



Washington County
 Department of Land Use & Transportation
 Current Planning Services
 155 N First Ave., Suite 350-13
 Hillsboro, OR 97124

NOTICE OF DECISION & STAFF REPORT

PROCEDURE TYPE 2 (II)

NAC: Five Oaks/Triple Creek CPO: 1

LAND USE DISTRICT:
Office Industrial - Nike Campus (OI-NC)

PROPERTY DESCRIPTION:
 ASSESSOR MAP: 1S1 5AC; 5AD; 5BD; 5DB
 LOT#'S: 300-700, 900; 6800; 900; 100-200
 SITE SIZE: 22.21 acres

CASEFILE NUMBERS:
DR2016-0126 and PD2016-0004 (City)
16-503-D (Washington County Reference)

APPLICANT:
Nike, Inc.
Monty Moore
One Bowerman Drive
Beaverton, Oregon 97005

APPLICANT'S REPRESENTATIVE:
WH Pacific Inc.
Attn: Kevin Apperson
9755 SW Barnes Road
Beaverton, Oregon 97225

OWNER:
Nike, Inc.
Monty Moore
One Bowerman Drive
Beaverton, Oregon 97005

LOCATION: South side of SW Walker Road at
SW Koll Parkway

PROPOSED DEVELOPMENT ACTION: Design Review Two for the extension of an existing internal private roadway and associated site improvements, and a Parking Determination for shared parking on multiple parcels within the Nike World Headquarters Campus.

February 9, 2017

DECISION:

