



Notice of Decision

DATE: March 18, 2016

TO: Interested Parties

FROM: Steve Regner, Associate Planner

PROPOSAL: **Parking Lot Improvements – 10920 SW Beaverton Hillsdale Highway DR2015-0125**

LOCATION: The subject site is located at 10920 SW Beaverton Hillsdale Highway, southwest of the intersection SW Beaverton Hillsdale Highway and SW 109th Avenue, Tax Lot 200 on Washington County Tax Assessor's Map 1S115AC.

SUMMARY: The applicant requests Design Review Type Two approval for the construction of a parking lot on the southern portion of the lot, demolition of a portion of the existing structure, and associated landscaping and pedestrian walkways.

APPLICANT: Habib Martin
15945 SW Shearwater Court
Beaverton, OR 97007

APPLICANT REPRESENTATIVE: Emerio Design
Annemarie Skinner
8825 SW Nimbus Ave, Suite 180
Beaverton, OR 97008

PROPERTY OWNERS: Donald Kirby
10920 SW Beaverton Hillsdale Highway
Beaverton, OR 97005

RECOMMENDATION: **APPROVAL of DR2015-0125
Parking Lot Improvements – 10920 SW Beaverton Hillsdale Highway**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	Day 120
DR2015-0125	December 7, 2015	January 28, 2016	May 27, 2016

Existing Conditions Table

Zoning	Community Service (CS)	
Current Development	Single Use Commercial Building and Unimproved Parking Lot	
Site Size & Location	The subject site is southwest of the intersection of SW Beaverton Hillsdale Highway and SW 109th Avenue, and is approximately 0.19 acres.	
NAC	Denney Whitford / Raleigh West	
Surrounding Uses	Zoning: <u>North:</u> CS <u>South:</u> R7 <u>East:</u> CS <u>West:</u> CS	Uses: <u>North:</u> Commercial <u>South:</u> Single Family Residence <u>East:</u> Commercial <u>West:</u> Commercial

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR10
<u>Attachment B:</u> DR2015-0125 <i>Design Review Two</i>	DR1-D9
<u>Attachment G:</u> <i>Conditions of Approval</i>	COA1-COA4

