

Staff Report

HEARING DATE: April 13, 2016

STAFF REPORT DATE: April 6, 2016

TO: Planning Commission

FROM: Jana Fox, Associate Planner
Ken Rencher, Associate Planner

PROPOSAL: **Beaverton Honda Retaining Wall and Circulation
Modifications
DR2015-0123 & SDM2015-0014**

LOCATION: Map 1S110DD, Tax Lot 3100

SUMMARY: The applicant, Lanphere Construction & Development, has submitted a Design Review Three application for extension of the existing retaining wall approximately 10 feet to the south in order to provide additional vehicular access around the south side of their building. The applicant also requests Sidewalk Design Modification approval to reduce the required sidewalk width along SW 107th Avenue adjacent to the new retaining wall extension.

APPLICANT: Lanphere Construction and Development
Attn: Jerry Jones
13625 SW Farmington Road
Beaverton, OR 97005

APPLICANT REPRESENTATIVE: DOWL
Attn: Jeff Shoemaker
720 SW Washington Street, Suite 750
Portland, OR 97205

PROPERTY OWNERS: Lanphere Properties
12505 SW Broadway
Beaverton, OR 97005

RECOMMENDATIONS: **APPROVAL of SDM2015-0014 (Beaverton Honda Retaining
Wall Sidewalk Design Modification)**

**APPROVAL of DR2015-0123 (Beaverton Honda Retaining
Wall and Circulation Modification Design Review)**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written Decision Date	240-Day*
DR2016-0123	December 2, 2015	February 24, 2016	June 23, 2016	October 21, 2016
SDM2015-0014	December 2, 2015	February 24, 2016	June 23, 2016	October 21, 2016

* 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	General Commercial (GC)	
Current Development	Existing Automotive Sales & Service building with associated parking.	
Site Size & Location	The subject site is located on the west side of SW 107 th Avenue and south side of SW Canyon Road. The total site area is approximately 3.31 acres.	
NAC	Denney Whitford/Raleigh West	
Comprehensive Plan	<p>Land Use: Corridor</p> <p>Street Functional Classification Plan: SW 107th Avenue is a Neighborhood Route under Washington County (Wash. Co.) jurisdiction.</p> <p>Street Improvement Master Plan: The Transportation System Plan Street Improvement Master Plan does not identify any improvements to SW 107th Avenue.</p> <p>Pedestrian & Bicycle Master Plan and Action Plans: The Pedestrian and Bicycle Action Plans do not identify any improvements to SW 107th Avenue.</p>	
Surrounding Uses	<p>Zoning: <u>North:</u> GC & Wash. Co. GC <u>South:</u> GC & Wash. Co. R-24 <u>East:</u> Wash. Co. GC & Wash. Co. R-24 <u>West:</u> Wash. Co. CBD & GC</p>	<p>Uses: <u>North:</u> Commercial <u>South:</u> Attached Residential <u>East:</u> Attached Residential <u>West:</u> Commercial</p>

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<u>Attachment D:</u> <i>Conditions of Approval</i>	COA1–COA6

