

Staff Report

HEARING DATE: April 27, 2016

STAFF REPORT DATE: April 20, 2016

TO: Planning Commission

FROM: Steve Regner, Associate Planner
Jana Fox, Associate Planner

PROPOSAL: **Cedar Hills Crossing II Partial Redevelopment
CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 /
LO2016-0001**

LOCATION: The site is North of SW Jenkins Road, West of SW Cedar Hills Boulevard, and South of SW Walker Road.
Tax Lots 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503, on Washington County Tax Assessor's Map 1S109AD.

SUMMARY: The applicant, Center Developments, requests approval for Design Review Three, Conditional Use for a Medical Clinic, Conditional Use to Permit Hours of Operation from 4:00 a.m. to 2:30 a.m. for various tenants, Preliminary Subdivision, and Loading Determination application for the construction of a new commercial development. The applicant proposes three buildings totaling approximately 135,500 square feet of commercial and retail space, a 526 space, three story parking garage, and associated landscaping, surface parking and vehicle circulation areas.

APPLICANT: Center Developments Oreg II, LLC
Seth GaRey
1701 SE Columbia River Drive
Vancouver, WA 98661

APPLICANT'S REPRESENTATIVE: DOWL
Mike Towle
720 SW Washington St, Suite 750
Portland, OR 97205

PROPERTY OWNERS: Bernard Properties LLC
Joan Pratt
1701 SE Columbia River Drive
Vancouver, WA 98661

RECOMMENDATION: DENIAL of CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 / LO2015-0025 (Cedar Hills Crossing II Partial Redevelopment)

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	Final Written Decision Date	240-Day*
CU2015-0012	November 23, 2015	March 4, 2016	January 28, 2016	November 20, 2016
CU2015-0013	November 23, 2015	March 4, 2016	January 28, 2016	November 20, 2016
DR2015-0121	November 23, 2015	March 4, 2016	January 28, 2016	November 20, 2016
LD2015-0025	November 23, 2015	March 4, 2016	January 28, 2016	November 20, 2016
LO2016-0001	March 1, 2016	March 4, 2016	January 28, 2016	November 20, 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	Community Service (CS)	
Current Development	Commercial Development	
Site Size & Location	The site is bounded by SW Walker Road to the north, SW Cedar Hills Boulevard to the east, and SW Jenkins Road to the south. The site is approximately 19.5 acres.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: <u>North:</u> CS <u>South:</u> CS <u>East:</u> CS <u>West:</u> R-5 & R-15 (Washington County)	Uses: <u>North:</u> Commercial <u>South:</u> Commercial <u>East:</u> Commercial <u>West:</u> Single Family Residential and Limited Multi-Family Residential

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

Attachments:

	<u>Page No.</u>
<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR10
<u>Attachment B:</u> CU2015-00012 <i>Conditional Use-Medical Clinic</i>	(1)CU1-(1)CU3
<u>Attachment C:</u> CU2015-0013 <i>Conditional Use-Hours of Operation</i>	(2)CU1-(2)CU4
<u>Attachment D:</u> DR2015-0121 <i>Design Review Three</i>	DR1-DR22
<u>Attachment E:</u> LD2015-0025 <i>Preliminary Subdivision</i>	LD1-LD4
<u>Attachment F:</u> LO2016-0001 <i>Loading Determination</i>	LO1-LO4
<u>Attachment G:</u> <i>Conditions of Approval</i>	COA1-COA9

Exhibits

Exhibit 1. Materials submitted by Staff

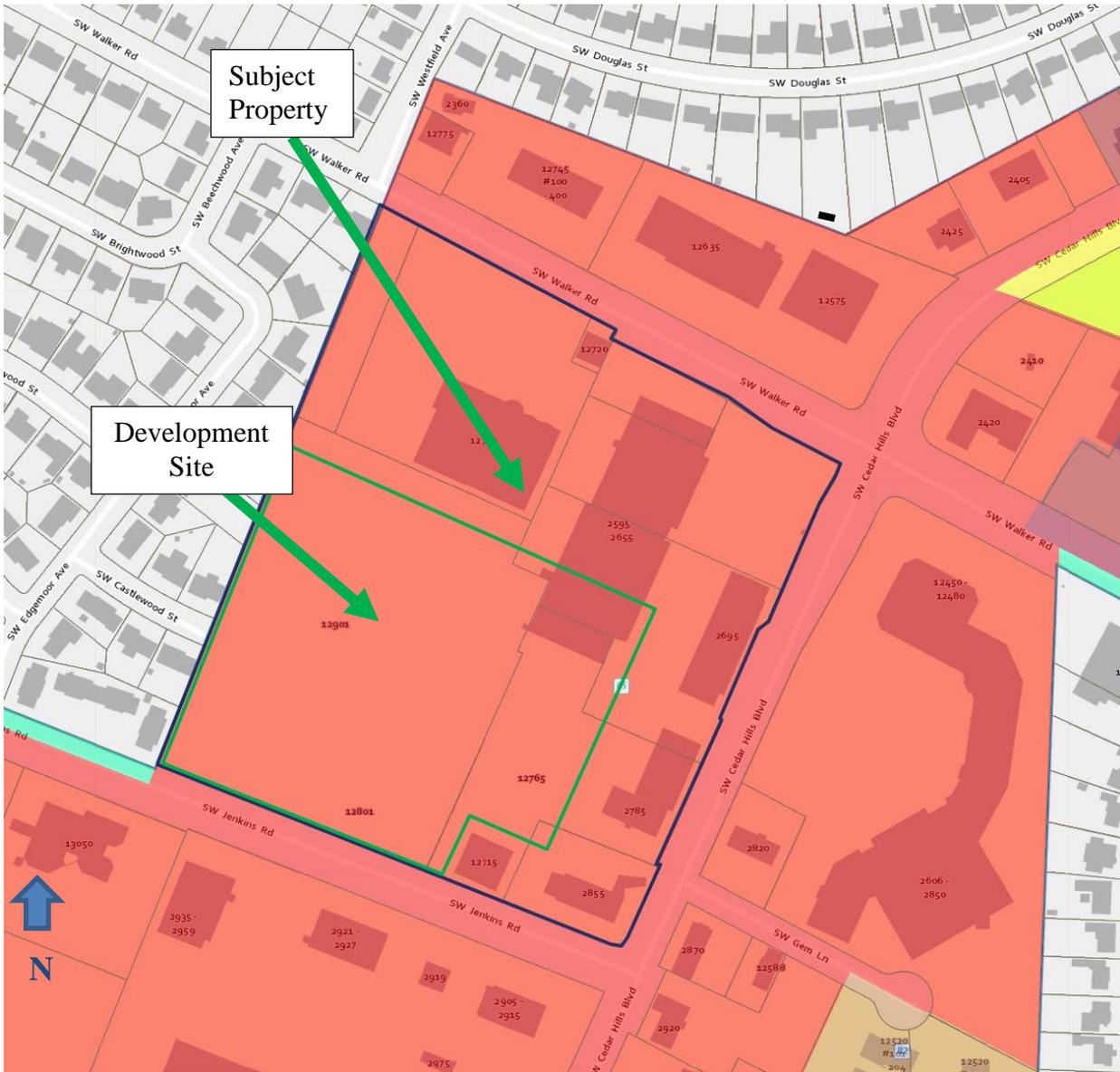
- Exhibit 1.1: Vicinity Map (page SR-4 of this report)
- Exhibit 1.2: Aerial Map (page SR-5 of this report)

