FINDING:

Emergency vehicle access to and through the entire site does not meet the minimum turnaround requirements of the International Fire Code. The Deputy Fire Marshal has reviewed the proposal and finds that because the proposed structure will have a full automatic sprinkler system, that it will meet the intent of the fire code for fire department access.

The Deputy Fire Marshal's conditions of approval are incorporated at the end of this report and include a condition requiring a full automatic fire sprinkler system. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

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

- 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.*

FINDING:

The applicant states that safety and security are a high priority for the development and that the lighting plan is designed to provide more than adequate pole and building lights.

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

- 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.*

FINDING:

The applicant states that there will be minimal grading to the existing, relatively level site. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

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

- 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.*

FINDING:

The proposed circulation system provides safe, continuous and uninterrupted access to the subject building, parking areas and adjoining buildings and the public right-of-way. The applicant has proposed a new five-foot pedestrian connection to SW Beaverton Creek Court which will meet ADA standards. All ADA facilities are subject to further review during the Site Development and Building Division permit review processes.

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

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

FINDING:

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1 of the Development Code.

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

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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Uses	Permitted, Conditional and Prohibited Uses	Storage Warehouse	Yes
Development Code Section 20.05.15			
Minimum Lot Area	None	Lot size is not being modified with this proposal.	N/A
Yard Setbacks Minimums: Front Side Rear	35-feet 10-feet None	Proposed structures meet minimum setbacks.	Yes
Maximum Building Height	80 feet	Proposed structure is approximately 26-feet in height.	Yes

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.15 Land Division Standards			
Design Review Standards	Standards pertaining to Design Review	A Design Review Two application has been applied for.	See DR Findings

**ANALYSIS & FINDINGS FOR DESIGN REVIEW APPROVAL
DR2015-0044 (Apollo Warehouse)**

Section 40.20.15.2.C 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.

Facts and Findings:

The applicant's proposal is to allow the construction a new 12,000 square foot office/warehouse building with associated parking, removal of 2 community trees and landscape and utility improvements. The proposal appears meets Threshold Number 1 of the Design Review Type 2 application, Section 40.20.15.8:

Threshold No. 1

“New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District.”

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

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

Facts and Findings:

The applicant paid the required associated fee for a Design Review Two application.

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

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

Facts and Findings:

The applicant has submitted materials required by Section 50.25.1 of the Development Code.

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

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

Facts and Findings:

Staff cites the findings in the Code Conformance Analysis chart further in this report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. The chart provides a summary response to design review standards determined to be applicable to this proposed project. The applicant's plans and materials show compliance with these standards.

Therefore, the Committee finds that the criterion for approval is met.

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 additions or modifications are moving towards compliance of 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 guideline; 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.***

Facts and Findings:

The proposed development is for an office/warehouse building, not additions or modifications.

Therefore, Staff finds that the criterion for approval 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.***

Facts and Findings:

No other applications are required of the applicant for this stage of City approvals.

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

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.2C	All flat roofs with a slope of less than 4/12 pitch shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.	The applicant states that the entire roof has parapet walls a minimum of 12-inches in height.	Yes
60.05.15.2D	When an addition to an existing structure or a new structure is proposed in an existing development...	There are no existing structures on site.	N/A
60.05.15.3 Primary Building Entrances			
60.05.15.3	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature...	The applicant states that the proposed building design provides a porch to protect pedestrians from rain and sun that meet the required dimensions as shown on the submitted plans.	Yes
60.05.15.4 Exterior Building Materials			
60.05.15.4A	A minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.	The proposed structure is not within 200 feet of the right-of-way.	N/A

60.05.15.4B	For conditional uses in residential zones and all uses in multiple-use and commercial zones (except residential uses fronting common greens and shared courts)...	The proposed structure is not within 200 feet of the right-of-way.	N/A
60.05.15.4C	For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three 3 feet...	The proposed project is a permitted use in an industrial zone.	N/A
60.05.15.6A	Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows: 1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.	The proposed project is a permitted use in an industrial zone.	N/A
60.05.15.6C	Buildings subject to the street frontage standard shall be located no further than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.3.B or 60.05.25.3.C.	The proposal is not subject to the street frontage standard.	N/A