Exhibits

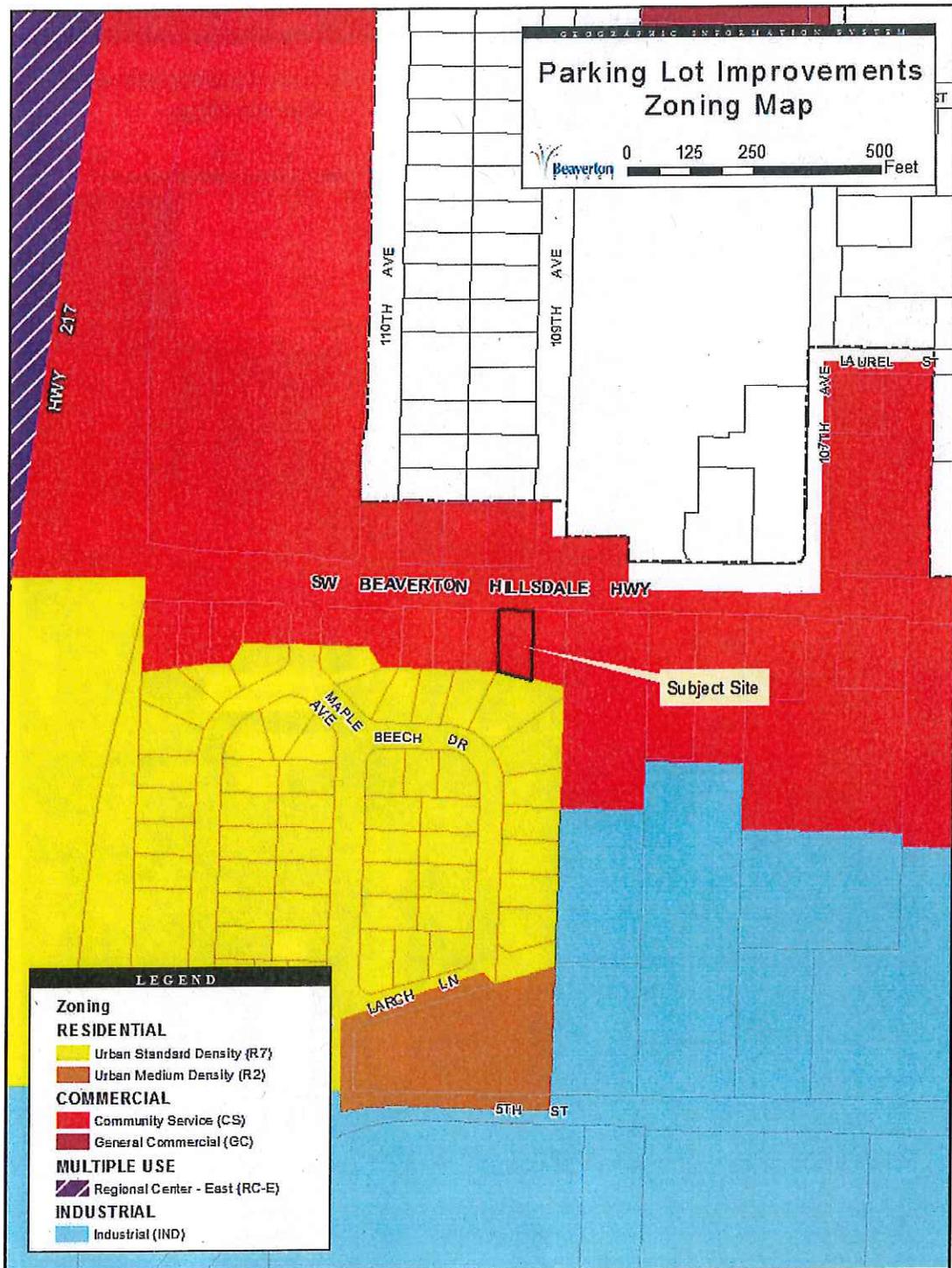
Exhibit 1. Materials submitted by Staff

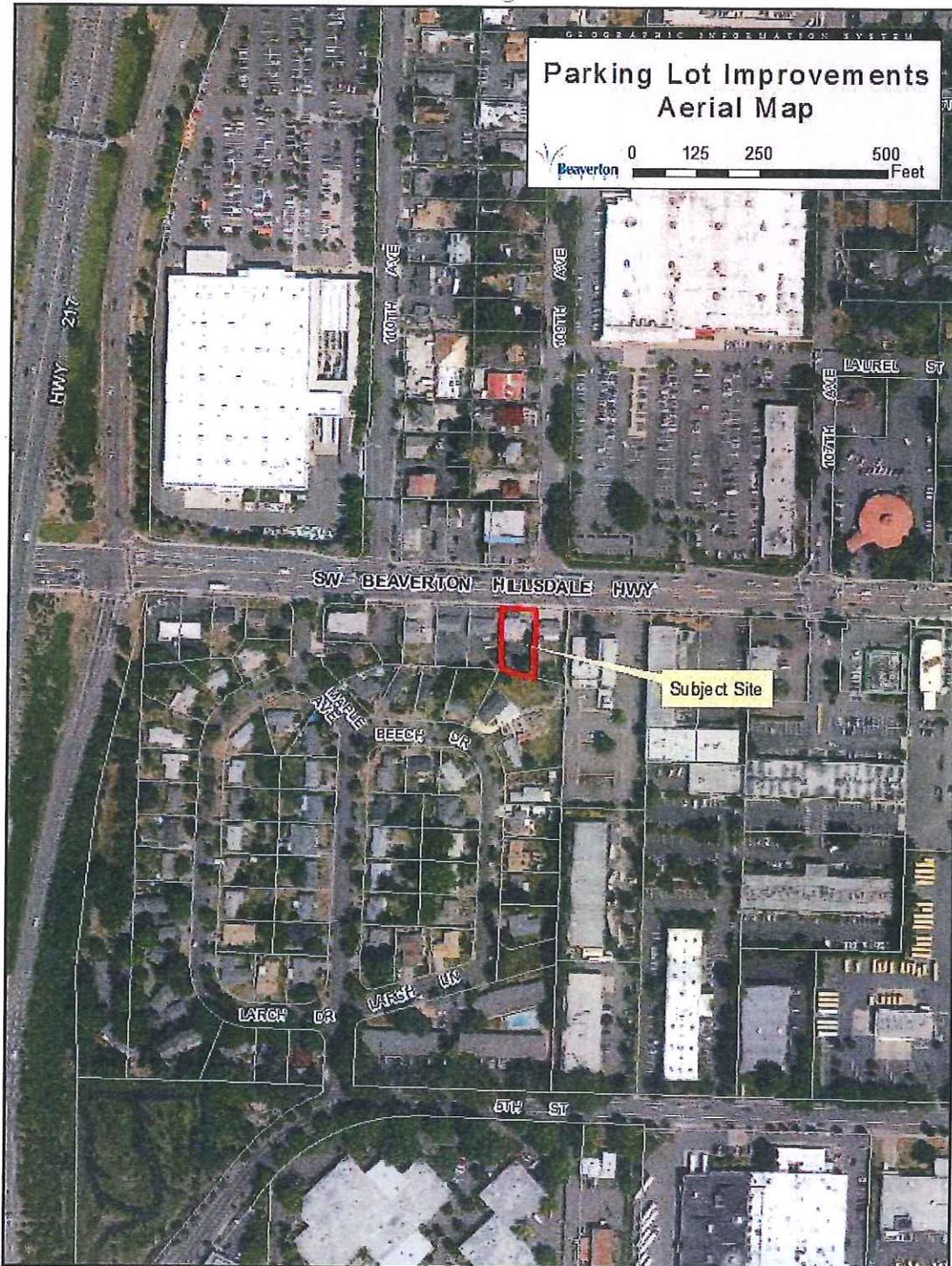
Exhibit 1.1 Zoning Map (page SR-4 of this report)

Exhibit 1.2 Aerial Map (page SR-5 of this report)

Exhibit 2. Public Comment

Exhibit 2.1 Written Testimony from Tony Moghimian, 10950 SW Beaverton Hillsdale Highway; requesting a fence be constructed along the shared property line, the eastern property line of the subject site, and voicing opposition for the possibility of a recreational marijuana store occupying the building.





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.

Transportation:

Transportation Facilities are, by definition, Critical Facilities, and are required to have adequate capacity at or prior to completion of the proposed development. Based on the conversion of 1,130 square feet of the building from office to retail, the applicant does not meet the threshold needed to conduct a TIA, per BDC60.55.20.2.

With the redevelopment of the site, the applicant is proposing to dedicate 9 feet of right-of-way along the SW Beaverton-Hillsdale Highway frontage. However, the applicant's plans do not indicate the existing right-of-way width. As a Condition of Approval, the applicant shall dedicate sufficient right-of-way to provide 48 feet from centerline, and shall construct a 10-foot sidewalk in its ultimate location.

Fire Protection:

Fire protection will continue be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Partial demolition of the building and widening of the driveway will improve access. 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 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.

Police:

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

Pedestrian/Bicycle/Transit Facilities:

Pedestrian, Bicycle, and Transit Facilities are, by definition Essential Facilities and are typically required to be in place prior to occupancy. Sidewalks are included in the Essential Facilities. The applicant has proposed to construct a 10-foot-wide sidewalk along SW Beaverton Hillsdale Highway frontage, an increase from the existing 6.5-foot-wide sidewalk. Short term bicycle parking is proposed at the southwest corner of the building. Long term bicycle parking spaces will be provided within a covered area at the southeast corner of the building. The site is currently served by transit via the 54 bus lines along Beaverton Hillsdale Highway. As a Condition of Approval, the applicant shall provide a detail of the bike parking that shows how sufficient bike parking can be accommodated on the site, while still maintaining adequate clearances for pedestrians.