Exhibits

Exhibit 1. Materials submitted by Staff

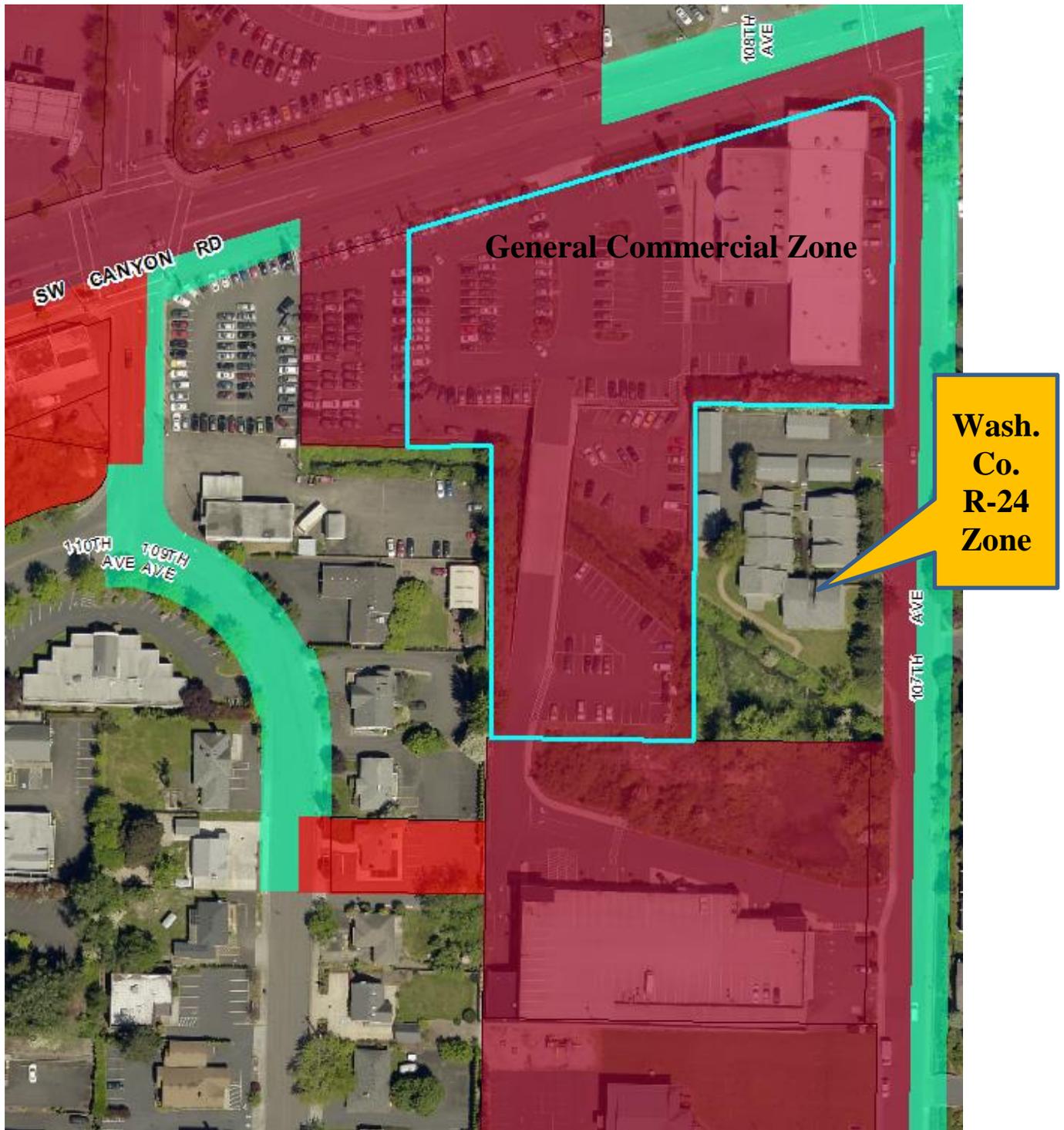
- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
- Exhibit 1.2 Oblique Aerial Photo (page SR-5 of this report)
- Exhibit 1.3 Google Street View Photo (page SR-5 of this report)

Exhibit 2. Public Comment

- Exhibit 2.1 Letter from Roger Finger, owner of the adjacent Canyon Creek Apartments, provided by the applicant as Exhibit R

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1 Submittal Package including plans dated March 31, 2016



**Beaverton Honda Retaining Wall
Zoning Map**

Exhibit 1.2



**Beaverton Honda Retaining Wall
Oblique Aerial Photograph**

Exhibit 1.3



**Beaverton Honda Retaining Wall
Google Street View Photograph**

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Beaverton Honda Retaining Wall & Circulation
(DR2015-0123 / SDM2015-0014)**

Major Issues

None.

The major issues identified in the initial draft of the Facilities Review Committee report, and referenced in the applicant's March 31, 2016 memo, have been addressed by the applicant by revisions to the proposal. Where the applicant had originally proposed to extend the retaining wall south toward the property line along the west edge of the existing sidewalk, the applicant's revised plans, best shown in Exhibit P of the applicant's materials, show that the revised retaining wall design "cuts the corner" in the southeast corner of the property. The applicant presents two options: Option A, which has a 90-degree internal corner, and Option B, which has an angled section of wall that leaves the sight distance from the adjacent apartments' driveway unchanged. City staff and Washington County staff recommend that the applicant construct the wall with the Option B design.

Section 40.03.1 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 Staff Report, 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 are reviewed for all criteria that are applicable to the submitted application as identified below:

- **All twelve (12) criteria are applicable to the submitted Design Review Three application.**
- **The Facilities Review Committee Criteria for Approval are not applicable to the submitted Sidewalk Design Modification application.**

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.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Stormwater/Sanitary Sewer:

Stormwater and sanitary sewer services are provided by the City of Beaverton. Water is provided by West Slope Water District. The applicant states that adequate water, sanitary and storm services exist on the project site. The applicant has submitted a Clean Water Services (CWS) Service Provider Letter (SPL) for the project. The site is encumbered by a FEMA-designated 100-year floodplain. Documentation provided by the applicant demonstrates compliance with applicable floodplain development restrictions.

Fire Protection:

Fire protection is provided to the site by Tualatin Valley Fire and Rescue Department. Tualatin Valley Fire & Rescue has received a copy of the submittal and has stated that they have no comments or conditions on the proposal.