60.05.15.6E	All buildings on lots that abut a Class 1 Major Pedestrian Route shall have at least one primary building entrance oriented toward, or with a direct pedestrian connection to an abutting street or pedestrian way.	The proposed project is not on a major pedestrian route.	N/A
60.05.15.7A	The height of any portion of a building at or within 20 feet of the property line ... abutting a Major Pedestrian Route shall be a minimum of twenty-two (22) feet and a maximum of sixty (60) feet.	The proposed project is not on a major pedestrian route.	N/A
60.05.15.7C	The maximum heights specified in Section 20.20.50 shall not be exceeded...	The proposed project is not on a major pedestrian route.	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	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation systems and adjacent existing and planned streets...	The applicant has shown on the submitted plans that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets and a new concrete pedestrian path will be constructed to connect to SW Beaverton Creek Court.	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 applicant states that no service area or waste storage are visible from SW Beaverton Creek Court.	Yes
60.05.20.2. C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring...	The applicant states that no service areas, waste storage or loading docks are visible from SW Beaverton Creek Court and that all transformers will be screened by evergreen landscaping.	Yes

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...	The applicant states that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets with the addition of a new concrete pedestrian path to be constructed to connect to SW Murray Boulevard.	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 applicant states that proposed pedestrian circulation connects the main entrances to SW Beaverton Creek Court.	Yes
60.05.20.3. C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage...	The applicant states that the proposed lot frontage is less than 300 feet.	N/A
60.05.20.3. D	Pedestrian connections through parking...	The applicant states that the proposed pedestrian to SW Beaverton Creek Court traverses the entire parking lot and provides adequate pedestrian connection to the entrance of the building.	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 on-site paving material.	The applicant states that pedestrian crossings in the parking area are differentiated from vehicular parking and circulation using different paving materials, curbs and detectable warning devices embedded in the concrete.	Yes

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...	The applicant has shown on the plans, that the internal pedestrian walkways are a minimum of 5-feet in width.	Yes
60.05.20.4 Street Frontages and Parking Areas			
60.05.20.4	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards...	The applicant states that there are no proposed parking areas abutting a public street.	N/A
60.05.20.5. A/B/C/D	Landscaped planter islands shall be required according to the following... All conditional uses in residential zones and industrial uses, one for every twelve (12) contiguous parking spaces.	The applicant states that landscape planters are provided every 12 contiguous parking spaces.	Yes
60.05.20.7 A	A sidewalk is required on all streets.	The applicant states that right-of-way improvements are existing and meet the current code requirements. Staff concurs with the applicant's statement	Yes
60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.			
60.05.20.8. A	Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard...	There are no proposed drive aisles that link public streets.	N/A

60.05.25 Landscape, Open Space, and Natural Areas Design Standards.			
60.05.25.5.A	A minimum portion of the total gross lot area shall be landscaped: 1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent...	The applicant states that at least 32% of the site is landscaped.	Yes
60.05.25.5.B	The following minimum planting requirements for required landscaped areas shall be complied with....	The applicant states that the proposed live plantings are a mix of trees, shrubs and groundcover that meet the minimum standard.	Yes
60.05.25.5.C	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall	The applicant states that no pedestrian plazas are proposed.	N/A
60.05.25.5.D	All building elevations visible from and within 200 feet of a public street...	The applicant shows on the site plan that the proposed building is over 200 feet from the right-of-way.	N/A
60.05.25.8	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.	The applicant states that there is one proposed retaining walls over six feet in height that will be architecturally treated with contrasting scoring.	Yes
60.05.25.9	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...	The applicant states that proposed fences associated with this project will be constructed of coated and slatted chain link.	Yes
60.05.25.10	Minimize significant changes to existing on-site surface contours at residential property lines.	The proposed site does not abut any residential property lines.	N/A

60.05.25 Landscape, Open Space, and Natural Areas Design Standards.			
60.05.25.11	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The applicant states that the proposal does not include any non-vaulted surface stormwater revisions.	N/A
60.05.25.12	Development on sites with City-adopted natural resource features	The applicant states that the proposal does not affect any existing natural areas.	Yes
60.05.25.13	All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering...	The applicant has shown that no landscape buffer is required with this proposal as the abutting zones match the zone of the proposed parcel and there are no residential uses abutting the proposed use.	N/A