Therefore, the Committee finds that by meeting the conditions of approval, 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. As demonstrated on the chart, the development proposal meets all applicable standards.

In a letter received March 10, 2016 from Mr. Tony Moghimian, who owns property abutting the subject site, objected to the proposed use of the building, identified in the letter as recreational marijuana sales. Although this use is not identified in the applicant's proposal, staff notes that both Medical Marijuana and Recreational Marijuana are permitted uses in the Community Service zone. Separate review processes at the State and City level will review any marijuana related use on site for conformance with applicable regulations.

Therefore, the Committee finds that 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 60.05.20 Circulation and Parking Design Standards

A reasonably direct walkway connection is provided between the entrances of the building and the adjacent public sidewalk. As a Condition of Approval, the applicant's Site Development plans are to show that the required 5-feet of unobstructed clearance is provided along all public walkways.

Section 60.05.20 Circulation and Parking Design Standards

A reasonably direct walkway connection is provided between the entrances of the building and the adjacent public sidewalk. As a Condition of Approval, the applicant's Site Development plans are to show that the required 5-feet of unobstructed clearance is provided along all public walkways.

Section 60.30 Off-Street Parking

Within the CS zoning district, retail building of 1,130 square feet requires a minimum of 4 vehicle parking spaces and a maximum of 6 spaces. The applicant proposes 4 off-street vehicle parking spaces on the site. The proposed development also requires a total of 2 short term bicycle parking spaces and 2 long term bicycle parking spaces. The applicant proposes to provide 4 short term bicycle spaces, along with 4 long term spaces. By meeting the Conditions of Approval, the proposal will meet the standards for minimum parking spaces.

As a condition of approval, staff recommend that the applicant provide plans that show that the vehicle and bicycle circulation and parking areas be lighted to at least the 0.5 foot-candle standard required by the City's Technical Lighting Standards and Engineering Design Manual.

All of the proposed vehicle parking spaces are at least 18 ½' by 9' and there is 1 ADA-compliant space shown. The drive aisle provides the minimum 24 feet for two-way traffic. By meeting the Conditions of Approval, the parking area will comply with the applicable design standards for layout and dimensions.

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.

Sections 60.55.30 and .35 Minimum Street Width and Access Standards

SW Beaverton-Hillsdale Hwy. is classified as an Arterial Street on the City's Comprehensive Plan. As a Condition of Approval, the applicant shall dedicate sufficient right-of-way to provide 48 feet from centerline and shall construct a new 10-foot-wide sidewalk in the ultimate location. The curb will remain in place, pending a future road widening project to install the required bike lanes.

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 by meeting the conditions of approval, 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 common areas are accessible by pedestrian paths and driveways to allow for periodic maintenance. The parking lot, public and private sidewalks, landscaped areas and rear fencing will be maintained by the tenant or property owner, as arranged through the lease agreement. Staff agrees with the applicant, and finds that 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.

As noted above, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed development. Staff cite the findings in criteria B and D above as relevant to criterion F.

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

As noted above, the vehicular and pedestrian circulation systems connect to the surrounding systems in a safe, efficient, and direct manner. 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.

Preliminary comments received from Tualatin Valley Fire and Rescue District (TVF&R). TVF&R mentions no concerns with providing fire service to the proposed partial building demolition and parking lot improvement.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

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

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from 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. As conditioned, 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 direct stormwater either to a relocated area drain in the north portion of the site, or the pervious pavement parking lot east and south of the building. The voids in the gravel substrates will be utilized as subsurface storage. Grading on a majority of the site directs stormwater runoff away from neighboring properties. However, drawings indicate drainage from the proposed pedestrian path along the west edge property be directed towards the property line, away from the building. Therefore, as a Condition of Approval, the applicant is required to submit Site Development permit plans that show all stormwater created by new impervious surfaces will be treated on-site or a fee-in-lieu is paid at the time the site development permit is issued.