Approval

Approval with Conditions

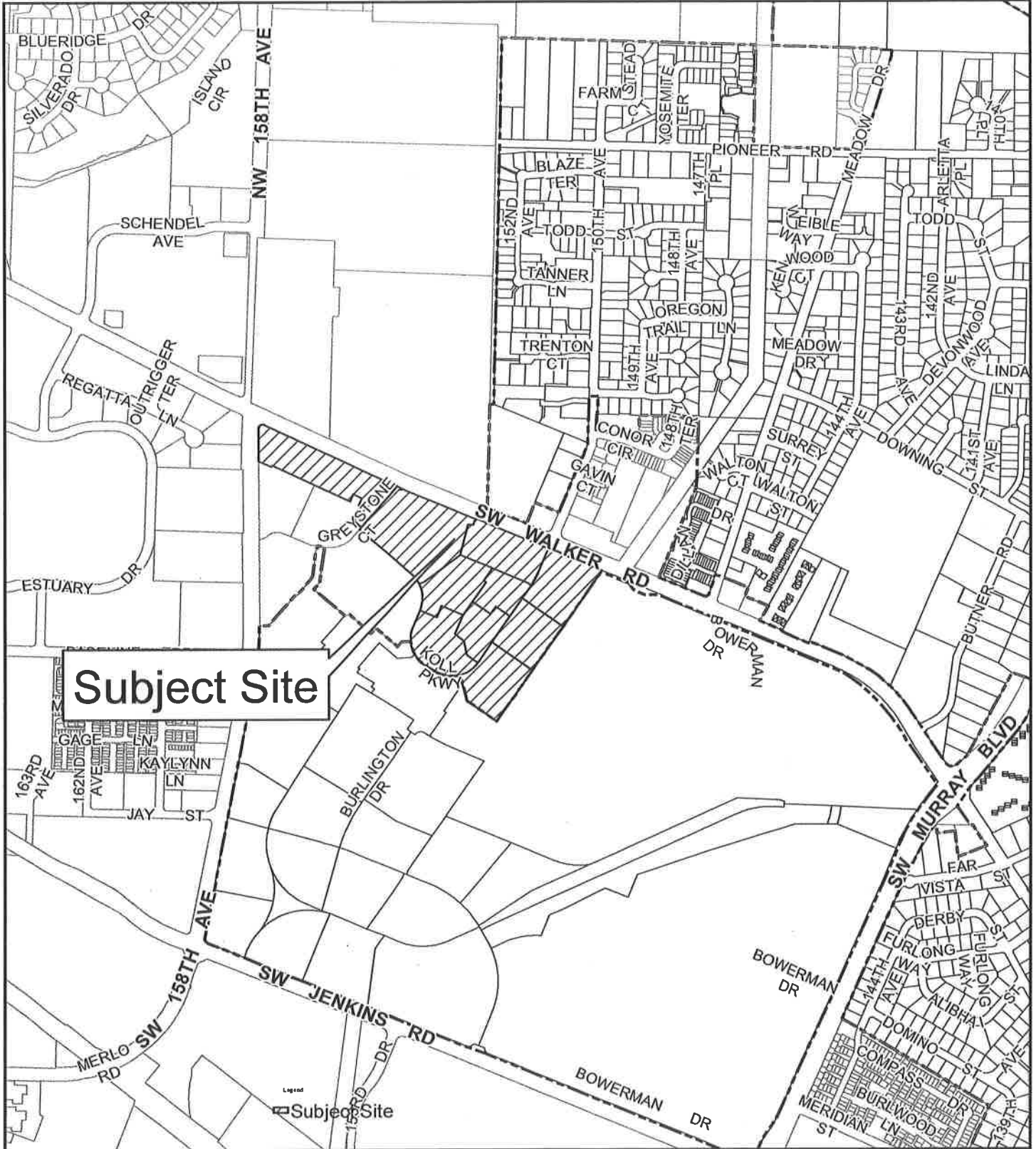
Denial

Signature:  Date 2/9/17
 Andy Back, Planning and Development Services Manager

Staff Planner: Tom Harry, 503-846-3841

- Attachments
- A. -- Vicinity Map
 - B. -- **CONDITIONS OF APPROVAL**
 - C. -- Staff Report
 - D. -- Appeal Information

VICINITY MAP



NIKE RING ROAD EXTENSION
DR2016-0126 / PD2016-0004
(WASHCO REFERENCE # 16-503-D)
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

12/21/2015	N
Tax Lot #'s SEE NOTICE	
Application # See Notice	

Attachment B

CONDITIONS OF APPROVAL

- I. **PRIOR TO COMMENCING ANY ON-SITE IMPROVEMENTS, INCLUDING GRADING, EXCAVATION AND/OR FILL ACTIVITIES THE APPLICANT SHALL:**
 - A. **Obtain a Grading Permit from the Washington County Building Services Section (503-846-3470). The Grading Permit application must comply with the grading submittal package checklist, and include sections and heights of all proposed retaining walls.**
 1. Site specific geotechnical engineering report with recommendations for the development of the site is required. The report should be stamped and signed by an Oregon Registered Engineer.
 2. Provide private road/driveway structural details on the plans per site specific geotechnical engineering recommendations.
 3. Provide drainage analysis report stamped by an engineer that shows the additional impervious area as result of this proposed work will not impact the surrounding properties negatively.
 - B. **Obtain a Clean Water Services (the District) Site Development Permit. Application for the District Site Development Permit must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 04-9 and is to include:**
 1. Compliance with all provisions of the District's Design and Construction Standards, R&O 07-20 and applicable City standards to the extent any City standard exceeds District standard.
 2. Detailed grading and erosion control plan. An Erosion Control Permit will be required. The area of disturbance must be clearly identified on submitted construction plans. If site area and offsite improvements required for this development exceed one-acre of disturbance, the project will require a 1200-C Erosion Control Permit.
 3. A drainage report including a downstream drainage analysis meeting the requirements of R&O 07-20, Section 2.04.2.m will be required. If downstream storm conveyance does not have the capacity to convey the volume during a 25-year, 24-hour storm event, the applicant is responsible for mitigating the flow as provided in the above named design standards.
 4. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
 5. Plans showing storm service requirements. If private LIDA system is proposed, it must comply with the current CWS standards and Washington County Plumbing Standards.
 6. Any offsite sanitary or storm sewer improvements identified as part of this development may require additional offsite street improvements/restorations. All transportation-related infrastructure, (including but not limited to roadway surfaces

and base materials) influenced by sanitary or storm sewer improvements, shall be restored to original or better condition.

7. Provisions for water quality in accordance with the requirements of the above named design standards. Water quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
8. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to Clean Water Services.
9. Site contains a 'Sensitive Area'. The applicant shall comply with the conditions as set forth in the Service Provider Letter No. 15-001303 dated September 16, 2015.
10. If any construction is proposed within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.
11. Any proposed offsite construction activities will require an update to the current Service Provider Letter for this project.

NOTE: *Prior to the issuance of a sewer connection permit, the above-noted improvements must be completed to the District's satisfaction. The as-constructed drawings (as-builts), or a bond guaranteeing the as-builts, shall be submitted and accepted by the District.*

II. PRIOR TO FINAL APPROVAL (WITHIN TWO YEARS):

A. Submit to Washington County Building Services Section (503-846-3470):

1. A Grading Permit application in compliance with the grading submittal package checklist, and include sections and heights of all proposed retaining walls.