Exhibit 2. Public Comment

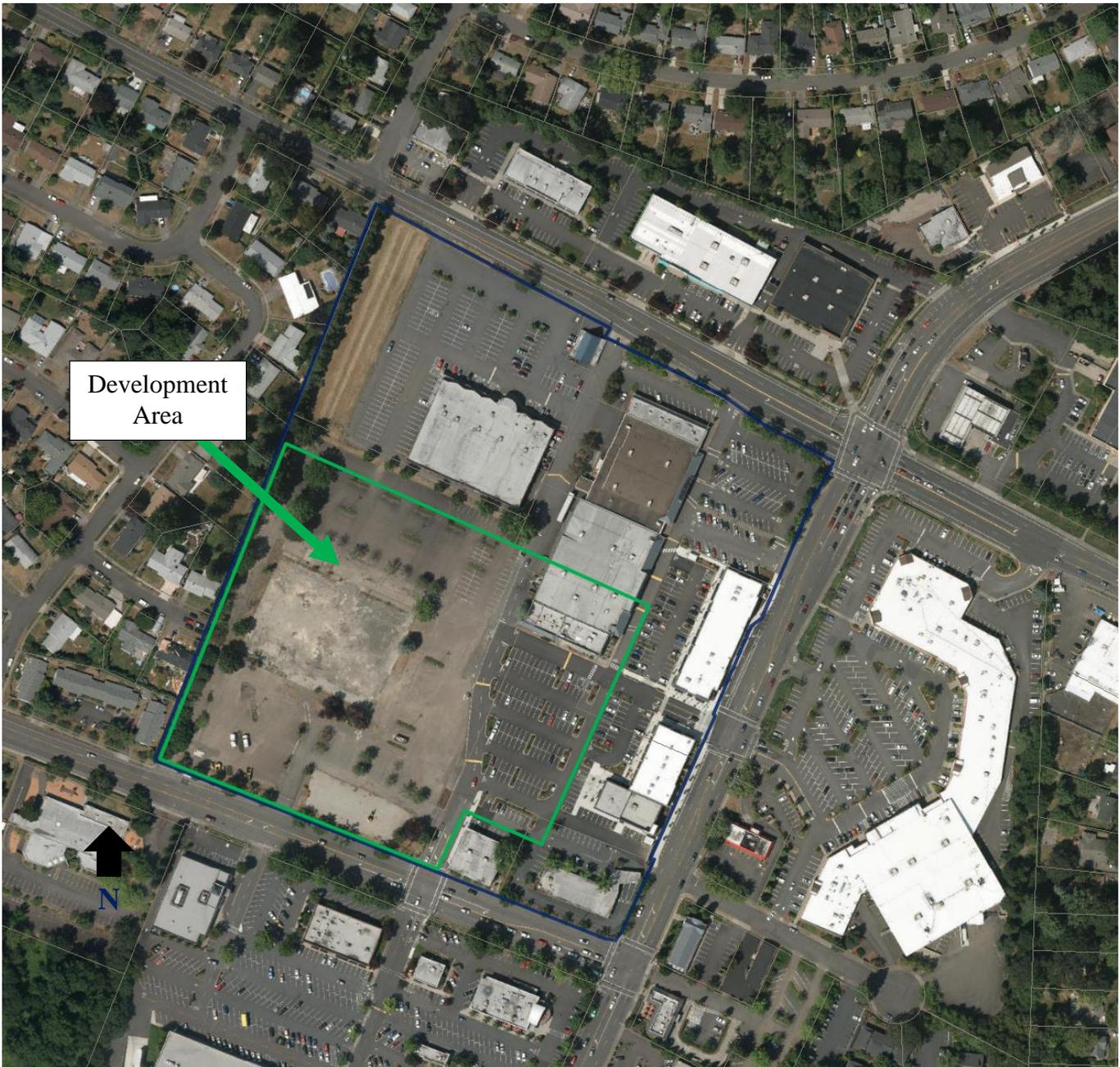
No Comments Received

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1: Submittal Package including plans



**Cedar Hills Crossing II Partial Redevelopment
CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 / LO2016-0001
Vicinity & Zoning Map**



**Cedar Hills Crossing II Partial Redevelopment
CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 / LO2016-0001
Aerial Map**

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
CEDAR HILLS CROSSING II
CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 / LO2016-0001**

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 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 for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use, Design Review Three, and Preliminary Subdivision applications as submitted.**
- **Facilities Review criteria do not apply to the Loading Determination applications.**

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal 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. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities. The applicant has provided a Service Provider Letter (SPL) from Clean Water Services which shows compliance with stormwater requirements.

Water Service will be provided to the site by the Tualatin Valley Water District. The development proposes to connect to the existing water line on site. Adequate water service capacity exists to serve the site.

Sanitary sewer service is provided by the City of Beaverton. The development proposes to connect to the existing sanitary line on-site, which connects to a sanitary sewer line in SW Jenkins Road. Adequate capacity exists to serve the proposed development.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans, including the storm drainage report prepared by Cardno. The applicant proposes to use Stormtech Chambers in catch basins as underground detention. The applicant has provided a Clean Water Services Service Provider Letter (SPL) to show

compliance with CWS standards. As such the applicant has shown that adequate stormwater facilities exist to serve the site.

The affected critical transportation facilities are the surrounding Arterial Streets, SW Cedar Hills Boulevard, SW Jenkins Road, and SW Walker Road. According to the Transportation System Plan in the Beaverton Comprehensive Plan, each of these streets will require a minimum right-of-way (ROW) of 45 feet from centerline, consistent with the standards for a five-lane Arterial Street, with bike lanes and 10-foot curb-tight sidewalks. According to the applicant's plans, this segment of SW Cedar Hills Boulevard already has at least the minimum half-street ROW width. No additional dedication along SW Cedar Hills Boulevard is proposed. The applicant proposes with the land division application to dedicate sufficient additional right-of-way along SW Jenkins Road to provide 45 feet from centerline. According to the applicant's plans, this will be an additional 7 feet of ROW to be dedicated along SW Jenkins Road.

For SW Walker Road, the applicant's traffic impact analysis assumes that SW Walker Road will be widened to five lanes, with seven lanes at the intersection with SW Cedar Hills Boulevard. However, the applicant's plans show no dedication of right-of-way along SW Walker Road. The applicant claims that the Walker Road improvements are not a part of the proposal, but according to the definition of "site" in the Development Code, all adjacent property owned (or subject to a long-term ground lease) by the entity is to be considered a single development site. Therefore, staff recommends a condition of approval to require the dedication of additional right-of-way along the SW Walker Road frontage, between the west edge of the property and SW Cedar Hills Boulevard. The construction of the improvements along SW Walker Road may be deferred until a future phase redevelops the northern portion of the site. Additional width for needed turn lanes will also be deferred to a future phase.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention.

To ensure appropriate design and construction of the critical facilities, including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends standard conditions of approval.

The Committee finds that the applicant has provided sufficient evidence that critical facilities exist or can be made to exist to serve the site. Therefore, the committee finds that the proposal meets the criterion.

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

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to 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 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 City Transportation staff and City Police Department. Plans were not forwarded to the Beaverton School District as no residential dwelling units are proposed.

The site will be served by the Tualatin Hills Park and Recreation (THPRD) and will be required to pay any assessed SDC fees for parks with building permit issuance. Nearby parks include Cedar Hill Park and Center Street Park.

The City of Beaverton Police currently serve the site and will continue to serve the proposed development.

The essential transportation facilities for this project are the transit service and the pedestrian and bicycle facilities. The transit is provided by TriMet along SW Cedar Hills Boulevard. For this application, the applicant’s role in the provision of transit service is to provide safe and efficient pedestrian and bicycle connections between buildings and existing transit stops. Currently, TriMet has bus stops along SW Cedar Hills Boulevard at the SW Walker Road and SW Fairfield Street intersections, neither of which is immediately adjacent to this phase of the proposed Cedar Hill Crossing II development. Nonetheless, the applicant is required to provide safe and efficient connections from the proposed buildings to the transit access. This is especially important when one of the proposed uses is a medical clinic designed to serve members of the community who have lower incomes, and statistically higher levels of transit ridership, due to a lack of personal vehicle ownership.

The applicant does not currently control the property at the southeast corner of the block (the US Bank building), but as a minimum standard, there should be walkways into a site every 300 feet from the adjacent public streets. For this phase of the development, the applicant provides 3 walkways from the approximately 600 feet of SW Cedar Hills Blvd. frontage, as shown on the applicant’s Site Plan. There are 4 walkways in the approximately 850 feet of SW Jenkins Road frontage. Of the walkways from the south, 2 of 3 have to cross parking lot drive aisles three times each. The applicant has provided a pedestrian connection exhibit showing pedestrian connections from SW Cedar Hills Boulevard and SW Jenkins Road to Building 1. These most direct pedestrian crossing from SW Jenkins Road is approximately 200 feet from the right of way to Building 1. The most direct pedestrian crossing from SW Cedar Hills Boulevard is approximately 410 feet. A better solution, from a pedestrian standpoint would be to bring Building 1, the main building in this phase, closer to the public sidewalks, or at least reduce the number of potential conflict points between pedestrians and vehicles. Routes are provided for pedestrians to access transit located on SW Cedar Hills Boulevard. Bicycle access into the site will need to rely on either drive aisles or walking bikes through the pedestrian system.

Therefore, the Committee finds that the proposal meets the criterion.

- 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 proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Community Service (CS) zone as applicable to the above mentioned criteria.

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

- 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 proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

SECTION 60.05.40 CIRCULATION AND PARKING DESIGN GUIDELINES

Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. As noted above, the current plans lack a link between the buildings on proposed Lot 3 identified as Existing Retail Building 3 and the proposed new buildings. In addition, pedestrian connections to streets through parking areas should be evenly spaces and separated from vehicles. Along the Arterial Streets on the site's perimeter, the applicant proposes to construct 10-foot-wide sidewalks with street trees in grated tree wells for SW Cedar Hills Blvd. and SW Jenkins Road. According to the applicant, there will be future sidewalk improvements installed along SW Walker Road with a future phase of development. This meets the minimum standard. All of the proposed walkways are shown to be constructed of concrete. The site plan provides parking lot landscaping. The longest parking lot drive aisles are approximately 280 feet long.

SECTION 60.25 OFF-STREET LOADING

The applicant has applied for a Loading Determination to exempt the property from providing any loading berths, instead of the 5 Type B (30 feet long by 12 feet wide by 14.5 feet high) that would otherwise be required for the proposed buildings.

SECTION 60.30 OFF-STREET PARKING

The applicant proposes to install 20 short-term bicycle parking spaces and 21 long-term bicycle parking spaces to comply with the required minimums. For vehicles, the Development Code requires a minimum of 892 parking spaces and a maximum of 1342 parking spaces. The applicant proposes to create 1258 parking spaces, including the 536 stalls within the proposed garage. The site also has additional parking associated with the

buildings that are not part of this proposed development. Although the applicant's narrative states that all of the parking spaces are standard size, the plans show that many, if not most of the stalls have a depth of less than the required 18.5 feet. This can be acceptable, if the applicant has designed the adjacent walkways and landscaping to accommodate up to 3 feet of bumper overhang, as needed, while still providing the required clear areas. The applicant will need to demonstrate that the parking spaces that are shallower than 18.5 feet deep can accommodate the overhang expected with a full-sized vehicle.

SECTION 60.55.10 GENERAL PROVISIONS

All of the transportation facilities related to the proposal have been designed in accordance with the Engineering Design Manual and Standard Drawings.

All SW Walker Road and SW Jenkins Road right-of-way dedications shall be shown on the Site Development Permits and dedicated with the final plat for the Preliminary Subdivision.

SECTION 60.55.20 TRAFFIC IMPACT ANALYSIS

The applicant has submitted a Traffic Impact Analysis (TIA), as required. The applicant has analyzed both the impacts created by this first phase, and by the entire development. The analysis indicates that the 2 of the 4 existing accesses to SW Walker Rd. are expected to fail during peak periods. The applicant proposes no changes or mitigation efforts with this phase of the development. The TIA also indicates that the expected queue lengths for the SW Walker Road/SW Cedar Hills Blvd. intersection exceeds the available storage. Additional turn lanes and downstream widening of SW Walker Road (east of SW Cedar Hills Blvd. to Highway 217) are identified as potential mitigation measures, however, the applicant has elected to defer any action to remedy these deficiencies with this phase of the development. In calculating the expected growth in background traffic, the applicant identifies the in-process trips from the Nike In-House Manufacturing facility south and west of the Cedar Hills Crossing II development and the additional trips to be generated from the expansion of the Nike World Headquarters campus.

