



MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: February 14, 2019

cc: DR2018-0142 / SDM2018-0011

Subject: ***Notice of Decision for Higher Ground Beaverton Campus***

Please find attached the notice of decision for ***DR2018-0142, SDM2018-0011 / Higher Ground Beaverton Campus***. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2018-0142, SDM2018-0011 / Higher Ground Beaverton Campus is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2018-0142, SDM2018-0011 / Higher Ground Beaverton Campus is 4:30 p.m., February 26, 2019.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building City Hall; 12725 SW Millikan Way, between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Jana Fox, Current Planning Manager, at (503) 526-3710.



NOTICE OF DECISION

DECISION DATE: February 14, 2019

TO: All Interested Parties

FROM: Jana Fox, Current Planning Manager

PROPOSAL: **Higher Ground Beaverton Campus (DR2018-0142 / SDM2018-0011)**

LOCATION: The site is located at 4575 SW 99th Avenue and 9945 SW Beaverton Hillsdale Highway. The site is also described as Tax Lot 5200 on the Washington County Tax Assessor's Map 1S114BA. The total site is approximately .90 acres.

SUMMARY: The applicant proposes modifications to an existing building and site to accommodate a new Montessori School. The applicant is proposing to reconfigure and reduce the existing parking lot by approximately 1,500 square feet, thereby reducing the number of parking spaces from 53 to 31 and move an existing driveway leading to SW 99th Avenue further from the intersection of SW 99th Avenue and SW Beaverton Hillsdale Highway in order to construct new outdoor play areas for the children.

APPLICANT/
PROPERTY
OWNER: Quattro Beaverton, LLC
Attn: Brett Dahlman
110 Jori Boulevard Suite 140
Oak Brook, IL 60523

APPLICANTS
REPRESENTATIVE: CIDA, Inc.
Attn: Tara Lund
15895 SW 72nd Avenue Suite 200
Portland, OR 97224

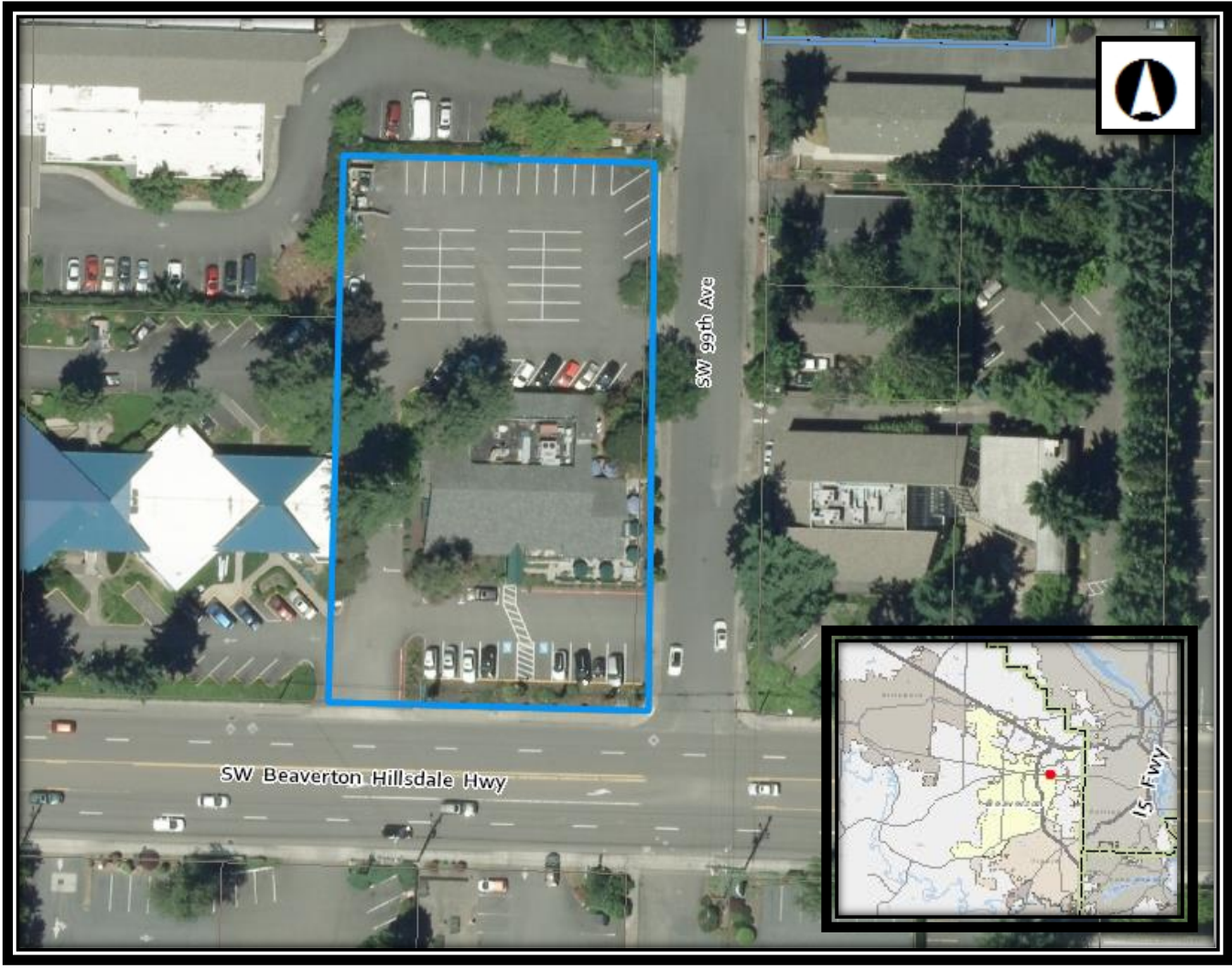
APPLICABLE
CRITERIA: Facilities Review, Section 40.03
Design Review Two, Section 40.20.15.2.C
Sidewalk Design Modification, Section 40.58.15.C