B. Submit to Clean Water Services (503-681-3600):

1. Required plans, application form fee, and other items needed for a complete site development permit application in accordance with CWS and applicable City standards.

C. Submit to Washington County Current Planning Services Project Planner (Tom Harry, 503-846-3841):

1. Final Approval form (Type I procedure; two copies).

NOTE: *The Final Approval application shall include evidence that all Conditions of Approval have been met.*

2. Final Approval fee.
3. A final plan set for all on-site improvements.

III. PRIOR TO THE ISSUANCE OF ANY ON-SITE STRUCTURE PERMIT THE APPLICANT SHALL:

- A. Obtain Final Approval.
- B. Pay the Beaverton School District and Metro Construction Excise Taxes, if applicable.
- C. Submit with the structure plans to Washington County Building Services (503-846-3470):
 - 1. Final site, lighting and landscaping plans consistent with those stamped "Final Approval" and located within the Current Planning casefile.

IV. PRIOR TO FINAL INSPECTION OF ANY ON-SITE STRUCTURE REQUIRING A PERMIT:

- A. Complete all permitted construction.
- B. Plant all required landscaping.
- C. Provide evidence of finalized Grading permit from Washington County Building Services Section.
- D. All facilities and improvements required by Clean Water Services shall be completed and approved by the District.

V. ADDITIONAL CONDITIONS:

- A. This development shall be constructed in accordance with the conditions of this decision, the approved final plans and the applicable standards of the City of Beaverton Development Code.
- B. All conditions of approval shall be binding upon all heirs, successors and assigns.
- C. Transferability of this Development Permit shall be in accordance with the City of Beaverton Development Code.
- D. This approval shall automatically expire two years from the date of this approval, unless development has commenced, an application for an extension is filed, or this approval is revoked or invalidated (Section 50.90.1.B.).
- E. Adequate sight distance shall be continuously maintained by the property owner(s). This may require the property owner(s) to periodically remove obstructing vegetation from the road right-of-way (and on site).
- F. All landscaping shall be continually maintained, including irrigation, weeding, pruning and replacement, in a substantially similar manner as shown in the approved landscaping plans, unless a modification is approved.

Attachment C STAFF REPORT

I. APPLICABLE STANDARDS

- A. Beaverton Development Code
 - 1. Chapter 20 – Land Uses
 - 2. Chapter 40 – Applications
 - 3. Chapter 60 – Special Requirements

II. AFFECTED JURISDICTIONS

Sewer:	City of Beaverton/Clean Water Services
Streets:	Washington County Dept. of Land Use & Transportation
Drainage:	City of Beaverton/Clean Water Services
Water Quality and Quantity:	City of Beaverton/Clean Water Services
Erosion Control:	City of Beaverton/Clean Water Services
Water:	Tualatin Valley Water District
Fire Protection:	Tualatin Valley Fire & Rescue
Police Protection:	City of Beaverton
Transit:	Tri-Met
Parks:	Tualatin Hills Park & Recreation District

III. FINDINGS

Background Information:

The subject property is in the City of Beaverton. This application was processed by Washington County pursuant to an Intergovernmental Coordinating Agreement between the two agencies, dated August 22, 2014.

The project site (Tax Lots 300, 400, 500, 600, 700 & 900 on Tax Map 1S1 5 AC; Tax Lot 6800 on Tax Map 1S1 5AD; Tax Lot 900 on Tax Map 1S1 5BD; and Tax Lots 100 & 200 on Tax Map 1S1 5 DB) encompasses 22.21 acres and is situated on the east and west sides of SW Koll Parkway (a private road) south of SW Walker Road. Approximately 8.44 acres of the total site area is physically affected by the proposed construction.

The applicant is requesting Design Review Two approval to construct an extension of an existing internal private roadway. Proposed improvements include the demolition of existing pavement areas; removal and/or relocation of existing trees; construction of the new private roadway, including a vehicular and pedestrian bridge over another internal private roadway, a small associated surface parking area; improvements to drainage; and new landscaping and lighting associated with the private roadway and affected parking areas. The applicant is also requesting a Type 2 Parking Determination to allow shared parking between multiple parcels of land within the Nike World Headquarters Campus and verify that parking is adequate.