SECTION 60.55.25 STREET AND BICYCLE AND PEDESTRIAN CONNECTION REQUIREMENTS

Please see the response to criterion B above which finds that adequate pedestrian connections are provided.

SECTIONS 60.55.30 AND .35 MINIMUM STREET WIDTH AND ACCESS STANDARDS

Please see the response to criteria A and B above.

60.65 UTILITY UNDERGROUNDING

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, the Committee finds that the proposal meets the criterion.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage 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 maintenance by the City or other public agency.

The applicant's narrative states that all private common facilities are strategically located and easily accessible allowing for adequate and normal operation and maintenance. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the criterion.

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

The on-site circulation system requires pedestrians on SW Cedar Hills Blvd. sidewalks to walk approximately 480 feet to get to the nearest door of proposed Building 1, 530 feet to get to the nearest door of proposed Building 2, and 440 feet to the nearest door of proposed Building 15; it also would require pedestrians to walk over 200 feet to get from the SW Jenkins Road sidewalk to the nearest door of proposed Building 1, 215 feet to get to the nearest door of proposed Building 2 (parking structure), and 80 feet to get to the nearest door of proposed Building 15. The pedestrian crossings from public streets to Buildings 1 and 2 in all but one instance involve multiple crossings of drive aisles. The long distances necessary to access proposed buildings and the numerous potential conflicts with vehicles at drive aisle crossing are not considered safe or efficient pedestrian circulation, therefore the proposal does not meet the criterion.

Therefore, the Committee finds that the proposal does not meet the criterion.

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

The applicant has made no effort to align the westernmost driveway of this phase with the westernmost driveway serving the Cedar Hills Crossing I property to the south. A full access driveway would create left turn conflicts with the westernmost driveway of the commercial development to the south. The committee recommends a condition of approval requiring the westernmost driveway be restricted to right turn in – right turn out only driveway. Staff cite the findings in criteria B and D above as relevant to criterion G.

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

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

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department. Tualatin Valley Fire & Rescue reviewed the proposal and have provided conditions of approval which are incorporated herein. 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 finds 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 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. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval. The walkways and drive aisles have been designed to meet the applicable Engineering Design Standards.

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

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

The applicant's response to J states that the proposed grading of the site is designed to convey all surface drainage into Contech StormFilter vaults and catch basins. No stormwater drainage will discharge onto neighboring properties or increase post development discharge. An existing underground drainage and detention facility will be replaced with a new 60-inch diameter underground detention pipe. Grading plans consistent with City standards have been provided. Grading is primarily proposed for the building pads and associated site improvements.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

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

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

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

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

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

The applicant submitted the applications on November 23, 2015 and the application was deemed complete on March 4, 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, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20 (Community Service)			
Use- Permitted	Eating and Drinking Establishment	Eating and Drinking Establishment	Yes
Use-Conditional	Medical Clinic	Medical Clinic	See CU Findings
Use-Permitted	Retail	Retail	Yes
Use-Conditional	Hours of Operation Between 10 pm and 7 am on properties within 500 feet of residential properties.	Hours of operation from 4 am to 2:30am.	See CU Findings
Development Code Section 20.10.15 (Community Service)			
Minimum Lot Area	7,000 square feet`	Lot 1: 274,583 square feet Lot 2: 60,485 square feet Lot 3: 100,180 square feet Lot 4: 371,884 square feet	Yes
Minimum Corner Lot Dimensions Width Depth	70' 100'	Lot 1: 381' x 461' Lot 2: 130' x 460' Lot 3: 175' x 535' Lot 4: 241' x 701'	Yes
Minimum Yard Setbacks Front Side Rear	*governed by Chapter 60 none none	Setbacks along parcels greater than 60,000 square feet are governed by Chapter 60 and will be reviewed with the Design Review application.	See DR staff report.
Maximum Building Height	60' 35' within 100' of residentially zoned property	Bowling alley and parking garage within 100 feet of residentially zoned property stepped down to meet 35' requirement.	Yes
Development Code Section 20.25.05 – Floor Area Ratio			
Floor Area Ratio	N/A	N/A	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 new commercial buildings and a parking structure with associated site improvements.	Refer to DR findings
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
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: 892 Maximum:1342	The applicant proposes to provide 1258 parking spaces, more than the minimum and less than the maximum.	Yes
Required Bicycle Parking Short Term Long Term	20 Short Term Spaces 21 Long Term Spaces	The applicant proposes to provide the required bike parking. Staff recommends a condition of approval to ensure adequate bike parking.	Yes
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Proposed facilities are not in conformance.	No
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Removal of landscape trees.	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 COA

**CU2015-0012
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal does not meet criterion F, and therefore does not meet the criterion for approval.

Therefore, staff finds the proposal does not meet Facilities Review Approval Criteria, as it does not meet Criterion F.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use 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 Conditional Use application.*

The applicant proposes a 33,332 square foot medical clinic to occupy the second story of building one. Medical clinics are a conditional use in the CS zoning district.

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

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

The applicant paid the required fee associated with a New Conditional Use application.

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

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant's response to Criterion No. 3 states that the proposal will comply with the applicable policies of the Comprehensive Plan. The applicant has responded to the applicable sections of the Comprehensive Plan.

Staff cites the following Comprehensive Plan policies and associated findings as applicable to this criterion:

Chapter 3 (Land Use Element)

3.10.1 Goal: An attractive mix of commercial and higher density residential uses along major roads through the City that invites pedestrian activity where appropriate.

- a. *Regulate new development in Corridors to provide a mix of commercial and residential uses with pedestrian amenities.*
- d. *The community shall endeavor to improve the appearance of commercial areas.*
- e. *Commercial facilities shall be allocated in a reasonable amount and in a planned relationship to the people they will serve.*

The applicant states that the proposed development will offer a mix of commercial and office uses with pedestrian amenities along the corridor. The proposed medical clinic will be part of the larger redevelopment of the site, which will improve the appearance of the commercial area. The medical clinic will be located on the second floor of Building 1, preserving the first floor for a variety of pedestrian oriented retail uses. Staff notes that the subject site is located near several residential areas and is served by TriMet, allowing the proposed medical clinic to easily serve a large population.

Chapter 5 (Public Facilities)

Public facilities are addressed in the Facilities Review portion of the staff report. Staff cites the Facilities Review Report, Attachment A, in response to this Comprehensive Plan section.

Chapter 6 (Transportation)

Transportation facilities are addressed in the Facilities Review portion of the staff report. Staff cites the Facilities Review Report, Attachment A, in response to this Comprehensive Plan section.

Chapter 8 (Environmental Quality and Safety)

8.4.1 Goal: Create a protective and healthy acoustical environment within the City.

- a. *Noise impacts shall be considered during development review processes.*

The applicant states that the medical clinic will operate only during normal business hours, and all activities will be wholly enclosed within the building. As such, no noise impacts are anticipated with this use. Staff concurs that the proposed medical clinic will have no significant noise impacts to the site or surrounding properties.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

4. ***The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

In response to Criterion No. 4, the applicant states that the site is relatively flat with no natural features, and that the size, shape, and conditions of site provide adequate space for the

proposed development. Staff concurs that the design of the site is reasonable to accommodate the proposed use. As shown in the code conformance analysis in the Facilities Review Report and in the Design Review section of this report, the site can accommodate the proposed development. Staff finds that the site can accommodate the medical clinic.

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

- 5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

In response to Criterion No. 5, the applicant states the use will be wholly enclosed within building one along with other uses, and will have limited impacts to livability of the surrounding area. The medical clinic will operate during normal business hours, and the bowling alley, the other large draw, will be the busiest on nights and weekends. As such, the demand for parking related to the medical clinic will have minimal impact to the surrounding areas. The applicant has provided a traffic impact analysis and addendum that take into account the medical clinic use. The TIA and supplemental memo show that the site can accommodate the proposed use without additional adverse impacts.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

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

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

The applicant submitted the application for a Conditional Use on November 23, 2015 and was deemed complete on March 4, 2016. Design Review Three, Preliminary Subdivision, Loading Determination, and a Conditional Use for Hours of Operation applications are being processed concurrently with the subject request for a New Conditional Use. The Conditional Use application is dependent upon approval of the Design Review Three application. Staff recommends a condition of approval which states that approval of the Conditional Use application is subject to approval of the Design Review application.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommends **DENIAL** of **CU2015-0012 (Cedar Hills Crossing II Partial Redevelopment)**. Should the Planning Commission find that the application meets the approval criteria, staff has recommended conditions of approval in Attachment G.

**CU2015-0013
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal does not meet criterion F, and therefore does not meet the criterion for approval.

Therefore, staff finds the proposal does not meet Facilities Review Approval Criteria, as it does not meet Criterion F.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use 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 Conditional Use application.*

The applicant proposes two eating and drinking establishments and one recreational facility (bowling alley) that would operate before 7:00 am and/or after 10:00 pm. The proposed development site is within 500 feet of a residentially zoned property in a residential zone. Extended hours of operation in this proximity to residential uses requires a Conditional Use permit. The eating and drinking establishments are proposed to begin employee operations at 4:00 am, and operate until 2:00 am. The recreational facility would operate until 2:00 am, with workers on the premises until 2:30 am.

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

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

The applicant paid the required fee associated with a New Conditional Use application.

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

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant's response to Criterion No. 3 states that the proposal will comply with the applicable policies of the Comprehensive Plan. The applicant has responded to the

applicable sections of the Comprehensive Plan.