DIRECTOR'S DECISION:

APPROVAL of Higher Ground Beaverton Campus (DR2018-0142 / SDM2018-0011)
subject to conditions in Section D, identified herein.

FIGURE 1

VICINITY MAP



BACKGROUND

Key Application Dates

<u>APPLICATION</u>	<u>SUBMITTAL DATE</u>	<u>DEEMED COMPLETE</u>	<u>120-DAY DEADLINE*</u>	<u>365-DAY DEADLINE**</u>
DR2018-0142	October 12, 2018	November 27, 2018	March 28, 2019	November 27, 2019
SDM2018-0011	November 8, 2018	November 27, 2018	March 28, 2019	November 27, 2019

* Pursuant to Section 50.25.8 of the Beaverton Development Code, the City will reach a final decision on an application within 120 calendar days from the date that the application was determined to be complete or deemed complete unless the applicant agrees to extend the 120 calendar day time line pursuant to subsection 9 or unless State law provides otherwise.

** Pursuant to Section 50.25.9 of the Beaverton Development Code, the total of all extensions may not to exceed 3650 calendar days from the date the application was deemed complete. This is the latest date by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	CS (Community Service)	
Current Development	This property is currently a restaurant.	
Lot Size	Approximately .90 Acres	
NAC	Denney Whitford / Raleigh West NAC	
Surrounding Uses	<p style="text-align: center;"><u>Zoning:</u></p> <p>North: CS</p> <p>South: CS</p> <p>East: CS</p> <p>West: CS</p>	<p style="text-align: center;"><u>Uses:</u></p> <p>North: Senior Living</p> <p>South: Retail</p> <p>East: Office</p> <p>West: Office/Retail</p>

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**Facilities Review Committee
Technical Review and Recommendations
Higher Ground Beaverton Campus
DR2018-0142 / SDM2018-0011**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Design Review Two application.**
 - **Facilities Review criteria do not apply to the Sidewalk Design Modification applications.**
- A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation and fire protection. Staff concurs with the applicant's statement that the site currently has adequate capacity or can be improved to have the capacity for all critical facilities and services to available on site.

Utilities:

Water, sanitary sewer and storm water service are all provided by the City of Beaverton. Water and sanitary sewer services currently serve the structure and are not proposed to be modified with this proposal. Storm water facilities serve the existing site and are proposed to be modified with this proposal. The Committee has reviewed the proposed changes and determined that adequate capacity exists to serve the proposed development.

Transportation Findings:

The applicant has provided a transportation memo indicating that there are an additional 142 daily trips anticipated to the subject site from the previous use as a restaurant. The proposal does not meet the threshold for requiring a full Traffic Impact Analysis, which is 300 additional daily trips. There are two existing driveways from the site to SW 99th Avenue. The applicant proposes to narrow the driveway at the southeast corner of the site to one lane, stripe and sign it right out only, in order to

reduce the traffic strain on the intersection of SW 99th Avenue and SW Beaverton Hillsdale Highway. The applicant further proposes to relocate the secondary driveway to SW 99th Avenue, further north to the northeast corner of the site, which is where parents will enter the queue to drop-off and pick-up their children, as shown on the submitted queuing plan. (Exhibit 1 to the staff report)

Staff finds that the proposed driveway configuration and relocation will not negatively affect the functionality of the surrounding street system.

Fire Protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for properties in this area. TVF&R has reviewed the applicant's proposal and has no comments or associated conditions of approval..

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.

FINDING:

Chapter 90 of the Beaverton 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.