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 states that all sidewalks and new pedestrian paths meet ADA Guidelines. Staff agrees with the applicant, finding that all walkways have slopes under 5%, which complies with the 2010 ADA Accessibility Guidelines. 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 December 7, 2015 and the application was deemed complete on January 28, 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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20 (CS)			
Use- Permitted	Retail	Retail	Yes
Development Code Section 20.05.15 (CS)			
Minimum Lot Area	7,000	8,276 square feet	Yes
Minimum Lot Dimensions Width Depth	70' 100'	63' 123'	Existing Lot. No Changes Proposed
Minimum Yard Setbacks Front Side Rear	20' 10' 20'	25' before dedication 11' west, 24 east' 59'	No Increase In Building Footprint
Maximum Building Height	35'	15.5'	Yes

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.	Design Review standards and guidelines will be reviewed in the Design Review portion of the staff report.	See DR Findings
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	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 techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	No Land Division Proposed	N/A
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	No loading facilities are required for this use.	No loading facilities are proposed	N/A
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A	<u>Retail</u> 3.3 spaces / 1,000 square feet 1.130 x 3.3 = 3.729	4 spaces	YES
Required Bicycle Park	Short Term: 2 spaces or 1 space per 12,000 square feet Long Term: 2 spaces or 1 space per 12,000 square feet	Short Term: 2 Long Term: 2	YES
Development Code Section 60.55 – Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No protected trees exist on the site	N/A
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing	The applicant states they are aware of the undergrounding requirements. To ensure the	Yes- with COA

	frontage, except high voltage lines (>57kV) must be placed underground.	proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to issuance of occupancy permit.	
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**DR2015-0125
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO APPROVAL**

Section 40.20.05 Design Review Applications; Purpose

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

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

Section 40.20.15.2.C Approval Criteria: In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

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

The applicant proposes to construct a parking lot, including new pavement for parking and vehicle maneuvering, and partial demolition of an existing structures. The applicant qualifies for a Type 2 Design Review application by meeting threshold 7, identified below.

7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.

Therefore, staff find 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 Two application.

Therefore, staff find that the criterion is met.

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

This applicant has provided all submittal requirements to be deemed complete, as specified in Section 50.25.1.

Therefore, staff find that the criterion is met.

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

The Design Standards are addressed in the tables, found below. As noted in the tables, the proposal with limited conditions does satisfy all of the applicable provisions of Sections 60.05.15 through 60.05.30.

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

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

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

The proposal involves construction of a new parking lot, demolition of a portion of the existing building, and associated site improvements. As addressed under criterion 4, above, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

Therefore, staff finds that by satisfying 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.***

No other land use applications are required of the subject proposal at this time. Site Development and Building permits are necessary prior to construction.

Therefore, staff find the criterion is met.