Staff cites the following Comprehensive Plan policies and associated findings as applicable to this criterion:

Chapter 3 (Land Use Element)

3.10.1 Goal: An attractive mix of commercial and higher density residential uses along major roads through the City that invites pedestrian activity where appropriate.

- b. Regulate new development in Corridors to provide a mix of commercial and residential uses with pedestrian amenities.*
- f. The community shall endeavor to improve the appearance of commercial areas.*
- g. Commercial facilities shall be allocated in a reasonable amount and in a planned relationship to the people they will serve.*

The applicant states that the approval for extended hours would include a bowling alley in Building 1, a restaurant in Building 15, and a possible coffee shop in Building 1. The extended hours of operation will help the viability of these individual uses as well as contribute to the overall success of current and future phases of the commercial development. Staff concurs that the extended hours of operation request will allow for a greater mix of uses that will contribute to a successful commercial development.

Chapter 5 (Public Facilities)

Public facilities are addressed in the Facilities Review portion of the staff report. Staff cites the Facilities Review Report, Attachment A, in response to this Comprehensive Plan section.

Chapter 6 (Transportation)

Transportation facilities are addressed in the Facilities Review portion of the staff report. Staff cites the Facilities Review Report, Attachment A, in response to this Comprehensive Plan section.

Chapter 8 (Environmental Quality and Safety)

8.4.1 Goal: Create a protective and healthy acoustical environment within the City.

- a. Noise impacts shall be considered during development review processes.*

The applicant states that there will be two eating and drinking establishments, one on the ground floor of Building 1, and one occupying Building 15. The applicant anticipates a coffee shop in Building 1, and restaurant in Building 15. The applicant states employee work shifts at the coffee shop could begin as early as 4:00 am, however, does not anticipate that the use will create significant noise impacts, as all employee activities are inside the building. Staff notes that the applicant's plans show outdoor seating is proposed for a restaurant use with Building 1, approximately 350 feet from residential uses to the west. Limiting outdoor seating hours for Building 1 from 7:00 am to 10:00 pm would minimize any noise impact to the residential uses. As such, staff recommends a condition of approval that outdoor seating be limited to the hours from 7:00 am to 10:00 pm for uses in Building 1.

The applicant states that the restaurant in Building 15 could be open as late as 2:00 am. Staff notes that operation until 2:00 am would likely result in staff on-site until 2:30 am. The outdoor seating for Building 15 is located on the eastern side of the building, approximately 450 feet from the western property line and residentially zoned properties. The applicant states that this substantial distance, as well as Building 15 itself screening the outdoor seating from the residential properties, would minimize any noise impacts to neighboring properties. Staff concurs that noise impacts related to this use in Building 15 would be minimal.

The applicant also proposed extended hours of operation for the bowling alley, Sunset Lanes, in Building 1. As the use is wholly enclosed inside the building, noise impacts related to this use would be minimal. Additionally, the applicant notes that Sunset Lanes is currently located in a different building on the subject site, therefore relocating the use from one building on-site to proposed Building 1 would create no new noise impacts to the surrounding properties. Staff concurs with the applicant's statement.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

In response to Criterion No. 4, the applicant states that the eating and drinking establishments in Building 1 and Building 15 and the recreational facility in Building 1 are located on lot one, with primary access off of SW Jenkins Road. The site is configured to accommodate multiple uses and provide a variety of services. Staff concurs that the design of the site is reasonable to accommodate the proposed use. As shown in the code conformance analysis in the Facilities Review Report and in the Design Review section of this report, the site can accommodate the proposed development. Staff finds that the site can accommodate the extended hours of operation.

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

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

In response to Criterion No. 5, the applicant states eating and drinking establishments and a bowling alley currently exist on site, and operation of these uses between 10:00 pm and 7:00 am would have minimal impact on the appropriate use and development of the properties. Primary entrances for these uses are located away from the western edge of the subject site, away from the existing residential uses. The activities related to the bowling alley will be wholly enclosed in Building 1, minimizing noise impacts to surrounding properties. The majority of the eating and drinking establishment activity will also be wholly enclosed, except for two proposed outdoor dining areas, one on the south side of Building 1, and the other on the east side of Building 15. The outdoor dining area for Building 1 is centrally located on lot one, approximately 350 feet from the western property line. Given

the proximity of the outdoor seating to the residential uses, limiting outdoor seating hours for Building 1 from 7:00 am to 10:00 pm would minimize any noise impact to the residential uses. Given the central location of the outdoor seating area for building 15, the noise is not expected to impact adjacent properties or impact existing uses. The applicant also notes that a 20 foot wide B3 High Screen Buffer along the western property line will provide visual screening to mitigate impacts of the uses between 10:00 pm and 7:00 am.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

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

The applicant submitted the application for a Conditional Use on November 23, 2015 and was deemed complete on March 4, 2016. Design Review Three, Preliminary Subdivision, Loading Determination, and a Conditional Use for a new Medical Clinic applications are being processed concurrently with the subject request for a New Conditional Use. The Conditional Use application is dependent upon approval of the Design Review Three application. Staff recommends a condition of approval which states that approval of the Conditional Use application is subject to approval of the Design Review application.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommends **DENIAL** of **CU2015-0013 (Cedar Hills Crossing II Partial Redevelopment)**. Should the Planning Commission find that the application meets the approval criteria, staff has recommended conditions of approval in Attachment G.

**DR2015-0121
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 evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal does not meet criterion F, and therefore does not meet the criterion for approval.

Therefore, staff finds the proposal does not meet Facilities Review Approval Criteria, as it does not meet Criterion F.

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 substantial redevelopment of an existing commercial center, including the construction of approximately 135,600 square feet of commercial and retail space. The proposal also includes a new three story parking structure as well as surface parking, landscaping, and vehicle circulation areas. The proposal is located adjacent to property zoned Washington County R-5, a residential zoning district, therefore meeting threshold 2 for a Design Review Three application.

2. *New Construction or addition of more than 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential zoning district.*

Therefore, staff finds that the criterion is met.

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 finds that the criterion is met.

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).***

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response, and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the Guideline and a statement as to whether the Guideline is met below. Staff finds that the applicant does not meet the following guidelines 60.05.35.1.B (Articulation and Variety), 60.05.35.1.D (Pedestrian Orientation), 60.05.35.1.E (Undifferentiated Blank Walls), 60.05.35.2.A (Roof Forms), 60.05.35.3.B (Primary Entrances), 60.05.35.4.B (Running Bond Discouraged), 60.05.35.63A (Location Along Streets), and 60.05.35.8.A (Glazing on Ground Floors).

Therefore, staff finds the proposal does not meet the criterion.

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.***

The proposal is a new commercial development. The area proposed to be developed is currently vacant, therefore this criterion does not apply.

Therefore, staff finds the criterion is not applicable.

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 applicant does not propose a DRBCP.

Therefore, staff finds the criterion is not applicable.

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).***

The proposal meets threshold 2, therefore this criterion is not applicable.

Therefore, staff finds the criterion is not applicable.

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

The proposal meets threshold 2, therefore this criterion is not applicable.

Therefore, staff finds the criterion is not applicable.

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 has submitted all documents related to this request for Design Review Three approval. New Conditional Uses, Preliminary Subdivision, and Loading Determination applications are being processed concurrently with the subject request for a Design Review Three. The Design Review Three application is dependent upon approval of the Loading Determination application. Staff recommend a condition of approval which states that approval of the Design Review Three application is subject to Loading Determination application approval.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 *Building Design and Orientation Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. *Building Elevation Design Through Articulation and Variety*

B. *Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

Building 1 (Multi-tenant)

The applicant states that the elevations are pedestrian in nature, the south and east elevations are given visual interest and articulation with materials and color changes, plane offsets at pilasters and columns, glazed storefronts, steel headers, decorative concrete wall bases and sills, projecting canopies, and massing and parapet height variations. The applicant states that the west and north elevations use landscaping to provide visual interest in addition to architectural features. Staff concurs that the south and east elevations provide varied architectural treatments. The north elevation is generally outside the public view and located between the parking structure and Building 1, which are in close proximity. The west elevation faces the end of SW Castlewood Street and faces the residential properties to the west. The elevation has over 90 feet of the first floor elevation with no materials changes and slight bump outs every 20 feet. Staff find that the west elevation of Building 1 does not provide sufficient articulation and variety to meet the guideline.

Building 15 (Restaurant)

The applicant states that Building 15 is highly articulated through material changes, storefront windows, massing changes, canopies and a pitched roof exposing timber framing. Staff concur that the east, north and a portion of the south elevation are adequately architecturally treated. However the west elevation which is visible from SW Jenkins Road, and the western portion of the southern elevation, lack articulation and variety and mainly contain a running bond style masonry with minimal windows or variations in surface texture. The applicant's renderings show large signs or murals in these areas, however signs are not considered architectural treatment and no permits for a mural have been granted by the Beaverton Arts Commission. Therefore staff finds that Building 15 does not provide sufficient articulation and variety to meet the guideline.

Parking Structure

The applicant states that the parking garage will only be visible from a portion of the east elevation which is articulated with decorative precast concrete panels and a large green wall. The south side of the parking garage is screened by proposed Building 1. The west elevation of the parking garage faces the residential properties to the west and contains

decorative pre-cast concrete panels along the first floor parking deck to screen headlights and provide visual interest. The north elevation is planned to be screened in the future by a new commercial building, however that structure is not proposed with this development. As proposed the north elevation does not contain any architectural treatment, along the majority of the façade which is approximately 415 feet.

Therefore, staff finds the Guideline is not met.

C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)

Building 1 (Multi-tenant)

The applicant states that the ground level tenants will determine the location of their entries within the storefront system. The bowling alley entrances contain perpendicular fin elements which direct patrons to the entrances. Staff concurs that building entrances are adequately emphasized.