Transit

Tri-Met will continue to provide transit service to the site. The site is currently served by the number 54 bus which stops along Beaverton Hillsdale Highway just east of the subject site providing service to Beaverton Transit Center and Downtown Portland. The proposed improvements will not require additional transit service.

Police Protection

The Beaverton Police Department provides police and public safety services for properties in this area. The City of Beaverton Police Department received a copy of the submittal and has not provided comments in regard to this proposal.

Pedestrian and Bicycle Facilities

SW Beaverton Hillsdale Highway does not currently contain bike lanes, however a curb tight sidewalk is provided along the property frontage. Given that the proposal does not significantly increase trips to the site nor expand the existing building square footage no additional dedication or improvements to the public streets are required.

The applicant proposes an additional pedestrian walkway from the parking lot at the southern parking lot and connecting to SW Beaverton Hillsdale Highway. The applicant also proposes a bike rack near the front entrance, capable of accommodating five bicycles.

Staff finds that the applicant has adequately addressed the pedestrian and bicycle needs of the site, in proportion to the level of development proposed.

Parks

The site will continue to be served by the Tualatin Hills Park and Recreation District (THPRD).

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

- C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

FINDING:

The applicant has submitted a detailed analysis of all applicable standards found in *Chapter 20*, attached as Exhibit 1, herein. After thorough review, staff concurs with the applicant and finds that the proposal meets all of the applicable provisions of Chapter 20.

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.***

FINDING:

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

Off-Street Parking Requirements (Section 60.30)

Within the CS zone the off-street parking requirement is 1.5 spaces per full time equivalent (FTE) staff. The applicant's proposal reduces the total number of existing stalls from 53 to 31, still meets the requirement of 27 spaces for 18 full time equivalent staff members.

Trees and Vegetation Requirements (Section 60.60)

There are no protected trees on the site. The applicant proposes to remove a total of 92-inches DBH of landscape trees. The applicant proposes to plant 17 new mitigation trees with a total DBH of 42.5 inches as mitigation trees. In reviewing the site plan staff finds that the proposed site plan has provided mitigation trees wherever feasible on the site. Due to the current configuration of the site areas for additional tree planting cannot be reasonably accommodated. Therefore the proposed 17 mitigation trees are sufficient.

Street Trees (Section 60.15.15.6)

The applicant has agreed to pay the street tree fee to allow City of Beaverton Public Works to install street trees to the standard of one tree every 30 feet as feasible, and as determined by the City Arborist.

Transit Facilities (Section 60.55.40)

The nearest bus stop is located at the corner of SW 99th Avenue and SW Beaverton Hillsdale Highway and serves one bus route (Number 54). No new transit facilities are proposed or warranted.

Street and Bicycle and Pedestrian Connection (Section 60.55.25)

See Criterion A above for response to this section.

Minimum Street Widths (Section 60.55.30)

No dedication is required with this proposal.

Utility Undergrounding (Section 60.65)

The applicant states that all overhead utility lines will be undergrounded. The committee recommends a condition that all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, except high voltage lines (>57kV) must be undergrounded, per Section 60.65 of the Development Code.

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.***

FINDING:

The applicant states that the property owner will be responsible for the maintenance of all on-site improvements. 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.***

FINDING:

The applicant states the proposed project will improve existing on-site vehicular and pedestrian access to the site. See Criterion A above for additional findings in response to this criterion.

Staff concurs with the applicant that the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the daily operation of the proposed nursery school use.

Therefore, the Committee finds that 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.

FINDING:

The applicant states that the proposed project will improve existing on-site parking and does not modify any existing vehicular or pedestrian access or circulation on the site.

Staff concurs with the applicant that the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the daily operation of the proposed childcare facility use.

As noted above in response to criteria F, the applicant has described how the on-site vehicle and pedestrian circulation network for the proposed child care facility connects to the surrounding public rights-of-way in a safe, efficient and direct manner.

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.

FINDING:

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for properties in this area. TVF&R has not provided comments or conditions to date. TVF&R will additionally review and approve the proposed plans prior to Site Development Permit issuance and the proposal will require Building Permit approval, both permits will include review the proposal for fire safety issues, ensuring compliance with adopted City codes and standards.

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.

FINDING:

The conditions of approval stated at the end of this document, provide requirements of the applicant to obtain a Site Development permit from the City to ensure that structures and public facilities will be designed and built according to the applicable codes and standards.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Therefore, 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.

FINDING:

The proposed improvements include removal of impervious surface and addition of landscaping and playground area. The applicant states that the project was designed to meet the City of Beaverton standards for grading and drainage. In keeping with City of Beaverton requirements, the project was designed to minimize adverse effects on neighboring properties, public rights-of-way, surface drainage, water storage facilities, and the public drainage system. The Site Development permit further reviews the storm drainage to ensure not adverse impacts to adjacent properties or the public right-of-way.