Transportation:

The site is located on the west side of SW 107th Avenue south of SW Canyon Road. SW 107th Avenue is maintained by Washington County, and is classified as a Neighborhood Route. Washington County has provided comments to the record that require that the applicant apply for and receive approval of a Right-of-Way Encroachment Permit prior to issuance of a Site Development Permit, as a Condition of Approval.

According to the applicant's materials, the proposed changes will not change the number of trips coming to the site. The applicant claims that 180 to 220 vehicles per day exit the existing building's east doors and travel south on SW 107th Ave. to the service building located approximately 440 feet to the south. According to the applicant, the retaining wall and parking lot modifications will allow these trips to stay on-site, without spilling out onto the SW 107th Ave. right-of-way. The applicant does not provide any additional information about these trips and the internal site circulation pattern diagrams provided by the applicant lack sufficient detail to allow staff to verify these assertions. However, in the 2014 application to expand the Beaverton Honda operations to a site to the south, the applicant's traffic consultant estimated that the proposed (2014) expansion of the car wash and detail facilities would result in approximately 144 average weekday trips, including 9 in the AM peak hour and 12 in the PM peak hour.

With the revised location of the proposed wall extension, and presuming the applicant is able to receive approval from Washington County—which they have tentatively indicated will be given, once the applicant applies for the ROW Encroachment Permit—the concerns about the inadequacy of the sight distance from the driveway to the south have been satisfactorily addressed. The revised wall configuration does not worsen the existing site distance of 127 feet, as measures from the adjacent apartment complex driveway to the south, as shown in Exhibit P of the applicant's submittal materials.

Therefore, staff find that by meeting the Conditions of Approval, the proposal will meet the criterion for approval.

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.

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to the City Transportation staff and Tualatin Valley Fire and Rescue. As noted above, Tualatin Valley Fire and Rescue has no comments or conditions on the proposal. The City did not send notice to the Beaverton School District as residential units are not part of the development plan.

TriMet’s No. 58-Canyon Road serves the subject site. The nearest bus stop is located along the site’s Canyon Road frontage. No additional transit location or capacity improvements are recommended. The location of the nearest bus stop adjacent to the site is reasonable to serve the development site.

Pedestrian, Bicycle, and Transit Facilities are, by definition Essential Facilities and are typically required to be in place prior to occupancy. Sidewalks are included in the Essential Facilities. The applicant has applied for a Sidewalk Design Modification to reduce the required width of the sidewalk along SW 107th Ave. in order to transition from a new segment of sidewalk that is approximately 9 feet wide at the south property line to the existing sidewalk, which is as narrow as 4.5 feet adjacent to the existing wall. The standard required by the City of Beaverton Development Code is 10 feet wide. As a Condition of Approval, the applicant shall submit Site Development Permit plans that show the “Option B” wall construction that provides an angle to the southeastern corner of the proposed retaining wall extension, as shown in Exhibit P of the applicant’s materials.

Although the County typically discourages encroachments into the public right-of-way, and specifically discourages retaining walls from being placed within the ultimate right-of-way of County-maintained streets, and although the proposal will increase the total amount of encroachment into the ROW by a very small amount (the tip of the corner of the new wall), Washington County staff have indicated that they will be able to support an encroachment permit that will allow the minor amount of new wall area within the ROW, as shown in the applicant’s revised materials. The Sidewalk Design Modification section of this report includes a full assessment of the facts and findings associated with the SDM approval criteria.

As noted above, the applicant will need to receive approval of both the Sidewalk Design Modification through the City and the ROW Encroachment Permit through the County, as Conditions of Approval.

City and County Transportation staff have reviewed this proposal and found that no traffic mitigation is necessary to address the proposed site changes. The applicant will have to work with Washington County regarding any necessary dedication or road improvements

to SW 107th Avenue which is a County maintained facility. The section of SW 107th Ave. north of the neighboring apartment complex driveway is already signed with No Parking signs from the driveway to SW Canyon Rd.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal, given the revised plans and wall configuration.

Therefore, staff find that by meeting the conditions of approval, the proposal will meet the criterion for approval.

- 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).***

Staff cite the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20 for the General Commercial (GC) zone, as applicable to and demonstrates compliance with the aforementioned criterion.

Therefore, staff find that the proposal meets the criterion for approval, subject to conditions of approval.

- 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, as applicable to and demonstrates compliance with 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.

In review of Section 60.55 Transportation Facilities:

Traffic

Please see the findings provided in criterion A.

Street width, connectivity, and on-site circulation

SW 107th Avenue is classified as a Neighborhood Route and under the jurisdiction of Washington County. The street frontage is currently improved and has an approximate existing half-street right-of-way (ROW) dimension of 30'.