Building 15 (Restaurant)

The applicant states that the entry is well marked at the northeast side. Staff finds that entrance is located within a storefront glazing system on the end of the building which contains more articulation and variety. The applicant provides a pitched roof feature which is a significant vertical element. Staff finds that building 15 provides adequate vertical emphasis.

Parking Structure

The applicant states that the parking structure entrance is marked with a monumental stair and elevator tower. The vehicular access is contains a vertical green wall. Staff concurs that adequate vertical emphasis is provided.

Therefore, staff finds the Guideline is met.

D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B)

Building 1 (Multi-tenant)

The applicant states that wide sidewalks and sheltering canopies surround most of the building. Street trees and planters provide pedestrian buffers. The retail tenants on the first floor will have shop windows to engage pedestrians. Staff concurs that the building promotes a comfortable pedestrian scale.

Building 15 (Restaurant)

The applicant states that the outdoor seating terrace at the east end of the building abuts the public sidewalk and is intended to activate the internal entrance from SW Jenkins Road. The north elevation, which contains the primary entrance also contains awnings to provide pedestrian cover. Pedestrian cover is not provided along the south elevation which abuts SW Jenkins Road, and a portion of this façade contains blank walls without materials changes and limited windows. Staff finds that the south elevation of Building 15 does not promote and enhance a comfortable pedestrian scale, and is not oriented towards pedestrians on the public street.

Parking Structure

The applicant states that the human-scaled canopies and the highly visible elevator and stair towers provide cues for pedestrian navigation. The parking garage is intended primarily for auto use. Upon exiting the parking structure the patrons will have pedestrian cover provided by the awnings on Building 1. Staff concurs that the parking structure promotes a comfortable pedestrian scale.

Therefore, staff finds that the Guideline is not met.

E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided. (Standards 60.05.15.1.B, C, and D)

Building 1 (Multi-tenant)

The applicant states that the south elevation facing SW Jenkins Road is divided into four sub-facades featuring nine (9) major materials and is articulated with pilasters, storefront windows, canopies, a green wall, massing and height variations, and planar shifts. The applicant further states that other facades are articulated according to their orientation and use. Staff concurs that the elevations facing public streets and major parking areas are adequately emphasized.

Building 15 (Restaurant)

The applicant states that design features include an exterior fireplace, a gabled roof, a sheltering canopy, a variety of materials and masses as well as a glazed storefront system. Staff concurs that the east and north elevations are adequately emphasized. However the west elevation facing the primary parking lot and SW Jenkins Road as well as the south elevation along SW Jenkins Road are not sufficiently articulated to provide adequate articulation through architectural features as large areas of blank walls with no texture or materials changes are provided.

Parking Structure

The applicant states that the east elevation of the parking structure, which is the primary entrance includes pre-cast spandrel panels and a large cable green wall system to provide articulation. The south and west elevations do not face streets or major parking areas, however the north elevation faces a large parking area. The north elevation will contain spandrel panels along the top of the first story of the parking structure to provide visual interest and articulation. Staff concurs that the elevations facing public streets and major parking areas are adequately emphasized

Therefore, staff finds the Guideline is not met.

2. Roof Forms as Unifying Elements

A. *Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted. (Standards 60.05.15.2.A and B)*

Building 1 (Multi-tenant)

The applicant states that the roof line is broken by height and massing changes. The applicant contends that from SW Jenkins Road the building will appear to be four separate buildings. Staff finds that long areas of roofline with unvaried height or massing changes are present along the south façade as well as the east façade. There are some massing changes in the building, however the roofline stays flat across those change areas providing lack of distinction, variety and detail. Therefore, staff finds that the building does not meet the criterion.

Building 15 (Restaurant)

The applicant states that the building has both a 4:12 gable roof and flat roof with parapets which give a distinct silhouette from the street. Staff concurs that building 15 provides distinctive roof features with adequate variety and detail. Therefore staff finds that the building meets the criterion.

Parking Structure

The parking structure has an open air parking deck and therefore no roof, therefore this guideline is not applicable to the parking structure.

Therefore, staff finds the Guideline is not met.

B. *Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)*

Building 1 (Multi-tenant)

The applicant states that the building has been designed with a modern and clean appearance. The applicant has provided an elevation detail that shows a row of soldier coursing brick and a metal parapet cap, adding visual interest to the top of the top of the roof line at the cornice. As the applicant does not clearly reflect this on the elevations staff

recommends a condition of approval that the soldier coursing be provided at the top of each elevation of Building 1. Staff finds that subject to meeting the condition of approval Building 1 meets the Guideline.

Building 15 (Restaurant)

The applicant states that the building has simple parapet caps at the flat roof portions. Staff finds that the proposal roof does not contain distinctive cornice treatments on the flat roof portions.

Parking Structure

The parking structure has an open air parking deck and therefore no roof, therefore this guideline is not applicable to the parking structure.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

3. Primary building entrances

A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3)

Building 1 (Multi-tenant)

The applicant states that approximately two thirds of the sidewalk frontage contains canopies which provide at minimum five (5) feet of shelter. Staff concurs that adequate pedestrian protection is provided at building entrances.

Building 15 (Restaurant)

The applicant states that outdoor seating area at the east end of the building is mostly under the 12 feet cantilever of the gable roof. Along the north side additional canopies provide pedestrian protection. Staff concurs that weather protection is provided for pedestrians along the east and north elevations where the primary building entrances are located.

Parking Structure

The applicant states that the parking structure is open to pedestrians though it is not its primary function. Staff finds that the parking structure is not intended for pedestrians except those entering and exiting and weather protection is provided in close proximity to pedestrian entrances.

Therefore, staff finds the Guideline is met.

B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass,

surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)
Building 1 (Multi-Tenant)

The applicant states that each tenant will have distinct entrances. The entrance to the bowling alley is emphasized with vertical fins and wall panels. The retail tenant entrances will be with the storefront glazing systems. The applicant does not identify the second story uses. It appears that the entrances to the second story office and medical clinic uses are through the parking garage or around the rear of the building. A service corridor access door is provided between the bowling alley and the retail uses within the storefront glazing system. Staff is concerned about the lack of visibility or distinction given to half of the tenants of the building, including the medical clinic. As the building entrances serving the second floor are not clear or functional to those who would enter the site from the south, particularly as pedestrians, staff finds that the second floor building entrances are not functional and do not incorporate changes to emphasize the entrances.

Building 15 (Restaurant)

The applicant states that primary entrance is emphasized by a distinctive doorway under a deep sheltering canopy. Staff finds that the primary entrance is located within a storefront glazing system under pedestrian cover which is adequately emphasized.

Parking Structure

The primary entrance to the parking structure is emphasized with a vertical green wall and precast spandrel concrete panels. Staff finds that the primary entrance is adequately emphasized

Therefore, staff finds the Guideline is not met.

4. Exterior Building Materials

A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)

Building 1 (Multi-tenant)

The applicant states that primary material through the project is brick which is complemented by concrete plaster, painted steel, pre-cast concrete accents, concrete block and large windows. Staff concurs that the proposed materials convey an impression of permanence and durability and provide adequate views into interior areas.

Building 15 (Restaurant)

The applicant states that the walls are primary brick accented with other complementary materials including visible timber beams, windows, and galvanized metal standing seam panels on the shed roof. Staff concurs that the proposed materials convey an impression of permanence and durability and provide adequate views into interior areas.

Parking Structure

The applicant states that the parking structure is primarily cast in place concrete. The applicant also proposes a green wall and decorative panels to provide a sense of permanence and visual interest. Staff concurs that the proposed materials convey an impression of permanence and durability and provide adequate views into interior areas.

Therefore, staff finds the Guideline is met.

- B. *Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete. This guideline does not apply to developments in Industrial zones, where masonry is used for exterior finishes. (Standards 60.05.15.4.B and C)*

Building 1 (Multi-tenant) & Building 15 (Restaurant)

The applicant states that the architecture of the building is intended to be modern and clean as opposed to decorative. The running bond of the normal-size brick is moderated through the use of color mixes and soldier course accent bands as well as steel lintels that lend support to the masonry and precast concrete wall and column bases. The applicant states that four brick patterns are used, third running bond, skip third-running bond, stack bond, and soldier coursing. The soldier course accent bands provide visual interest when they are used, however there are large wall areas of only single pattern masonry with no materials or major design changes within the bricks. Staff finds that the significant use of running bond masonry without variety or other patterns does not meet the guideline.

Parking Structure

The parking structure does not contain masonry.

Therefore, staff finds the Guideline is not met.

5. **Screening of Equipment.** *All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)*

Building 1 (Multi-tenant)

The rooftop equipment is screened within screen walls located well back from the parapets and not visible from streets. Staff concur that the mechanical equipment can be adequately screened.

Building 15 (Restaurant)

The applicant states that the rooftop equipment is screened by a 42 inch parapet. Staff

concur that the mechanical equipment can be adequately screened.

Parking Structure

The applicant states that no rooftop equipment is proposed except for the elevator equipment which will be within the elevator tower.

Therefore, staff finds the Guideline is met.

6. *Building Location and Orientation in Commercial and Multiple Use Zones.*

A. *Buildings should be oriented toward and located within close proximity to public streets and public street intersections. The overall impression, particularly on Class 1 Major Pedestrian Routes, should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location and orientation of buildings. (Standard 60.05.15.6.A and B)*

The applicant states that the proposal is the first phase within a larger planned expansion of the shopping center, and upon completion of all phases 45 percent of all street frontages are anticipated to have structures along the public street, which the applicant contends meets the intent of the guideline. In review of this phase of development which involves the street frontage along SW Jenkins Road, the restaurant structure is proposed along the street frontage, however the majority of the building square footage is located in the center of the site, away from the SW Jenkins Road frontage, out of conformance with the guideline. The large parking area along SW Jenkins Road contains 6 rows of parking between the street and Building 1, totaling over 200 feet in length. The parking lot is the primary feature along that portion of the street, particularly for those traveling to the site from the west.