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

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings	Existing building is intended to continue as a commercial building.	N/A
60.05.15.1.B Min 30% articulation	Articulation is provided through windows, doors, totaling 48% of the north facing elevation.	YES
60.05.15.1.C Max 40' between architectural features	Total width of the building is under forty feet. Therefore, windows and doors are less than forty feet apart.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets	Existing building is intended to continue as a commercial building.	N/A
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	Existing building has 4:12 roof pitch, and roof modifications will not change roof pitch.	YES
60.05.15.2.B Min roof eave = 12"	Existing building is intended to continue as a commercial building.	N/A
60.05.15.2.C Flat roofs need parapets	No flat roofs are proposed.	N/A
60.05.15.2.D New structures in existing development be similar	Proposed modifications will match existing roof forms.	YES
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	Although the exiting primary entrance does not have the required weather protection, it is not being modified with this proposal.	N/A
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	Existing building is intended to continue as a commercial building.	N/A
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	Elevations do not employ unfinished concrete, plywood or pressboard.	YES
60.05.15.4.C Foundations	Modified elevations do not have exposed concrete foundations above three feet.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No rooftop units are proposed	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A MU Street Frontage	The subject site is not zoned MU.	N/A
60.05.15.6.B 35% Street Frontage	Parcel does not exceed 60,000 square feet.	N/A
60.05.15.6.C 20' Street Frontage	Building is within 20' of front property line.	YES
60.05.15.6.D Multiple MPR Standard	Site is not on an MPR	N/A
60.05.15.6.E 35% Street Frontage	Site is not on an MPR	N/A
60.05.15.6.F Secondary Entrance	Secondary entrance faces off street parking lot	YES
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The subject site does not abut a Major Pedestrian Route	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing Requirements	Proposal is not on MPR or parcel in excess of 25,000 square feet.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The development has minimum five foot pedestrian paths connecting a building entrance to SW Beaverton Hillsdale Highway. The driveway to the parking area connects to SW Beaverton Hillsdale Highway in a safe and efficient manner.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen from public view	The proposed waste storage will continue to remain inside the building.	YES
60.05.20.2.B Loading areas shall be screened	No loading areas are proposed or required.	N/A
60.05.20.2.C Screening with walls, hedge, wood	No service area, loading docks, loading zones, or other outdoor storage areas are proposed.	N/A
60.05.20.2.D Chain-link screening prohibited	No chain link is proposed for screening.	YES
60.05.20.2.E Screening of loading waived in some zones.	No loading areas are proposed or required.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Pedestrian circulation is provided to the existing sidewalk system along all street frontages through pedestrian paths throughout the development.	YES
60.05.20.3.B Direct walkway connection	Primary entrances for all buildings have a reasonably direct walkway connection to streets and transit stops	YES
60.05.20.3.C Walkways every 300'	The parcel is under 70' wide. Pedestrian walkway along western property line meets pedestrian access requirement.	YES
60.05.20.3.D Physical separation	All pedestrian connections are separated from vehicle parking and the existing building and curbs.	YES
60.05.20.3.E Distinct paving	Excluding public sidewalk, pedestrian pathways do not cross driveways or other vehicle access aisles.	YES
60.05.20.3.F 5' minimum width	All pedestrian walkways are a minimum 5' wide.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	No surface parking about street frontage.	N/A
Parking and Landscaping		
60.05.20.5.A. 1 Landscape island per 8 spaces	Only four spaces are proposed. No islands required.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.5.B 70 sq. ft.	No islands are required.	N/A
60.05.20.5.C Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands.	N/A
60.05.20.5.D Trees from Street Tree List	No trees proposed in islands.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR	Subject Site is in Commercial Zone	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	Proposed sidewalk is 10' wide	YES
60.05.20.7.B Required sidewalk widths	Internal sidewalk is 10' wide with minimum 5' wide unobstructed walkway	YES
60.05.20.7.C Required sidewalk widths	Existing building is intended to continue as a commercial building.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	Drive aisles provide access to perpendicular parking spaces.	N/A
60.05.20.8.B Private Streets	Private streets, common greens, and shared courts are not proposed.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A Minimum Landscape Area (15%)	Approximately 16% of the site is landscaped.	YES w/ COA
60.05.25.5.B Tree and shrub requirements	Two trees are required, four trees are proposed. Three evergreen shrubs are required, twenty-nine are proposed. Live ground cover, bearberry, is proposed for all portions not occupied by trees or shrubs.	YES w/ COA
60.05.25.5.C Hard surface plaza	A hard surface plaza is not being used to meet landscape requirement.	YES
60.05.25.5.D Frontage landscaping	Area long front of building is not proposed to be modified.	N/A
Fences and Walls		
60.05.25.9.A Materials	Existing fence along back fence will be raised one foot, and will remain solid wood.	YES
60.05.25.9.B Chain Link	Chain link is not proposed.	N/A
60.05.25.9.C Masonry	Walls are not proposed.	N/A
60.05.25.9.E Location	No fences in front yards are proposed.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	Site grading is minimal, and will not impact abutting properties or root zones of preserved significant trees	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	Water detention is employed through permeable paving in parking lot	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No protected natural resource areas	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The site's rear property line abuts properties zoned R7. A B3 buffer is required. Applicant proposes a 20 landscape buffer with four total trees and 24 mugo pine shrubs.	YES