All relevant Code sections have been addressed in this report. Code sections that are not relevant to the application are not addressed in this report.

A public notice for the proposal was sent on December 29, 2016. No written comments were received in response to the public notice.

A. Beaverton Development Code:

1. CHAPTER 20 LAND USES

20.15.05 Employment/Industrial Land Use Districts

20.15.10 Purpose

Office Industrial – Nike Campus (OI – NC)

The Office Industrial – Nike Campus District is intended to provide consistent and predictable zoning with Washington County zoning for the Nike World Headquarters Campus located in an area south of Walker Road, West of Murray Boulevard, north of Jenkins Road and east of 158th Avenue.

STAFF: Based on the City of Beaverton Zoning Map, the proposed development lies entirely within an area that is zoned Office Industrial – Nike Campus (OI – NC).

20.15.15 Site Development Standards

STAFF: As noted above, the site improvements include construction of a private road and ancillary parking and landscaping modifications. Site development standards relevant to the proposed improvements will be addressed later in this report.

20.15.20 Land Uses

STAFF: The existing and proposed uses on the property are permitted in the OI – NC zone.

20.15.25 Use Restrictions

STAFF: There are no Use Restrictions applicable to the proposed parking and vehicular modifications.

20.15.30 Supplemental Development Requirements

In addition to the site development requirements listed in Section 20.15.15., development in Industrial zoning districts shall be subject to the following supplemental development requirements:

- 1. Off-Street Parking and Loading. In addition to the provisions of Section 60.25 (Off Street Loading) and Section 60.30 (Off Street Parking), the following shall apply to all development in Industrial zoning Districts.**
 - A. No parking shall be allowed in the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side yard and/or rear yards abut a residentially developed property or developable property in a Residential zoning district there shall be no parking with the first 20 feet of the setback.**

STAFF: As identified in the site plan, no new parking or loading is proposed within 20 feet of the front property line (i.e. Walker Road frontage).

3. Required Conditions. The following is required for development within the Office Industrial and Industrial zoning districts:

- A. All business, service, repair, processing, storage or merchandise display shall be conducted within an enclosed building unless screened by a sight obscuring fence or wall, excluding outdoor seating.**

STAFF:

The applicant's plans indicate the proposal will comply with this standard. Proposed development consists of construction of an internal private road and associated parking. The road and parking will be screened from Walker Road by construction of a berm and landscaping.

- C. All materials, including waste, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects of rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.**

STAFF:

The existing buildings on the site will remain. Each has dedicated waste disposal facilities and receive regular waste/recycling service. Grounds maintenance is currently contracted with a private maintenance company.

4. Performance Standards.

- A. Vibration. No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the proposed use.**
- B. Odors. The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.**
- C. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.**
- D. Administration and Enforcement. Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such requests may include continuous records of operations, for periodic checks to assure maintenance of standards of for special surveys.**

STAFF:

Aside from temporary vibration during the construction period, no impact from vibration is anticipated as result of the proposed parking structure. No impacts from odorous gasses or matter, or heat or glare are anticipated from the proposed improvements. Given the nature of the request, it is not anticipated that post-construction monitoring will be necessary to verify compliance with the performance standards described above.

2. CHAPTER 40 APPLICATIONS

40.03 FACILITIES REVIEW COMMITTEE

Consistent with Section 10.95.4. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following Type 2 and Type 3 land use

applications: ... Design Review Two ... In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical 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, as applicable:

STAFF: The Design Review Two is subject to this section.

1. All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:

A. All critical facilities and services [public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection] related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

STAFF: Information provided by the applicant and applicable service providers indicates that all critical facilities have been, or will be improved to have adequate capacity to serve the proposed development at the time of its completion. Service provider letters have been obtained for all critical services.

B. Essential facilities and services [schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way] related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy...

STAFF: Information provided by the applicant and applicable service providers indicates that all essential facilities have been, or will be improved to have adequate capacity to serve the proposed development at the time of its completion. Service provider letters have been obtained for applicable essential services.

C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses)...

STAFF: The proposed development is consistent with all applicable provisions of Chapter 20. Refer to findings for Chapter 20 in this Staff Report.