The applicant contends that the site is designed with the parking garage in the center in order to provide parking in general proximity to the uses of the site and allowing commercial structures to wrap around the parking structure in order to make it more aesthetically pleasing and convenient. The applicant states that Building 1 will have a strong presence along the interior drive aisle, which the applicant refers to as 'Charles Bernard Drive' meets the intent of the guideline. This internal drive aisle is not a public street or designed to public or private street standards, it is a parking lot drive aisle. As such, providing building presence along it does not meet the intent of the guideline which is to orient buildings within close proximity to public streets.

The applicant contends that there is a two (2) to three (3) foot grade that must be absorbed in the landscape area along SW Jenkins Road which would make it impractical to have the building at the street frontage. This similar grade issue exists on other redeveloped portions of the same site, and buildings were able to be placed in close proximity to the streets along SW Cedar Hills Boulevard.

The applicant states that the internal drive aisle that the applicant refers to as 'Charles Bernard Drive' will function as a street up until the corner of Building 1, and is generally

consistent with the Neighborhood Route NR3 street standard. The applicant contends that because this drive aisle functions as a public street between the start of Building 1 and SW Jenkins Road that Building 1 is oriented towards a public street. Staff disagrees with the applicant as this portion of the drive aisle that functions as a private street, ends at the start of Building 1, so Building 1 is not fronting on a public or private street, but a drive aisle with typical head in parking.

Staff finds that with the majority of buildings located more than 200 feet from SW Jenkins Road that the guideline is not met.

Therefore, staff finds the Guideline is not met.

8. Ground Floor Elevations on Commercial and Multiple Use Buildings.

A. Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes. (Standard 60.05.15.8.A)

Building 1 (Multi-tenant)

The applicant states that the ground floor elevation is sidewalk oriented and contains glazed storefronts. Staff concurs that the ground floor elevations are pedestrian oriented and treated with windows, display areas and glass doorways.

Building 15 (Restaurant)

The applicant states that the glazed area of the building is appropriate to its use as a restaurant. The south elevation along SW Jenkins Road has large areas of running bond masonry without articulation or materials changes and does not contain sufficient articulation, including windows, doors or display areas to engage with pedestrians, as such staff finds that the proposal does not meet the guideline.

Parking Structure

The parking structure is an open sided structure, therefore this criterion does not apply.

Therefore, staff finds the Guideline is not met.

B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standards 60.05.15.8.B)

Building 1 (Multi-tenant)

The applicant states metal awnings will provide shelter from the elements for pedestrians as well as a glass awning at the southwest corner of the building. Staff concurs that

adequate weather protection is provided.

Building 15 (Restaurant)

Awnings are provided over the building entrance and the pitched roof feature provides weather protection over the outdoor seating area. The area along SW Jenkins Road however does not contain pedestrian cover, however it is set back a few feet from the sidewalk in order to allow for grade changes on the site. Staff finds that the Guideline is met.

Parking Structure

The proposed parking structure is not intended for pedestrian use. Pedestrian cover is found on the adjacent Building 1.

Therefore, staff finds the Guideline is met.

60.05.40. *Circulation and Parking Design Guidelines.* Unless otherwise noted, all guidelines apply in all zoning districts.

1. ***Connections to public street system.*** *The on-site circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets. (Standard 60.05.40.1)*

The vehicular connections to the public street system include two connections along SW Jenkins Road, one across from the entrance to the Cedar Hills Crossing I development, south of SW Jenkins Road and one along the westernmost property line providing access to parking and the rear of the proposed building. Pedestrian connections are provided from SW Jenkins Road to the proposed structures. Only one pedestrian connection is provided through the site to SW Cedar Hills Boulevard, along the north side of the primary Cedar Hills Boulevard access. Staff recommends a condition of approval that an additional connection be made to provide better access for pedestrians and transit users accessing the site from Cedar Hills Boulevard. Staff finds that by meeting the conditions of approval the proposal can be found to adequately connect to the public transportation system.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

2. ***Loading area, solid waste facilities, and similar improvements.***

- A. *On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)*

The applicant states that service, storage and similar activities are screened and conducted away from abutting streets. The project does not include any full sized loading berths. The primary loading areas of the site are set back from the street as well as around the back of the building, away from public view. Trash areas are located within trash enclosures. Staff concurs that the loading area and trash areas are appropriately located and adequately screened from public view.

Therefore, staff finds the Guideline is met.

- B. *Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)*

The applicant states that loading area is located to the west of building 1, away from public streets and will be utilized only at off-peak hours. Secondary loading will take place from standard parking spaces, which will not interfere with business operations. The location of the proposed loading areas, set back from the street and adjacent properties will be sufficiently screened.

Therefore, staff finds the Guideline is met.

3. Pedestrian circulation.

- A. *Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)*

The applicant states that two connections are made from SW Jenkins Road to Building 1 as well as connections through the parking areas to the major drive aisle and parking garage. Connections to Building 1 are also provided from the street stub to the west of the site. Internal pedestrian connections between buildings are generally sufficient to serve the development, with the exception of pedestrian connections to SW Cedar Hills Boulevard. Only one pedestrian connection is provided through the site to SW Cedar Hills Boulevard, along the north side of the primary Cedar Hills Boulevard access. Staff recommends a condition of approval that an additional connection be made to provide better access for pedestrians and transit users accessing the site from Cedar Hills Boulevard. Staff finds that by meeting the conditions of approval the proposal meets the Guideline.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

- B. *Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)*

As described above, the applicant provides multiple connections to SW Jenkins Road and will be required to provide an additional connection to SW Cedar Hills Boulevard. Pedestrian connections are provided between parking areas and on-site buildings. Staff concurs with the applicant that sufficient pedestrian connections to adjacent streets and pedestrian facilities are provided, subject to meeting the conditions of approval.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)

The applicant provides a direct pedestrian connection from street to the new commercial building entrances with paved pathways, Building 1 is over 200 feet from the public street and pedestrians must cross three drive aisles to access the building. Similarly pedestrian connections from SW Cedar Hills Boulevard involve crossing four drive aisles to access Building 1. While the connections are not convenient to pedestrian destinations they are provided in accordance with the code.

Therefore, staff finds the Guideline is met.

D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)

The applicant provides pedestrian walkways through modified parking areas which are generally raised or separated where practicable and provide visual differentiation where they cross drive aisles. As previously discussed the applicant needs one more pedestrian connection to SW Cedar Hills Boulevard to provide evenly spaced connections through parking areas. Staff concurs that pedestrian connections are evenly spaced and separated from vehicles, subject to meeting the conditions of approval.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)

The applicant proposes ten foot wide sidewalks with trees in tree wells along public street frontages and wide private sidewalks adjacent to buildings. Staff concurs that adequate pedestrian facilities are provided.

Therefore, staff finds the Guideline is met.

F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)

Pedestrian ways are designed for safe movement and constructed with concrete. Staff concurs that the applicant has proposed hard, durable differentiated surfaces for pedestrian connections.

Therefore, staff finds the Guideline is met.

4. **Street frontages and parking areas.** *Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)*

The applicant states that the proposed parking is screened from SW Jenkins Road by perimeter landscaping ranging in width from six (6) feet to twelve (12) feet. The proposed landscape strip contains trees, evergreen hedges and groundcover. The applicant states that intensive plantings will screen headlights from the parking area to SW Jenkins Road. Staff finds that the applicant has provided adequate vegetated screening of parking lot areas.

Therefore, staff finds that the Guideline is met.

5. **Parking area landscaping.** *Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standard 60.05.20.5.A through D)*

The applicant proposes landscape islands containing trees and ground cover.

Therefore, staff finds the Guideline is met.

7. **Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.**

- A. *Pedestrians connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)*

The applicant proposes to provide the required ten foot wide sidewalk with trees in tree wells along SW Jenkins Road adjacent to the proposed development. Multiple pedestrian connections are provided from this public sidewalk into the site, and to on-site destinations. Staff finds that the sidewalk is designed for high levels of pedestrian activity.

Therefore, staff finds the Guideline is met.

- B. *Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B)*

The proposed pedestrian connections are from the street to the main building entry as well as between buildings on site.

Therefore, staff finds the Guideline is met.

8. **Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial and Multiple Use zones.**

- A. *On-site vehicle circulation should be easily recognized and identified, and include a*

higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8)

The applicant states that the central driveway provides direct access to perpendicular parking stalls along the length of the access. The primary entrance from SW Jenkins is signalized and provides direct access into the site, it is easily recognizable as a method of primary circulation. Staff concurs that the parking lot circulations system provides a high level of improvement and circulations patterns are easily identifiable.

Therefore, staff finds the Guideline is met.

B. Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)

The applicant's plan contains long parking aisles, however the applicant provides adequate landscape islands with trees and vegetation to reduce visual impact.

Therefore, staff finds the Guideline is met.

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts.*

3. Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.

A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.5.A, B, and D)

The applicant's landscape plan shows significant landscape materials between Building 1 and the adjacent residential neighborhood. Landscaping is provided around the base of buildings where pedestrian walkways are not provided. Landscape materials are also provided in parking areas to provide interest.

Therefore, staff finds the Guideline is met.

B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)

The applicant's narrative states that there is a total 144,179 square feet of landscaping on the site, of the total landscape are 21,820 square feet of pedestrian walkways are proposed. While pedestrian walkways and sidewalks are generally not counted towards landscape totals the applicant is addressing guidelines and does not have to meet minimum landscaping percentages. The provided pedestrian walkways generally contain street trees and other landscaping amenities which provide additional benefit to pedestrians above a standard sidewalk. Private outdoor seating areas for the use of patrons of a specific establishment are not considered for the use of pedestrian traffic and

therefore not applicable to this guideline. As sidewalks and café seating are not considered pedestrian areas this guideline does not apply as the applicant does not provide plazas and common areas.

Therefore, staff finds the Guideline is not applicable.

C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.5.A and B)

The applicant states that native vegetation has been emphasized wherever possible. A variety of tree and shrub species are included to provide diversity and color within the landscape areas.