The Development Code 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). The proposal is expected to generate less than 20 trips in any hour therefore no Traffic Management Plan is required.

The applicant proposes to retain the existing pedestrian and vehicle connections to the service center to the south. 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 lots are considered developed and no future street connection is identified in the *Beaverton Comprehensive Plan*.

Access

No new driveway approaches are proposed.

While the existing wall already limits the sight distance from the apartment driveway to 127 feet, as shown in the applicant's Exhibit P, the revised design and location of the corner of the wall no longer worsens the necessary sight distance for the adjacent residential development by limiting intersection visibility and creating unsafe conditions for cars existing the apartment complex to the south.

Parking

The applicant is proposing to meet the minimum parking requirement for the site of 62 parking spaces in a surface parking lot. Vehicle storage will be provided for inventory and vehicles waiting to be serviced on other portions of the site. A parking plan is provided on sheet C200 which identifies customer and employee parking areas, however, staff recommend a Condition of Approval to ensure that customer and employee parking spaces are clearly marked and kept free of inventory storage. The applicant has requested a modification to this condition to instead read "The applicant shall ensure that at least 62 parking spaces be available to customers and employees of the facility at all times." The applicant's proposed change would allow the property owner to shift the location of parking spaces and inventory spaces for sales, special promotions, and other events, as needed. Staff leave the decision of the wording of this condition of approval up to the discretion of the Planning Commission.

Utility Undergrounding

To meet the requirements of Section 60.65 (Utility Undergrounding), staff recommend a standard condition of approval requiring that all new utility lines are placed underground. Above ground powerlines and poles exist along street frontage of the subject property. These powerlines and poles are to be placed underground if shown to obstruct vision clearance or require relocation.

Therefore, staff find that the proposal does not 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, 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 proposal includes a number of features that will require continued maintenance, including paving and landscaping. The property owner will be responsible for maintaining the proposed facilities and associated improvements. According to the applicant, the owner will provide continued periodic maintenance and normal replacement of private common facilities. Staff concur that the property can be maintained by the property owner in accordance with the requirements of the City of Beaverton.

Therefore, staff find 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.***

The proposal shows an additional pedestrian connection from the rear of the building to the vehicle storage area below, which will be concrete to differentiate from the asphalt paving used on the remainder of the site. The existing pedestrian and vehicular paths will remain. However, the applicant's narrative refers to painted, striped asphalt, which is an inferior pedestrian treatment for instances where pedestrian paths cross vehicular paths. Therefore, as a Condition of Approval, the applicant shall submit plans, prior to Site Development Permit issuance, that show that all pedestrian pathways that cross vehicular travel paths will be constructed of scored concrete or modular paving materials.

Therefore, staff find that the proposal meets 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.***

The applicant proposes to retain the existing vehicular access points on site, one to SW Canyon Road to the north and one to SW 107th Avenue. An additional connection is provided along the south of the site to the adjacent Beaverton Honda property where the service center is located. An existing pedestrian connection to the front entrance of the sales building is provided from SW Canyon Road. The proposal is limited to the area of the expanded retaining wall and its direct vicinity.

The revised location of the wall no longer decreases the sight distance available at the access of the neighboring property. With Option B, the applicant provides a revised wall

design that balances efficient use of the applicant's property with safe use of the adjacent property and public right-of-way.

Additionally staff cite the findings for criteria A, B, and D.

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

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.

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department. Tualatin Valley Fire & Rescue reviewed the proposal and has no comments or conditions related to the proposal. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

Therefore, staff find that the proposal meets the criterion for approval, subject to conditions of 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.

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.

Therefore, staff find that the proposal meets the criterion for approval, subject to conditions of 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.

The applicant states that grading and contouring of the development site will accommodate the proposed redevelopment and mitigate adverse impacts on neighboring properties. The City Engineer has reviewed the proposed grading and Storm Report, and has identified recommended standard conditions of approval necessary to ensure the proposed site work will be in compliance with adopted Codes and standards and to ensure the proposal will not have an adverse impact to surrounding properties. Because staff have expressed concern that the neighboring property's Austrian Pine trees might not survive the construction of the expanded retaining wall, the applicant has sought out and received

permission from the adjacent property owner to remove the trees, if necessary. There is no permit required under Washington County regulations for the removal or replacement of the landscape trees on the neighboring property.

Therefore, staff find that the proposal meets the criterion for approval, subject to conditions of 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.

The applicant will be required to meet all applicable accessibility standards of the Uniform Building Code, the Uniform 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. The Committee finds that as proposed, it appears that the general site layout can meet accessibility requirements. Accessibility is thoroughly evaluated through the site development and building permitting reviews. As a condition of approval, the site shall be in conformance with ADA requirements. This requirement is in conformance with the Development Code.