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

STAFF: The proposed development is consistent with all applicable provisions of Chapter 60. Refer to findings for Chapter 60 in this Staff Report.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation

facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

STAFF: No "common" facilities or areas proposed. All existing and proposed on-site improvements will be privately owned and will be maintained by the owner.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.**
- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.**

STAFF: The information submitted by the applicant indicates that safe and efficient on-site vehicular and pedestrian circulation patterns will be provided, as well as safe and efficient connections to the surrounding circulation systems.

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

STAFF: The information submitted by the applicant indicates that structures and public facilities serving the development site are or will be designed in accordance with adopted City codes and standards, as well as provide adequate fire protection, and adequate protection from crime, accident, and hazardous conditions.

- 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.**

STAFF: The information submitted by the applicant indicates that grading and contouring of the site will accommodate the proposed use and mitigate adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

- 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.**

STAFF: The information submitted by the applicant indicates that access and facilities for the physically handicapped will be incorporated into the proposed site and building design.

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

STAFF: The application included all required submittal materials.

2. Public Transportation Facility Improvements or Modifications, including Street Vacations.

STAFF: The proposed application does not include any of the above application types.

Chapter 40.20 DESIGN REVIEW

40.20.10 Applicability

- 1. The scope of Design Review shall be limited to the exterior of buildings, structures, and other development and to the site on which the buildings, structures and other development are located.**
- 2. Considering the thresholds for the Design Review Compliance Letter, Design Review Two, or Design Review Three applications and unless exempted by Section 40.20.10.3 (Design Review) approval shall be required for the following:**
 - C. All uses listed as Permitted and Conditional Uses in all Commercial, Industrial, and Multiple Use zoning Districts.**
 - D. Site Grading**

STAFF: The development proposal meets the threshold for Design Review because it is a 'Permitted' use within the Office Industrial - Nike Campus District, and because there is proposed site grading.

- 4. Design review approval through one of the procedures noted in Section 40.20.15 will be required for all new development where applicable. The applicable design standards or guidelines will serve as approval criteria depending on the procedure. Existing developments, and proposed additions, demolition and redevelopments associated with them will be treated according to the following principles:**
 - C. Proposed redevelopment of existing structures and project site area is subject to all applicable design standards or guidelines to the extent where redevelopment of existing building or site area is proposed. Only that portion of existing building or site area that is proposed for redevelopment is subject to design review or guidelines as determined applicable.**

STAFF: As noted above, only the proposed private roadway and its associated site improvements are subject to Design Review.

40.20.15 Application

2. Design Review Two

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

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

STAFF: As identified above, and as mentioned previously in Chapter 40.20.10, the development proposal is subject to Design Review Two approval.

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

STAFF: The application is being processed through the Type 2 procedure.

- 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.
 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.
 4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).
 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...
 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

STAFF: As noted above, the application satisfies the threshold requirements for a Design Review Two application due to the changes in on-site vehicular parking, circulation, and landscaping. The proposed development (i.e. internal private road construction) addresses all applicable application submittal requirements as specified in 50.25.1. Approval Criteria 4 and 5 regard compliance with applicable Design Standards provisions of Chapter 60, which are addressed later in this report. Applications and documents related to this request will be submitted to the City and/or County in the proper sequence.

40.55 Parking Determination

40.50.10. Applicability

A Parking Determination may be requested in writing to establish a required off-street parking ratio or specific number of off-street parking spaces for a use or uses not specifically listed in Section 60.30. (Off-Street Parking) of this Code, to share required parking spaces, and to determine the existence of excess required parking.

40.55.15 Application.

There are three (3) Parking Determination applications which are as follows: Parking Requirement Determination, Shared Parking, and Use of Excess Parking.

2. Shared Parking.

- A. Threshold. An application for Shared Parking shall be required when one or more of the following of the following thresholds apply:
1. The required off-street parking for two or more uses will share required parking spaces.
- B. Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Shared Parking. The decision making authority is the Director.
- C. Approval Criteria. In order to approve a Shared Parking 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 Shared Parking application.
 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
 3. The location of the shared off-street parking is on abutting property and is within 200 feet of the subject use in which the shared parking is intended to serve, except in Multiple Use zoning districts where the location may be any distance.