Therefore, staff finds the Guideline is met.

D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.5.A and B)

The applicant states that the mature trees along the western property line are proposed to be primarily retained and incorporated in the overall landscape buffer between the residential areas to the west and the proposed buildings. The remaining trees are proposed to be removed to accommodate development.

Therefore, staff finds the Guideline is met.

E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)

The applicant states that the landscaping plan demonstrates a diversity of tree and shrub species.

Therefore, staff finds the Guideline is met.

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)

The applicant's narrative states that a retaining wall is proposed along the west property line approximately 50 feet in length ranging up to three (3) feet in height. The proposed retaining wall is keystone block wall and incorporated into the landscape buffer area on the west of the site.

Therefore, staff finds the Guideline is met.

7. Fences and walls.

A. *Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.35.9)*

The applicant states that the proposed retaining wall is keystone block and the existing cedar fence along the west property line is proposed to be retained. The fence and retaining wall are constructed of attractive durable materials.

Therefore, staff finds 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.

The applicant's landscape plan shows the retention of the existing landscape buffer along the west boundary of the property, bordering the residential area. Minimal grading will occur to allow pedestrian connections to the development from SW Castlewood Street to the site.

Therefore, staff finds the Guideline is met.

10. 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)*

The applicant's landscape plan shows significant landscape materials between the residential properties to the west and the development site. The applicant proposes to retain the existing trees and fence in that area a supplement the landscaping with additional trees and vegetation.

Therefore, staff finds the Guideline is met.

B. *When potential impacts of a Conditional Use are determined, or when potential conflicts of use existing 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 use are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrow buffer width is appropriate. (Standard 60.05.25.13)*

The applicant states that a B3 high screen buffer is provided along the west property line

of the site separating the commercial proposal from the existing residential uses to the west. The B3 buffer includes a 6 foot tall sight obscuring wood fence along with vegetation including trees, shrubs and groundcover. Staff finds that the proposed buffer is sufficient to separate the residential and commercial uses.

Therefore, staff finds the Guideline is met.

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)

The applicant's landscape plan shows significant landscape materials between the residential area to the west and commercial development to screen potential conflicts and increase the overall visual character of the development.

Therefore, staff finds the Guideline is met.

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)

The applicant states that buffer width reduction is not proposed, however a B3, 20 foot wide buffer is required and in areas the buffer is reduced to 12 feet in width, however the majority of the buffer area is 20 feet or greater in width. The areas of reduced buffer width will contain a 6 foot tall, site obscuring fence and dense vegetative plantings to provide similar buffering to the areas of 20 feet in width, therefore staff finds that the proposed buffer is sufficient to accomplish the guideline.

Therefore, staff finds the Guideline is met.

60.05.50. Lighting Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)*

- 1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.*

The applicant states that a photometric plan has been provided. Pole-mounted and wall-mounted fixtures are proposed in locations throughout the site to maximize on-site safety. The lighting plan provided shows a mix of luminaries on site which provide sufficient light to maximize safety. The lighting plan shows areas of light shed over 0.5 at the property lines to the west. Staff recommends a condition of approval that prior to Site Development permit issuance the applicant provide a revised lighting plan showing compliance with the Technical Lighting Standards.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

- 2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.*

The pedestrian areas are adequately lit in conformance with the minimum lighting levels described in the Technical Lighting Standards. Light fixtures on the commercial building are decorative to be consistent with the design of the building. Pole mounted lights are consistent with standard parking lot pole lights.

Therefore, staff finds the Guideline is met.

- 3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.*

The applicant states that lighting is provided in all required areas of the site. The lighting plan shows areas of light shed over 0.5 at the property lines to the west. Staff recommends a condition of approval that prior to Site Development permit issuance the applicant provide a revised lighting plan showing compliance with the Technical Lighting Standards.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

- 4. On-Site lighting should comply with the City's Technical Lighting Standards.*

The lighting plan shows areas of light shed over 0.5 at the property lines to the west. Staff recommends a condition of approval that prior to Site Development permit issuance the applicant provide a revised lighting plan showing compliance with the Technical Lighting Standards.

Therefore, staff finds that by meeting the conditions of approval the Guideline is met.

Recommendation

Based on the facts and findings presented, staff recommend **DENIAL** of **DR2015-0121 (Cedar Hills Crossing II Partial Redevelopment)**, Should the Planning Commission find that the application meets the approval criteria, staff has recommended conditions of approval in Attachment G.

Code Conformance Analysis Chapter 60.60 Trees and Vegetation

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	All pruning must comply with the City's adopted Tree Planting and Maintenance Policy.	YES
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	Only Landscape trees are proposed to be removed.	YES
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	See findings for 60.60.25	YES
60.60.15.2.C	15% DBH of Groves in Multiple Use Zones must be preserved.	No protected trees are proposed to be removed, only Landscape Trees.	N/A
60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	No protected trees exist on site, only Landscape Trees	N/A
60.60.25 Mitigation Requirements			
60.60.25.9	Mitigation Standards: (60.60.25.9.C) For each inch of DBH removed one inch must be planted with mitigation trees, up to what the site can accommodate.	The applicant proposes to remove 484 inches of existing landscape trees (72 trees) and plant 332 inches of landscape trees (153 trees) as mitigation. The replacement trees will be planted in landscape areas taking into account their mature size and soil capacity to account for long term health, as such the applicant proposes to plant as much DBH as the site can reasonably accommodate.	YES

**LD2015-0025
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal does not meet criterion F, and therefore does not meet the criterion for approval.

Therefore, staff finds the proposal does not meet Facilities Review Approval Criteria, as it does not meet Criterion F.

Section 40.45.15.4.C Approval Criteria

In order to approve a Preliminary Subdivision 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 application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

The applicant proposes a 4 lot subdivision from 1 parent parcel, thereby meeting the threshold 1 for a Preliminary Subdivision.

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The parent parcel is not subject to a Legal Lot Determination.

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

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

The applicant has paid the required application fee for a Preliminary Subdivision application.

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

- 3. *The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

No land use approvals are active for the site and therefore the proposal does not conflict with any existing land use approvals.

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

- 4. *Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

The proposal involves the creation of four (4) new lots from one (1) existing lot. The proposed parcels are oversized in that they are greater than 7,000 square feet, however these parcels are commercial in nature and therefore oversized parcels do not affect density requirements. Future subdivision of the parcels are not precluded with this land division application.

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

- 5. *If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant does not propose phasing of the subdivision.

Therefore, staff finds that this criterion for approval is not applicable.

- 6. *Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***
 - a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
 - b) Complies with minimum density requirements of [the Development]***

Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standard street cross section with sidewalks.

The proposal does not apply the lot area averaging standards.

Therefore, staff finds that this criterion for approval does not apply.

- 7. *Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The proposal does not apply the lot area averaging standards.

Therefore, staff finds that this criterion for approval does not apply.

- 8. *The proposal does not create a parcel which will have more than one (1) zoning designation.***

All lots created by the proposal will have the Community Service (CS) zoning designation.

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

- 9. *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 Preliminary Subdivision application with associated Conditional Uses, Design Review Three, and Loading Determination applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

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

Recommendation

Based on the facts and findings presented, staff recommend **DENIAL** of **LD2015-0025 (Cedar Hills Crossing II Partial Redevelopment)**. Should the Planning Commission find that the proposal meets the criteria for approval staff has recommended conditions of approval in Attachment G.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	The applicant states that the road improvements are exempt from the grading standards in 60.15.10.3. as all permitted grading in public rights-of-way are exempt.	Yes
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed this standard.	Yes
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed this standard.	Yes
60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed this standard.	Yes
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed this standard.	Yes
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed this standard.	Yes
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed the pre-development slope	The applicant states that no existing slopes exceed the standards within this Section.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No significant trees or groves existing on site.	N/A

**LO2016-0001
ANALYSIS AND FINDINGS FOR
LOADING DETERMINATION APPROVAL**

Section 40.50.05 Loading Determination Application; Purpose

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

Section 40.50.15.1.C Loading Determination Approval Criteria:

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

1. *The proposal satisfies the threshold requirements for a Loading Determination application.*

The applicant proposes to reduce the number of loading berths required for the proposed development from five (5) Type B berths to zero. The applicant proposes that deliveries to the site will be made using small trucks which can utilize parking spaces and make deliveries to the front doors of businesses. The applicant also provides a loading area adjacent to the parking area on the west side of building 1 which would utilize parking spaces in that area. The applicant's request to reduce the number of required loading spaces from five (5) to zero meets Threshold 2 for a Loading Determination application:

Threshold 2: A request to modify the total number of off-street loading spaces from the required number listed in Section 60.25 (Off-Street Loading) of this code.

Therefore, staff finds that the criterion is met.

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

The applicant paid the required fee associated with a Loading Determination application.

Therefore, staff finds that the criterion is met.

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

The applicant states that the medical clinic and retail uses in proposed Building 1 will operate between 7 a.m. and 10 p.m. The recreational facility, bowling alley, and restaurant in Building 1 will operate before 7 a.m. and/or after 10 p.m. A Conditional Use for hours of operation has been applied for and is under consideration concurrently with this application. Loading for the retail uses in Building 1 will occur via small trucks and delivered through the front door of the business. The applicant contends that small delivery trucks can fit within standard parking spaces. The applicant proposes to provide a loading area to the west of Building 1 between the hours of 10 p.m. and 7 a.m. by providing no parking signage for ten parking stalls to allow for any necessary large loading vehicles. Staff recommends a condition of approval that the proposed signage be installed prior to occupancy.

Building 15 is a proposed restaurant which will provide loading during non-peak hours within standard parking spaces. The proposed restaurant is under 7,000 square feet in area and the applicant contends can be served adequately with the proposed loading in standard parking spaces.