Therefore, staff find that the proposal meets the criterion for approval, subject to conditions of approval.

L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.

The application was submitted on December 2, 2015. The application was deemed complete on February 24, 2016. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

Recommendation

Based on the facts and findings presented, the Facilities Review Committee recommends **APPROVAL** of **DR2015-0123 (Beaverton Honda Retaining Wall and Circulation Modifications)** and **SDM 2015-0014 (Beaverton Honda Retaining Wall Sidewalk Design Modification)**. Should the Planning Commission find that the application meets the approval criteria staff have recommended conditions of approval in Attachment D.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
General Commercial (GC) District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20 (General Commercial)			
Use- Permitted	Vehicle Sales	The existing use of the site is a vehicle sales center, the use is not proposed to be modified.	Yes
Development Code Section 20.10.15 (General Commercial)			
Minimum Lot Area	7,000 sq. ft.	The applicant does not propose to modify existing property size or dimensions.	N/A
Minimum Lot Dimensions Width Depth	70' 100'	The applicant does not propose to modify existing property size or dimensions.	N/A
Minimum Yard Setbacks Front Side Rear	0' 20' Corner 10' Interior 20'	Modifications to the existing structure are not proposed.	N/A
Maximum Setback for parcels larger than 60,000 sq. ft. (Section 60.05.15.6.C)	20' from street frontage	The applicant does not propose to modify the existing building.	N/A
Maximum Building Height	60'	The applicant does not propose to modify the existing building.	N/A

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Construction of a new retaining wall and modification of parking and circulation areas.	Refer to DR findings
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits requested.	N/A
Development Code Section 60.30			
Off-street motor vehicle parking	Minimum: 62 Maximum:96	The applicant proposes to provide 62 parking spaces for customers and employees, the rest of the lot is for vehicle inventory.	Yes
Required Bicycle Parking Short Term Long Term	2 Short Term Spaces 2 Long Term Spaces	The applicant proposes to provide 2 long term and 2 short term bike parking spaces.	Yes
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Washington County has not conditioned the applicant to dedicate right-of-way with this application. The new section of public sidewalk will transition from approximately 9 feet wide to the existing 4.5 feet wide.	Yes, with COAs
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Removal of landscape trees and replacement of landscape buffer with jasmine mounted on the side of the retaining wall.	See DR Findings
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.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. Applicant's plan shows overhead utilities to remain.	Yes, with COAs

DR2015-0123
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluate the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three 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 Three application.*

The applicant proposes to construct an extension to an existing retaining wall, extending the wall approximately 10 feet to the south in order to provide additional vehicular access around the south side of the existing building. The applicant meets the threshold for a Design Review Type 2. However, the proposal does not meet all the Design Standards and therefore meets threshold 8 for a Design Review Three application.

8. A project meeting the Design Review Two thresholds which does not meet an applicable design standard.

Specifically, this proposal does not comply with the following Design Standards:

Section 60.05.25.8 *Retaining walls*, which requires retaining walls greater than 6 feet in height or 50 feet in length to be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or to be screened by a landscape buffer of at least 5 feet in width and designed to B3 High Screen Buffer standards.

Section 60.05.25.10 [*Grade differential standards at property lines*], which limits the grade differential adjacent to residentially zoned property.

Section 60.05.25.13 *Landscape buffering and screening*, which requires that residential uses be buffered from commercial uses by, in this case, a 10-foot B3 High Screen Buffer.

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

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

The applicant paid the required fees for a Design Review Three application.

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

- 3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).**

The applicant meets threshold #8, therefore this criterion is not applicable.

Therefore, staff find that the approval criterion does not apply.

- 4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines 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 guideline; or**
- c. The location of the existing structure to be modified is more than 300 feet from a public street.**

According to the applicant, the proposal is consistent with the applicable Design Guidelines. To the extent that the Planning Commission finds that the proposal does *not* meet the applicable Design Guidelines, the Commission will need to determine whether the “moving toward compliance” clause applies because of one or more of these three site conditions applies.

Therefore, staff find the approval criterion may or may not apply.

- 5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.**

The proposed development does not involve phasing or a Design Review Build-Out Concept Plan (DRBCP) and therefore, this criterion does not apply.

Therefore, staff find the approval criterion does not apply.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The project proposal meets application Thresholds #8. The applicant has provided a response to the Design Standards and Guidelines as follows:

Design Standards

60.05.15 *Building Design and Orientation Standards*—According to the applicant, no new buildings are proposed, therefore, these Design Standards do not apply.