STAFF:

As noted above, the applicant has requested a Parking Determination (shared parking) to allow shared parking between multiple parcels of land within the Nike Campus. The proposal meets the threshold requirements for a Shared Parking application. All applicable applications fees have been submitted. The properties that are part of the proposed Parking Determination (i.e. shared parking) contain several existing or previously-approved buildings within the Nike World Headquarters campus. The shared parking application is necessary to share parking between Tax Lot 1S1 5AC 900 and the remaining properties subject to this application, all of which have been previously approved for consolidation into one lot through City Casefile LD2016-0004 (County reference 16-110-D/PLA). Previously-approved Nike Garage C (City Casefile DR2015-

0081, County reference 15-287-D/PLA) will provide sufficient off-street parking for all uses on the properties that are subject to the proposed shared parking arrangement.

4. **If multiple properties are involved, the owners of the properties have each agreed to the shared parking by entering into a shared parking agreement.**
5. **The time of peak parking demand for the various uses located on the subject properties occur at different times of the day.**
6. **Adequate parking will be available at all times when the various uses are in operation.**

STAFF:

All affected properties are owned by the applicant. These Code sections assume there may be inadequate parking for some of the properties subject to the shared parking determination, and hence, there may be a need for shared parking that is not necessary for nearby properties at particular times of the day. That is not the case here. Adequate parking for all buildings subject to this application is provided by Garage C. This application is simply intended to recognize that most of the required parking for several buildings on two different lots will be provided in a single parking structure located on one of the lots.

7. **The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all 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:

See findings later in this report regarding the requirements of Chapter 60.

8. **There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.**

STAFF:

The construction of the private internal road and its attendant improvements is intended to provide a safe and efficient vehicular and pedestrian system.

3. CHAPTER 60 SPECIAL REQUIREMENTS

60.05 DESIGN REVIEW DESIGN PRINCIPLES, STANDARDS AND GUIDELINES

60.05.05 Purpose

The following design principles, standards, and guidelines shall be met by new development and redevelopment where applicable, throughout the City.

60.05.20 Circulation and Parking Design Standards.

1. Connections to the public street system

- A. **Pedestrian, bicycle and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and**

planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.

3. Pedestrian circulation.

- A. Pedestrian connections shall be provided that link to adjacent and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:**
- B. A reasonably direct walkway connection is required between primary entrances which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.**

STAFF: Pedestrian connections are provided that link to adjacent existing pedestrian facilities as required by Code. Existing direct walkway connections are provided between Garage C and the main points of entry with adjacent buildings and public streets.

- C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.**

STAFF: Not applicable, as no new parking is proposed between the existing buildings and the adjacent street. A pedestrian walkway connection to SW Walker Road is being provided in conjunction with construction of Garage C. Internal pedestrian walkways are connected.

- D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in parking lot design.**

STAFF: Although no additional surface parking is proposed, new pedestrian connections will be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping trees and lighting as required by Code.

- E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.**

STAFF: Proposed pedestrian connections crossing driveways or vehicular access aisles will be composed of a different paving material than the primary on-site paving material.

- F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving material. In the event that the Americans with**

Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standard shall apply.

STAFF: Pedestrian walkways will have a minimum five foot width and be constructed of required paving materials.

5. Parking area landscaping.

A. Landscaped planter islands shall be required according to the following:

1. All uses in Employment/Industrial zones, one for every twelve (12) contiguous parking spaces.

B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed...

STAFF: No additional surface parking is proposed except for a small 10 space expansion that is exempt from this requirement.

60.05.25 Landscape, Open Space and Natural Areas Design Standards

5. Minimum Landscape requirements for non-residential developments and Mixed Use Development.

A. A minimum portion of the total gross area shall be landscaped:

1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;

STAFF: The limit of work area is 8.44 acres or 367,646 square feet. The existing landscaped portion within this area is 58,011 square feet or 15.8%. However, based on site improvements, 164,074 square feet or 44.3% of the area will be landscaped upon project completion.

B. The following minimum planting requirements for required landscaped area shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscaped area:

STAFF: The sub B requirements include the number of trees and shrubs that must be provided on a square foot basis and the size of the plant materials to be installed (i.e. plant height and caliper inch). The proposed plant materials will be provided in appropriate numbers and will meet the height and caliper inch requirements of this Code section.

8. Retaining walls. Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials or any combination of the foregoing and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer

is utilized, a buffer width of at least five (5) feet is required, landscaped to the B-3 High Screen Buffer standards.

STAFF: The applicant is proposing to construct site retaining walls constructed of stone and textured concrete forms that will emulate other architectural features on the site. Extensive landscaping is also proposed in proximity to the walls. This standard is met.

11. Integrate water quality, quantity, or both facilities. Non-vaulted surface storm water detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.