Design Review Standards Analysis and Findings Chart
Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1.A/B/C/D/E	Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.	The applicant states that all lighting designs and fixtures for this project comply with the City's Technical Lighting Standards. Lighting mounted under the roof or ceiling of the entry will be such that the bulb or lens is not visible from the public way.	Yes
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed...	The applicant states that pole mounted luminaries proposed with this project as shown on the lighting plan meet the City's Technical Lighting Standards.	Yes

60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant states that building mounted fixtures illuminating the building entrances and parking area are mounted less than twenty-five feet high on the buildings.	Yes
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.	There are no lighted bollards proposed with this application.	N/A
60.30.10.6	Minimum Off-Street Vehicular Parking Spaces	The applicant states that this proposal includes a six (6) new standard stalls, which meets the minimum required number of off-street parking spaces. Refer to facilities review findings herein for more detailed findings.	Yes
60.30.10.5	Minimum Off-Street Bicycle Parking <u>Short Term:</u> None <u>Long Term:</u> 2 spaces or 1 space per 8,000 sq. ft.	Bicycle spaces are provided within the interior of the proposed building.	Yes
60.65	Utility Undergrounding	Refer to facilities review findings herein.	Yes with COA

Evaluation of Design Standards identified above

Hereto, staff finds that the applicant has provided sufficient evidence to show how the plan proposal meets applicable Design Standards (identified in the table summary above).

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL of DR2015-0044 (Apollo Warehouse)** subject to the conditions below.

**CONDITIONS OF APPROVAL
DR2015-0044 (The Apollo Warehouse)**

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

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

7. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed protect. (Site Development Div./JJD)
8. 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)
9. Submit plans for erosion control per Clean Water Services requirements to the City. If more than an acre of disturbance is proposed, the applicant shall use the 1200-CN, 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx> (Site Development Div./JJD)
10. Provide final construction ready plans and a full design storm water report for treatment and on-site detention as generally depicted on the submitted preliminary utility plan, landscaping plan, and drainage report that demonstrate full compliance with CWS Resolution and Order 2007-020 in regard to development water quality treatment. The final plans shall including reshaping and replanting of the affected existing storm water management facility. 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).
11. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)

12. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
13. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total for the development and for each proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on each lot. (Site Development Div./JJD)
14. Pay storm water system development charges (overall system conveyance and winter detention) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
15. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
16. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)

Prior to building permit issuance, the applicant shall meet the following:

17. Submit a revised site plan that shows the required covered long-term bicycle parking and a bike rack detail. (Planning/JST)
18. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

19. 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)
20. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water conveyance and management facilities. The overflow elevation and one-foot-higher minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. (Site Development Div./JJD)
21. Fire Apparatus Access Road Exception for Automatic Sprinkler Protection: When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (OFC 503.1.1) The deficient turnaround, building height up to 34 feet and hose pull length in excess of 150' is waived because an approved NFPA 13 sprinkler system will be installed throughout the building. (Fire Marshall/JF)
22. 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) (Fire Marshall/JF)
23. Commercial Buildings – Required Fire Flow: 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) (Fire Marshall/JF)
24. Painted Curbs: Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked “NO PARKING FIRE LANE” at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) Approved as identified on the plans. (Fire Marshall/JF)
25. Fire Flow Water Availability: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of

an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Fire flow calculations will be required prior to the issuance of the site development permit. (Fire Marshall/JF)

26. **Knox Box:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (Fire Marshall/JF)
27. **Utility Identification:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1) (Fire Marshall/JF)
28. **Ensure ground cover plantings** are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning Division/JST)
29. **Ensure all site improvements, including grading and landscaping and tree mitigation** are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
30. **Ensure all construction is completed in accordance with the Materials and Finishes** identified in the applicants submittal on file at City Hall (Planning Division/JST)
31. **Ensure construction of all buildings, retaining walls, fences and other structures** are completed in accordance with the elevations and plans, except as modified by the decision making authority in conditions of approval on file at City Hall. (Planning Division/JST)
32. **Ensure deciduous or evergreen shrubs** are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning Division/JST)

33. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
34. Ensure all exterior lighting fixtures are installed and operational. Public view of exterior light sources such as lamps and bulbs is not permitted from streets and abutting properties at the property line. (Planning Division/JST)

Prior to final building inspection and/or occupancy permit issuance, the applicant shall:

35. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
36. 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)
37. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
38. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
39. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

Prior to release of performance security, the applicant shall:

40. 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)
41. 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 area,

as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) 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 Engineer prior to release of the security. (Site Development Div./JJD)