60.05.20 *Circulation and Parking Design Standards*—The applicant has provided responses to these Design Standards.

60.05.25 *Landscape, Open Space, and Natural Areas Design Standards*—The applicant has provided responses to these Design Standards.

60.05.30 *Lighting Design Standards*—The applicant has provided responses to these Design Standards.

Design Guidelines

60.05.35 *Building Design and Orientation Guidelines*—The applicant has not provided any response to these Design Guidelines, as the corresponding Design Standards do not apply.

60.05.40 *Circulation and Parking Design Guidelines*—The applicant has not provided any response to these Guidelines, stating instead that the applicable corresponding Design Standards are met by the proposal.

60.05.45 *Landscape, Open Space, and Natural Areas Design Guidelines*—The applicant provides responses to the following Guidelines:

60.05.45.6 *Retaining walls*

60.05.45.8 *[Grading at property lines]*

60.05.45.11 *Landscape buffering and screening*

The applicant states the proposal meets the applicable corresponding Design Standards in all other instances.

60.05.50 *Lighting Design Guidelines*—The applicant has not provided any response to these Guidelines, stating instead that the applicable corresponding Design Standards are met by the proposal.

For detailed staff findings concerning the applicable Design Standards and Guidelines, please see the Design Review Standards Chart and Design Review Guidelines Analysis that follow.

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

7. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address the Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

The applicant has chosen to address a combination of standards and guidelines.

Therefore, staff find that the approval criterion does not apply.

8. ***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 submitted the application on December 2, 2015 and was deemed complete on February 24, 2016. A Sidewalk Design Modification application is being processed concurrently with the subject request for a Design Review Three. The Design Review Three application is dependent upon approval of the Sidewalk Design Modification application. Staff recommend a condition of approval which states that approval of the Design Review Three application is subject to approval of the Sidewalk Design Modification application.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2015-0123 (Beaverton Honda Retaining Wall & Circulation)**, subject to the conditions of approval in Attachment D.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A-C Building Articulation	No modifications are proposed to existing buildings.	N/A
Roof Forms		
60.05.15.2.A-E Roof Forms	No modifications are proposed to existing buildings.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	No modifications are proposed to existing buildings.	N/A
Exterior Building Materials		
60.05.15.4.A-C Exterior Building Materials	No modifications are proposed to existing buildings.	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No modifications are proposed to existing buildings.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-B	No modifications are proposed to existing buildings.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A -C	The subject site is not located along a Major Pedestrian Route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A 35% glazing required	No modifications are proposed to existing buildings.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	Existing pedestrian and vehicular connections to the public street system are not in place, as previously approved.	Yes
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	No changes to existing loading, solid waste or similar facilities are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The applicant provides walkways between abutting streets and buildings on site.	YES
60.05.20.3.B Primary Entrances	The applicant provides walkways between primary building entrances and the public street system.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.C Connection Every 300'	The applicant provides connections every 300'.	YES
60.05.20.3.D Parking lot connections	Pedestrian walkways through parking areas are protected by cubs.	YES
60.05.20.3.E Differentiated paving	As a Condition of Approval, all new walkways or walkways modified with this proposal will be constructed of concrete.	YES, with COA
60.05.20.3.F 5' unobstructed width	As a Condition of Approval, all walkways will be 5' in width.	YES, with COA
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	No new parking spaces are proposed which will face SW 107 th Ave.	N/A
Parking and Landscaping		
60.05.20.5.A.-D Parking area landscaping	Parking lot landscape islands are provided as required.	YES
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The subject site is not located in a Multiple Use zone.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	Applicant has applied for a Sidewalk Design Modification application.	See SDM
60.05.20.7.B Required walkway widths	As a Condition of Approval, all new pedestrian walkways internal to the site will be at least 5 feet wide and made of scored concrete.	Yes, with COA
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 Drive aisles to be designed as public streets, if applicable	According to the applicant, no new vehicle access points are proposed and the existing drive aisle is not proposed to be modified.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4 Residential Open Space	The proposal is not a residential development.	N/A
60.05.25.5.A-D Minimum Landscape Area (15%)	The applicant provides 15.2% open space on the project site consistent with the requirements of this section.	YES
Standards for Common Greens and Shared Courts in Multiple-Use Zones		
60.05.25.6 Common Greens	The subject site is not located within a Multiple-Use zone.	N/A
60.05.25.7 Shared Courts	The subject site is not located within a Multiple-Use zone.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	The applicant has elected to address the corresponding Design Guideline.	NO—See Guidelines
Fences and Walls		
60.05.25.9 Fences and Walls	The proposed fence will be made of wood and metal.	YES
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The applicant has elected to address the corresponding Design Guideline.	NO—See Guidelines
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	No new above ground water quality or quantity facilities are proposed on site. The proposal includes an additional stormwater cartridge to be incorporated into the existing stormwater treatment system.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	The proposed development does not encroach into the wetland south of the subject property.	YES
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The adjacent property has Wash. Co. R-24 zoning, which is equivalent to City R2 zoning. Therefore, a 10-foot B3 landscape buffer applies. The applicant has elected to address the corresponding Design Guideline.	NO—See Guidelines