STAFF: The water quality facility will be vaulted.

12. Natural Areas. Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by any other City or CWS requirements.

STAFF: As part of the proposed development, the applicant is proposing to enhance the wetlands immediately east of the subject property in accordance with Clean Water Services standards.

60.05.30 Lighting Design Standards

1. Adequate on-site lighting and minimal glare on adjoining properties.

A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.

B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.

E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.

STAFF: New on-site lighting is proposed to improve the appearance, safety and security of the Campus at night. The new lighting will be energy efficient, shielded to prevent glare or off-site visibility of the luminaire light source or lens, and integrated into the landscape design.

2. Pedestrian-scale on-site lighting

A. Pole mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:

1. Fifteen (15) feet in height for on-site pedestrian paths of travel.

3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.

5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.

7. The poles and bases for pole mounted luminaires shall be finished of painted a non-reflective color.

C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.

STAFF: Proposed lighting in conjunction with new improvements will comply with the Code standards. The applicant has provided a lighting plan indicating that either bollard or post lighting will be provided in proposed vehicle and pedestrian circulation areas. The proposed 20-foot pole masts in vehicular circulation areas will be measured from finished grade and will be painted a non-reflective color. Bollard lighting proposed to delineate pedestrian areas will not exceed the forty-eight (48) inch height limit.

60.30. OFF-STREET PARKING.

60.30.05 Off-street Parking requirements. Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered or maintained in accordance with the requirements of Sections 60.30.05 to 60.30.20.

60.30.10 Number of Required Parking Spaces. Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle or both parking spaces shall be provided as follows.

10. Location of Vehicle Parking.

A. All parking spaces provided shall be on the same lot upon which the use requiring the parking is located. Upon demonstration by the applicant that the required parking cannot be provided on the same lot upon which the use is located, the Director may permit the required parking spaces to be located on any lot within 200 feet of the lot upon which the use requiring the parking is located.

STAFF: Previous reviews have determined that adequate vehicle and bicycle parking exists on campus given the square footage of existing buildings. Because no additional buildings are proposed with this application, no additional parking is required. However, the applicant has requested a determination that parking may be shared between two lots that comprise the subject site, both of which are owned by the applicant. See Findings above under Section 40.55.15 related to the request for shared parking.

60.55 TRANSPORTATION FACILITIES

60.55.10 General Provisions.

1. All transportation facilities shall be designed and improved in accordance with the standards of this Code and the Engineering Design Manual and Standard Drawings. In addition, when development abuts or impacts a transportation facility under the jurisdiction of one or more governmental

agencies, the City shall condition the development to obtain permits required by the other agencies.

- 2. In order to protect the public from potentially adverse impacts of the proposal, to fulfill an identified need for public services related to the development, or both, development shall provide traffic capacity, traffic safety, and transportation improvements in rough proportion to the identified impacts of the development.**
- 5. Dedication of right-of-way shall be determined by the decision making authority.**

STAFF: The applicant is proposing to construct a private on-site roadway and alter existing surface parking areas. The only public road abutting the proposed development site is Walker Road, an arterial roadway under the jurisdiction of Washington County. Washington County reviewed the proposed development for potential impacts to Walker Road. Because no vehicular trips are generated by the proposed development, no traffic analysis is required under Section 60.55.20, and no additional right-of-way or off-site transportation improvements are warranted. However, the applicant and Washington County have previously entered into an agreement to fund and construct improvements to Walker Road and the other arterial roads around the Nike World Headquarters Campus in conformance with the County's adopted Transportation Plan and Road Design and Construction Standards.

60.55.25 Street and Bicycle and Pedestrian Connection Requirements

STAFF: This Code section reiterates and is highly reminiscent of previous Code sections regarding automobile, bicycle and pedestrian connection requirements, particularly Sections 60.05.20 'Circulation and Parking Design Standards' and Section 60.05.30 'Lighting Design Standards'. However, as noted above, the proposed redevelopment is part of a large campus complex that provides excellent internal pedestrian/bicycle facilities which connect to the surrounding arterial street system at multiple points. The pedestrian/bicycle paths are, or will be constructed to the widths required by this Code section and will be provided pedestrian scale lighting as required by Section 60.05.30. The standards of this section are met.