The applicant states that while loading is provided along the west property line, which is adjacent to residentially zoned property. The applicant provides a vegetated buffer between the residential property and the development which screens the loading area. The proposed loading area is screened from adjacent residential uses. Staff recommend a condition of approval that the pedestrian path along the west end of Building 1 be continued to the parking area to provide safe loading and unloading of vehicles outside of the drive aisle.

Staff concurs that given the unit makeup of the facility the proposed loading spaces can adequately serve the proposed development without adverse impacts.

Therefore, staff finds that, by meeting the conditions of approval the criterion is met.

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

Staff cite the Facilities Review denial of Criteria F which respond to this criterion in detail. Staff finds that the application provides safe and efficient vehicular and pedestrian circulation patterns. Staff finds that the long distances necessary for pedestrians to access the proposed building are not efficient pedestrian circulation

Therefore, staff finds that the proposal does not meet the criterion.

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

The applicant states that the provided onsite loading facilities, including the loading on the west end of Building 1 and the loading within standard parking spaces is reasonable to accommodate the needs of the proposed uses. Staff concurs that the proposed loading facilities are adequate to meet the needs of the proposed development.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

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

Staff cite the Facilities Review approval Criterion D which responds to this criterion in detail. Staff finds that the application complies with applicable provisions Chapter 60 nor can be made to comply through conditions of approval.

Therefore, staff finds that the criterion is met.

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

The applicant states that the site will be maintained as required. Staff finds nothing in the design or layout of the common facilities that would preclude adequate maintenance of the site. Additionally, staff cites Facilities Review criterion E as applicable.

Therefore, staff finds that the criterion is met.

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

The applicant has submitted all documents related to this request for Loading Determination approval. The application was submitted on March 1, 2016 and deemed complete on March 4, 2016.

Therefore, staff finds that the criterion is met.

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

The applicant has submitted all documents related to this request for Loading Determination approval. New Conditional Uses, Design Review Three, and Preliminary Subdivision applications are being processed concurrently with the subject request for a Loading Determination. The Loading Determination application is dependent upon approval of the Design Review Three application. Staff recommend a condition of approval which states that approval of the Loading Determination application is subject to approval of the Design Review Three application.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommend **DENIAL** of **LO2016-0001 (Cedar Hills Crossing II Partial Redevelopment)**. Should the Planning Commission find that the proposal meets the criteria for approval staff has recommended conditions of approval in Attachment G.

CONDITIONS OF APPROVAL
Cedar Hills Crossing II Partial Redevelopment
CU2015-0012 / CU2015-0013 / DR2015-0121 / LD2015-0025 / LO2016-0001

CU2015-0012 New Conditional Use Application: Should the Commission find the application meets the approval criteria for a New Conditional Use staff recommends the following conditions of approval.

1. In accordance with Section 50.90.1 of the Development Code, Conditional Use 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 & SR)
2. Ensure that the associated Design Review Three application (DR2015-0121) has been approved and is consistent with the submitted plans. (Planning/JF & SR)

CU2015-0013 New Conditional Use Application: Should the Commission find the application meets the approval criteria for a New Conditional Use staff recommends the following conditions of approval.

1. In accordance with Section 50.90.1 of the Development Code, Conditional Use 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 & SR)
2. Ensure that the associated Design Review Three application (DR2015-0121) has been approved and is consistent with the submitted plans. (Planning/JF & SR)
3. Hours of operation, including employee work shifts, for the bowling alley located in Building 1 shall be no earlier than 7:00 a.m. and no later than 2:30 a.m. (Planning/JF & SR)
4. Hours of operation, including employee work shifts, for the eating and drinking establishment located in Building 1 shall be 4:00 a.m. to 10:00 p.m. (Planning/JF & SR)
5. Use of the outdoor seating area for the eating and drinking establishment located in Building 1 shall be limited to 7:00 a.m. to 10:00 p.m. (Planning/JF & SR)
6. Hours of operation, including employee work shifts, for the eating and drinking establishment located in Building 15 shall be 7:00 a.m. to 2:30 a.m. (Planning/JF & SR)

DR2015-0042 Design Review Three Application: Should the Commission find the application meets the approval criteria for a Design Review Three staff recommends the following conditions of approval.

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

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

9. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD).
10. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
11. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report by Atalia S. Raskin, P.E. (November 10, 2015) demonstrating full compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to development water quality treatment. Compliance will be substantially met through subsurface detention storage and installation of a Contech Inc., Stormfilter system with treatment provided at a minimum equivalent of 3.0 standard-size cartridges per tributary impervious acre. The analysis will need to be supported with exhibits and calculations. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front of any Stormfilter unit. For any impervious area determined to not be practical to flow or be piped to a Stormfilter unit, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)
12. Submit a revised grading plan showing the proposed building lowest finished floor elevation (and the elevation of any other proposed improvement subject to flood damage) is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, the minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. This land-use approval shall provide for minor grade changes less than two vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
13. Provide construction plans that show how each proposed lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
14. Submit owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreements (one for each lot containing proposed private storm water treatment facilities), with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)

15. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
16. Pay storm water system development charge (overall system conveyance) for any net, new impervious surface area created. (Site Development Div./JJD)
17. Have obtained the City Building Official's courtesy review approval of the proposed building plans for floodplain regulation compliance and for the site private plumbing plan including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
18. Provide plans for LED street lights along the site's public street frontages (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director). (Site Development Div./JJD)
19. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
20. Submit erosion control plans and all application submittals needed for the 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites greater than 5 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
21. Provide plans for street trees to meet standard spacing for right of way segments without existing trees, as determined by the City Arborist. (Site Development Div./JJD)
22. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
23. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:
Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) This distance is exceeded on the north side of the parking garage. Revise drawings to comply. (TVF&R/JF)

24. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) Buildings proposed are in excess of 30 feet in height. Clearly identify the aerial access locations on the plans. (TVF&R/JF)
25. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) Note this requirement on the plans. (TVF&R/JF)
26. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations. (TVF&R/JF)
27. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13) Provide specific locations for FDC's, including standpipe connection for garage. (TVF&R/JF)
28. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) All buildings will require a Knox Box. (TVF&R/JF)
29. Prior to approval of the Site Development Permit, the applicant shall submit plans that show the dedication of right-of-way sufficient to provide a minimum of 45 feet from the centerline of SW Jenkins Rd. and SW Walker Rd. along the site's entire frontage. (Transportation/KR)
30. Prior to approval of the Site Development Permit, the applicant shall provide plans that show additional pedestrian connections to the south sidewalk of SW Castlewood St. and across the parking lot drive aisle, connecting the walkway south of the main building to the existing walkway south of the building on the proposed Lot 3. (Transportation/KR)

31. Prior to approval of the Site Development Permit, the applicant shall submit plans that show that all walkways that cross vehicle drive aisles are to be constructed of scored concrete or modular paving materials. (Transportation/KR)
32. Provide a plan showing an additional pedestrian connection to SW Cedar Hills Boulevard, south of the main Cedar Hills Boulevard site entrance. (Planning/JF & SR)
33. Provide a plan showing loading area signage in accordance with the proposal. (Planning/JF & SR)
34. Provide a plan showing the extension of the pedestrian walkway north of building 1 to the loading area. (Planning/JF & SR)
35. Provides a revised lighting plan showing compliance with the Technical Lighting Standards of the Development Code. (Planning/JF & SR)
36. Ensure that the associated Loading Determination application (LO2016-0001) has been approved. (Planning/JF & SR)

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

37. Any businesses related to food preparation are required to have a grease trap/interceptor. The type and size are determined by the State Plumbing Code. Please contact the Fats/Oil/Grease (FOG) specialist for maintenance requirements (503) 526-3701. (Building/ BR)
38. Disabled parking stalls shall be provided in accordance with ORS 447.233. (Building/ BR)
39. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building/ BR)
40. An accessible route shall be provided to persons with disabilities throughout the site. (Section 1104, OSSC) (Building/ BR)
41. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building/ BR)
42. The applicant should be aware that food service operations are required to be reviewed and approved by the Washington County Health Department for applicable health regulations. For more information, contact the Washington County Health Department at (503) 846-8722. (Building/ BR)
43. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
44. 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)

45. Show soldier coursing brick at the top of each elevation of Building 1 and Building 15 just below the parapet cap to provide a distinctive treatment. (Planning/JF & SR)

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

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

47. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

48. 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)

49. 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)

50. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

51. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required for each building, as determined by CWS. (Site Development Div./JJD)

52. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF & SR)

53. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF & SR)

54. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF & SR)

55. Ensure all landscaping approved by the decision making authority is installed. (Planning/JF & SR)

56. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/JF & SR)

57. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning/JF & SR)
58. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/JF & SR)

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

59. 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)
60. Submit any required on-site easements not already dedicated on the partition plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
61. 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)

LD2015-0025 Preliminary Subdivision Application: Should the Commission find the application meets the approval criteria for a Preliminary Subdivision staff recommends the following conditions of approval.

A. Prior to Final Plat approval, the applicant shall:

1. Submit a final land division application. (Planning/JF & SR)
2. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
3. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as

to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)

4. Prior to approval of the Final Land Division, the applicant shall dedicate sufficient right-of-way along the SW Jenkins Rd. and SW Walker Rd. frontages to provide at least 45 feet from centerline. (Transportation/KR)

LO2016-0001 Loading Determination Application: Should the Commission find the application meets the approval criteria for a Preliminary Subdivision staff recommends the following conditions of approval.

1. Ensure that the Design Review Three (DR2015-0121) application has been approved and is consistent with the submitted plans. (Planning/JF & SR)
2. Prior to occupancy the applicant shall provide temporary loading zone signage to the 10 parking spaces west of Building 1 which limit the spaces to loading only between the hours of 10:00 pm and 7:00 am. (Planning/JF & SR)
3. The pedestrian path to that connects to the drive aisle at the northwest corner of Building 1 shall be extended to the loading area to provide safe pedestrian access for loading. (Planning/JF & SR)