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides minimal internal illumination for the site and has provided a lighting plan that shows compliance with the maximum lighting standards in the Technical Lighting Standards. As a Condition of Approval, the applicant shall submit a lighting design plan and photometric analysis that shows compliance with the City Lighting Standards.	YES, with COA
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	Vehicular and pedestrian circulation area lighted by pole mounted luminaires.	YES
60.05.30.1.C Lighting of Ped Plazas	No pedestrian plazas are proposed.	N/A
60.05.30.1.D Lighting of building entrances	Building entrances are adequately lighted with wall mounted luminaire for the new carwash and detail building.	YES
60.05.30.1.E Canopy lighting recessed	No Canopy lighting is proposed.	N/A
Pedestrian-scale on-site lighting		
60.05.30.2.a Pedestrian lighting	The applicant proposes pedestrian lighting at a maximum of 15 feet in height in pedestrian areas and 30 feet in vehicular circulation areas. Lighting complies with the technical lighting standards.	Yes
60.05.30.2.b Non-pole mounted lighting	Lighting complies with the technical lighting standards.	Yes
60.05.30.2.c Lighted bollards	No lighted bollards are proposed.	N/A

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal to which a Design Standard has not been met. Non-relevant Guidelines have been omitted.

60.05.45 Landscape, Open Space and Natural Areas Design Guidelines

Unless otherwise noted, all guidelines apply in all zoning districts.

6. Retaining walls.

Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.8)

According to the applicant, the proposed retaining wall is approximately 12 feet high at its highest point. The applicant proposes to screen the wall with a system of star jasmine planted along the southern base of the wall and trained to grow up a lattice structure incorporated into or attached to the wall. The applicant proposes to treat the existing east face of the wall and the proposed east face of the retaining wall extension, as well as the angled face, as shown in Option B, by painting the wall a gray color.

Therefore, staff find the Guideline is met.

8. Changes to existing on-site surface contours at residential property lines.

The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard 60.05.25.10)

The applicant proposes to extend the existing retaining wall almost to the southern property line of the subject property. However, the applicant has provided a letter of support from the adjacent property owner, which is included as Exhibit R. The Beaverton Honda property will not cause negative drainage impacts on the adjacent apartment complex. The adjoining property owner has already provided a letter indicating that the applicant has permission to remove and replace the trees on the north of the apartment property, should the applicant team be unsuccessful in achieving their stated intent to design and construct the wall in such a manner as to be able to retain the neighboring trees. The proposed wall will not have an effect on the sunlight received by the neighboring property to the south.

Therefore, staff find the Guideline is met.

11. Landscape buffering and screening.

- A. *A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and*

residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)

- B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)*
- C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)*
- D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E)*

According to the applicant, the requirements for the desired vehicle maneuvering justify the reduced buffer width. The applicant correctly notes that the wall, jasmine screening system, and 8-foot tall cedar fence will provide complete visual separation between the subject property and the neighboring apartments. In addition, the applicant proposes additional landscaping at the base of the proposed wall extension. Given the apartment property owner's letter of support for the proposed wall extension, staff assume that the adjacent property owner considers the proposed separation to be adequate. In addition, staff note that no public comment in opposition to this proposal has been received.

Therefore, staff find the Guideline is met.

SDM2015-0014
ANALYSIS AND FINDINGS FOR
SIDEWALK DESIGN MODIFICATION APPROVAL

Section 40.58.05. Sidewalk Design Modification Application; Purpose

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

Section 40.58.15.1.C. Approval Criteria

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

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

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

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

The applicant proposes to construct a portion of sidewalk adjacent to the extended retaining wall that will be narrower than the 10-foot wide minimum standard. The application meets threshold 1 for a Sidewalk Design Modification.

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

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

The City of Beaverton received the appropriate fee for the Sidewalk Design Modification application.

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

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

According to the applicant, the existing retaining wall prevents the construction of a standard sidewalk. The applicant proposes to transition the new sidewalk to the existing narrow sidewalk, following the angled retaining wall extension configuration recommended by staff.

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

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

As noted in the Facilities Review findings, the existing narrow sidewalk adjacent to the existing retaining wall is not changing. Where the new extension of the retaining wall is proposed, the proposed sidewalk will meet the applicable minimums, until it begins to transition to the narrower existing sidewalk segment.