60.60 TREES AND VEGETATION

60.60.10 Types of Trees and Vegetation Regulated

Actions regarding trees and vegetation addressed by this section shall be performed in accordance with the regulations established herein and in section 40.90 of this Code. The City finds that the following types of trees and vegetation are worthy of special protection:

5. Landscape Trees

STAFF: Landscape trees are within the proposed development and are subject to this section.

60.60.15 Pruning, Removal and Preservation Standards

2. Removal and Preservation Standards

- B. Removal of Landscape Trees and Protected Trees shall be mitigated, as set forth in section 60.60.25.**

STAFF: See Findings for section 60.60.25.

60.60.25 Mitigation Requirements

- 9. The following standards apply to the replacement of a Landscape Tree:**

- A. A replacement tree shall be a substantially similar species or a tree approved by the City considering site characteristics.**

STAFF: Proposed replacement trees will be similar to those removed or will be appropriate to the site conditions. The applicant has provided a list of all trees to be removed and landscape plans identifying the post construction landscape. Some of the existing Landscape Trees to be removed are in areas slated for redevelopment and hence, will not be landscaped. However, in those areas of existing landscaping that will be impacted, replacement trees in the appropriate number and sizes will be provided.

60.65 UTILITY UNDERGROUNDING

60.65.15 Regulations

All existing and proposed utility lines within and contiguous to the subject property, including but not limited to, those required for electric, communication, and cable television services and related facilities shall be placed underground as specified herein. The utilities required to be placed underground shall be those overhead utilities which are impacted by the proposed development and those utilities that are required to be installed as a result of the proposed development.

STAFF: The applicant has provided plans as required by Code and is proposing to underground all proposed utilities.

60.67 SIGNIFICANT NATURAL RESOURCES

60.67.05 Local Wetland Inventory

Prior to issuing a development permit, the Local Wetland Inventory map shall be reviewed to determine if the site proposed for development is identified as the location of a significant wetland.

STAFF: The subject site may include a very small portion of a Clean Water Services vegetated corridor surrounding a wetland mitigation cell on property east of the subject properties, in unincorporated Washington County. In any event, no development activity is proposed within proximity of the wetland with this application.

IV. SUMMARY AND CONCLUSION:

The required findings have been made for all of the applicable Code sections. When implemented in accordance with the Conditions of Approval and the approved final plans, the project will be in compliance with the City of Beaverton Development Code. Therefore, the request for Design Review Two for the extension of an existing internal private roadway and associated site improvements, and a Parking

Determination for shared parking on multiple parcels within the Nike World Headquarters Campus is hereby approved subject to the Conditions of Approval set forth in Attachment "B" of this report.



WASHINGTON COUNTY

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ATTACHMENT "D"
TYPE II

CASEFILE # 16-503-D

APPEAL INFORMATION

Attached is a copy of the Land Use and Transportation Department's Review Authority decision on this request for a Development Action.

Any person who is adversely affected or aggrieved, or who is entitled to written notice pursuant to ORS 215.416(11) may appeal the decision by filing a written appeal.

Failure to file a petition for review with the Department of Land Use and Transportation by 4:00 p.m. on the due date, with the fee specified in the Notice of Decision, shall be a jurisdictional defect.

The decision, including conditions of approval, may be appealed and a public hearing held by filing a signed petition for review (appeal) within twelve (12) calendar days of date written notice is provided (date mailed).

APPEAL PERIOD: 02/09/2017 (Date Mailed) to 4:00 p.m. on 02/21/2017 (Appeal Due Date)

This decision will be final if an appeal is not filed by the due date.

The complete file is available at the County Department of Land Use and Transportation for review.

A petition for review (appeal) must contain the following: 16-503-D.

1. The name and signature of each petitioner filing the petition for review (appeal). If a group consisting of more than one person is filing a single petition for review, one individual shall be designated as the group's representative for all contact with the Department. All Department communications regarding the petition, including correspondence, shall be with this representative;
2. A statement of the interest of each petitioner;
3. The date the Notice of Decision was sent as specified in the notice (date mailed);
4. The nature of the decision and the specific ground for appeal. For applications with multiple requests, specify the particular request(s) and/or specific conditions of approval being appealed;
5. A statement listing the number of pages of the petition and that all pages are present;
6. A statement setting forth the appeal fee as specified in the Notice of Decision; and
7. The appropriate appeal fee of \$250.⁰⁰

For further appeal information, contact the Appeal Secretary at the Washington County Department of Land Use and Transportation. Phone 503-846-8134.