



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

NOTICE OF DECISION

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

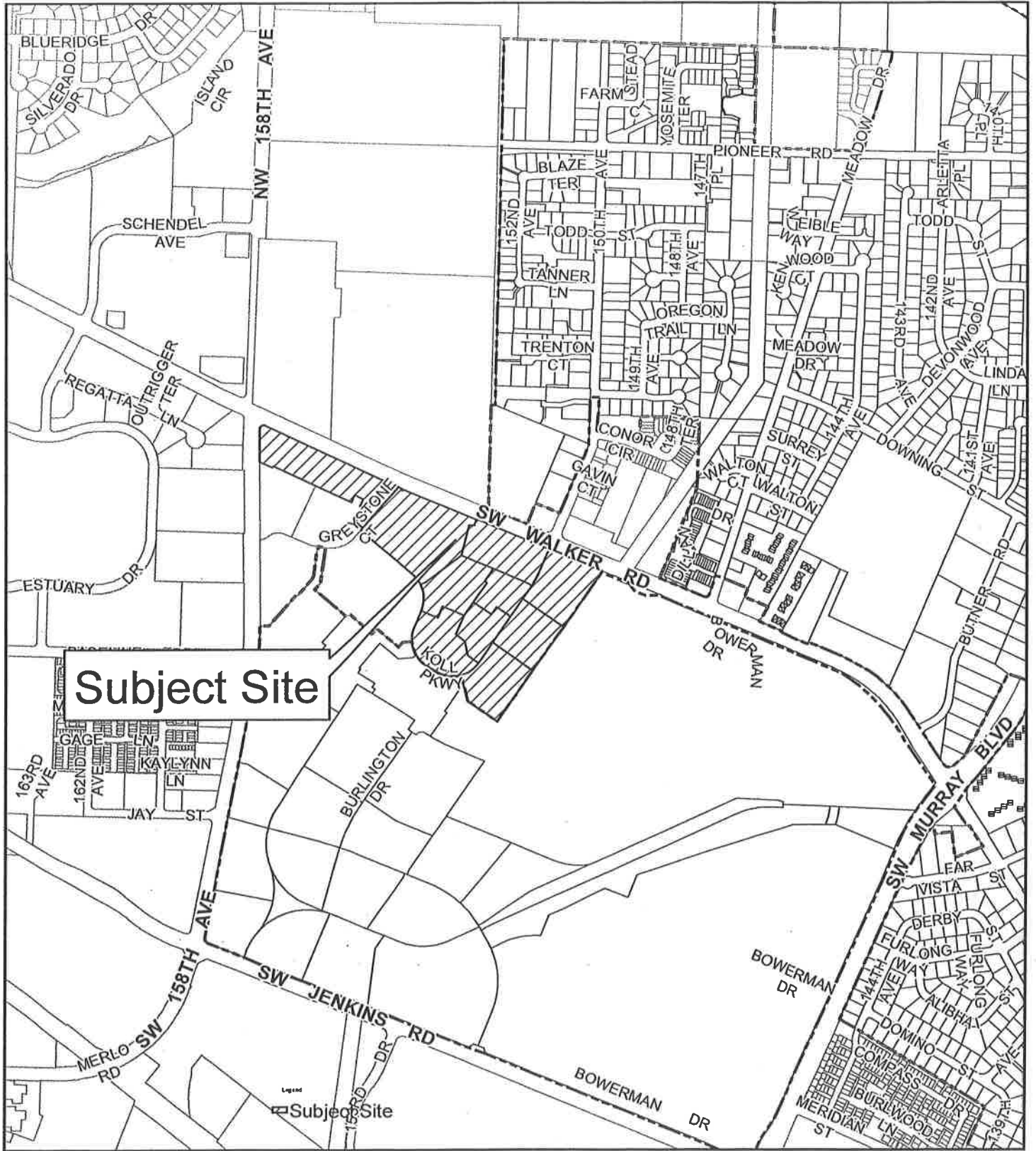
Denial

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. -- 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

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.



WASHINGTON COUNTY

Dept. of Land Use & Transportation
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Hillsboro, OR 97124
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ATTACHMENT "C"
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.