Therefore, staff find 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 the associated Design Review Three application. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

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

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

Staff cite the finding prepared herein in response to Criteria E and F of Facilities Review approval as adequate for supportive findings in response to Criterion No. 6 of SDM approval.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2015-0014 (Beaverton Honda Wall & Circulation)** subject to the applicable conditions identified in Attachment D.

CONDITIONS OF APPROVAL

DR2015-0123 Design Review Three Application:

1. In accordance with Section 50.90.1 of the Development Code, Design Review Two approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/JF)
2. Ensure that the associated Sidewalk Design Modification application has been approved. (Planning Division/JF)
3. Employee and customer parking shall be signed and kept free from inventory parking or storage. (Transportation/KR)
- 3*. *[As an alternate Condition of Approval, the applicant suggests the following:
 “At all times, a Minimum of 62 parking stalls are to be kept free from inventory storage for employee and customer parking.”]*

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

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

8. Submit any required 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)
9. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the SW 107th Avenue right of way. (Site Development Div./JJD)
10. Submit a copy of issued permits or other approvals needed from the West Slope Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
11. 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)
12. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
13. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City if the proposed disturbed area is greater than one acre. If less, than a standard erosion control plan will suffice. If needed, the applicant shall use the 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)
14. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. 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 in addition to any mapped FEMA flood plain. The site plans shall clearly show the 100-year flood limits on each plan sheet that contains elevation information. (Site Development Div./JJD)
15. 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)
16. Provide final construction plans and a final drainage report demonstrating compliance with CWS Resolution and Order 2007-020 in regard to quality treatment, through installation of Contech Inc., Stormfilter catch basin systems. Treatment shall be provided at a minimum equivalent of 3.0 cartridges per tributary impervious acre as generally outlined in the preliminary analysis memo by Atalia Raskin, P.E., dated January 26, 2016. (Site Development Div./JJD)

17. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
18. Submit site grading and utility plans with provisions such as being reverse-graded, trench drained, or bermed to minimize the amount of precipitation and stormwater runoff that may fall, be blown, tracked, or otherwise transported beneath the cover of internal parking, car wash, and vehicle service areas. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)
19. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
20. Pay storm water system development charges (storm water quantity and overall system conveyance) for all net, new impervious surface area created for the entire project. (Site Development Div./JJD)
21. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
22. Provide a plan showing all new pedestrian connections through drive aisles be constructed of scored concrete and be at least 5 feet wide. (Transportation/KR)
23. Provide bike parking which is a minimum of 36 inches in height and 30 inches in width, having two points of contact for bikes. (Transportation/KR)
24. Provide documentation to the City that the applicant has received approval of a Washington County Right-of-way Encroachment Permit for the extended retaining wall. (Transportation/KR)
25. Provide plans that show the southeast corner of the extended retaining wall pulled back, as shown in the "Option B" design presented to the Planning Commission. (Transportation/KR)
26. Provide plans that show that the site complies with all applicable provisions of the Americans with Disabilities Act (ADA). (Transportation.KR)
27. Provide lighting plans and photometric analyses that show that the site complies with all applicable City Technical Lighting Standards. (Transportation/KR)

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

25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
26. 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)
27. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all elements of the new building construction are either elevated, constructed of flood damage resistant materials, or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least 195.7 feet NGVD-29 (=199.2' NAVD-88) one foot above the base flood elevation [194.7 feet NGVD-29 (=198.2' NAVD-88)]. (Site Development Div./JJD)
28. Submit building plans with provisions such as being reverse-graded, trench drained, or bermed to minimize the amount of precipitation and stormwater runoff that may fall, be blown, tracked, or otherwise transported beneath the cover of internal parking, car wash, and vehicle service entry/exit areas. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)

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

29. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
30. 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)
31. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
32. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
33. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)

34. Have a professional architect, engineer, or surveyor submit certification(s) on Federal Emergency Management Agency (FEMA) standard form (elevation certificate and if applicable a floodproofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least 195.7 feet NGVD-29 (=199.2' NAVD-88) one foot above the base flood elevation [194.7 feet NGVD-29 (=198.2' NAVD-88)]. (Site Development Div./JJD)
35. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
36. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
37. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
38. Ensure all landscaping approved by the decision making authority is installed. (Planning / JF)
39. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)
40. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning / JF)
41. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning / JF)

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

42. 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)
43. Submit any required on-site easements, 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)

44. 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)

SDM2015-0014 Sidewalk Design Modification Application:

A. Prior to Site Development Permit Issuance:

1. Ensure that the associated Design Review Three application has been approved and are consistent with the submitted plans. (Planning Division/JF)