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan, but no photometric details are provided. Staff believes placement of lighting will provide sufficient lighting for pedestrian paths and vehicle parking and drive aisles; however, a photometric detail should be provided to demonstrate conformance with Technical Lighting Standards. As a condition of approval, plans must be submitted at the site development stage that demonstrate internal vehicular parking area and pedestrian paths are lit to at least a minimum of 0.5 footcandles.	YES w/ COA
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	Vehicular and pedestrian circulation area lighted by wall and pole. Additional lighting may be required depending on the results on the required photometric plans required above.	YES w/ COA
60.05.30.1.C Lighting of Ped Plazas	No pedestrian plazas are provided.	YES
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	Details of lighting heights were not provided. As a condition of approval, plans must be submitted at the site development stage that demonstrate the height of lighting fixtures.	YES w/ COA
60.05.30.2.B Non-Pole Mounted Lighting	Pedestrian areas are primarily on sidewalks and will be lighted with wall-mounted building lights and street lights.	YES w/ COA
60.05.30.2.C Lighted Bollards	No lighted bollards are required	YES

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2015-0125 (Parking Lot Improvements – 10920 SW Beaverton Hillsdale Highway)**, subject to the applicable conditions identified in Attachment C.

CONDITIONS OF APPROVAL**A. Prior to issuance of the site development permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities (including pervious pavement and drainage rock), utility undergrounding, and emergency vehicle access 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 the Oregon Department of Transportation for all work within, and/or construction access to Beaverton Hillsdale Highway. (Site Development Div./JJD)
7. 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)
8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
9. Submit 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. 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 pervious 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 and individual lots. (Site Development Div./JJD)

10. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (December 3rd, 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 pervious pavement and subsurface detention storage; however, the preliminary plans submitted did not document the required rock thickness to provide adequate water storage as proposed in the drainage report. Provision of detention/retention to the 100-year event is required to document no adverse impact on the downhill properties. For any impervious area required to be treated and determined to not be practical to flow to a location that has treatment capacity, a fee in lieu of stormwater quality provision will be assessed with permit issuance.
11. Submit plans for erosion control per Clean Water Services requirements for site disturbances less than 1 acre. (Site Development Div./JJD)
12. Pay a storm water system development charge (overall system conveyance and quantity) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
13. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
14. Provide plans for the placement of underground utility lines within the site and for services to the proposed new development. All site lighting shall have power provided underground. No new overhead power or communication services shall be installed and any affected existing overhead service lines shall be placed underground. If existing utility poles must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
15. Provide plans that show the dedication of sufficient right-of-way to provide 48 feet from the centerline of SW Beaverton Hillsdale Hwy along the property's entire frontage. (Transportation / KR)
16. Provide plans that show construction of a new 10-foot-wide sidewalk in its ultimate location along the property's front property line. (Transportation / KR)
17. Provide a detail of the bike parking that shows that at least 2 short-term spaces and at least 2 long-term spaces will be provided that meet all applicable City standards. The bike racks shall be inverted U-type or staple-type racks that measure at least 30 inches wide by 36 inches tall, centered within parking areas of 6 feet by 4 feet. (Transportation / KR)
18. Provide plans that show that all pedestrian walkways have a minimum unobstructed width of at least 5 feet. (Transportation / KR)
19. Provide photometric plans that show that all pedestrian, bicycle, and vehicle circulation and parking areas are lighted to at least the City's minimum standard of 0.5 foot-candles. (Transportation / KR)

20. Provide lighting details that show all pole mounted fixtures conform with the height restrictions in Section 60.05.30.2.A (Planning/SR)
21. Provide landscape plan that shows all proposed trees located no closer than six feet of the water main in the southern corner of the subject site. (Planning/SR)
22. Ensure that all associated applications have been approved and are consistent with the submitted plans. (Planning/SR)

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

21. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
22. 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)

C. Prior to final occupancy permit issuance or final building inspection, the applicant shall:

23. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
24. 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)
25. 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)
26. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
27. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)
28. 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 Div./SR)
29. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./SR)
30. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum height of 6 feet at the time of planting. Each tree is to be adequately staked. (Planning Div./SR)

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

31. 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)
32. Submit any required on-site easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
33. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the landscape buffer at the rear of the property, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div./JJD)