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.

FINDING:

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.

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.

FINDING:

The applicant submitted the land use application for the Design Review on October 12, 2018 and the Sidewalk Design Modification on November 8, 2018 and was deemed complete on November 27, 2018. 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.

Recommendation

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority **APPROVE the proposal for Higher Ground Beaverton Campus (DR2018-0142 / SDM2018-0011)** and adopt the Conditions of Approval identified in Section D, herein.

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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20 (Community Service CS)			
Use- Permitted	Childcare Facility	Childcare Facility	Yes
Minimum Lot Area	7,000 sq. ft.	39,204 sq. ft.	Yes
Minimum Corner Lot Dimensions Width Depth	70 Feet 100 Feet	No changes to the existing parcel are proposed with this application.	N/A
Minimum Yard Setbacks Front Side (interior) Side (corner) Rear	20 Feet 10 Feet 20 Feet 20 Feet	The existing building meets all setback requirements. No new structures or external building additions are proposed.	N/A
Maximum Building Height	60 feet	No new structures or external building additions are proposed.	N/A

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review standards will be reviewed in the Design Review portion of the staff report.	See DR Findings
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	No land division is being proposed.	N/A
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone B	<u>Nursery Schools, Day or Child Care Facilities</u> 1.5 spaces per FTE = 27 spaces min	31 Vehicle parking spaces	YES
Required Bicycle Park	Short term bicycle spaces are not required for Nursery Schools. 1 Long Term Bicycle Space per classroom (School buildings are exempted from the requirement to cover long term bicycle parking.)	5 Uncovered long-term bicycle spaces	
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
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Refer to Facilities Review Committee findings herein.	YES
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed power and telecommunications lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring the completion of undergrounding prior to issuance of occupancy permit(s).	YES w/ COA

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO
Higher Ground Beaverton Campus
DR2018-0142**

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.***

FINDING:

The proposal meets Threshold Nos. 6 and 7 of the Design Review Type 2 application:

- 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."*

The applicant proposes increase the total landscape/play area by 1,500 square feet, greater than 15% of the on-site landscaping area, therefore meeting threshold 6.

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

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

FINDING:

The applicant paid the required associated fee for a Design Review Two application.

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

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

FINDING:

The applicant submitted the application on October 12, 2018 and was deemed complete on December 19, 2018. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

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

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

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

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 additions or modifications are moving towards compliance of 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 guideline; 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.***

FINDING:

The applicant proposed changes to an existing building to convert a restaurant to a child care facility. As demonstrated in the Design Review Standards Analysis chart included in this report shows, the proposal meets the Design Standards in Sections 60.05.15 thorough 60.05.30. After thorough review, staff concurs with the applicant and finds that the proposal meets all of the applicable Design Standards of Chapter 60.

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

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

FINDING:

A Sidewalk Design Modification application has been submitted concurrently with this application. The Design Review Two application is dependent upon approval of the Sidewalk Design Modification, staff proposes a condition of approval that the Sidewalk Design Modification be approved in order to approve the Design Review Two application. No other applications are required of the applicant at this stage of City approvals.

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

DECISION:

Based on the facts and findings presented, the Planning Director hereby **APPROVES DR2018-0142 - Higher Ground Beaverton Campus** subject to the Conditions of Approval identified in Section D, herein.

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.B Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	The applicant proposes to maintain the existing building articulation on the southern elevation, facing Beaverton Hillsdale Highway. The exiting building meets articulation standards along the southern elevation. The applicant proposes to add four new windows and one new door to the east elevation of the building which significantly increases articulation along the SW 99 th Avenue frontage. In addition the applicant proposes to add windows and doors along the northern elevation adjacent to the proposed play area. The western elevation remains primarily as is with no changes to windows and doors. Staff finds the proposal complies with the Design Standard.	Yes
60.05.15.1.C Max 40' between architectural features	The applicant proposes minimal changes to the existing building beyond adding additional doors and windows. The proposal will not have greater than 40' between architectural features.	Yes
Roof Forms		
60.05.15.2.A-D Sloped roofs exposed to view shall have a minimum 4:12 pitch	The applicant does not propose to modify any existing roof elements. The exiting sloped roof will remain.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The applicant states that the primary entrance covering is covered by an existing fabric canopy that is 16 feet long and 6 feet wide.	YES
Exterior Building Materials		
60.05.15.4.B-C Exterior building materials	The applicant does not propose to modify the exterior building materials.	N/A
Roof-Mounted Equipment		
60.05.15.5.A - C Equipment screening	The applicant proposes to located replacement rooftop equipment inside the existing equipment well where it will be	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	screened from the public right-of-way and adjacent properties	
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F	The building is an existing structure which is not proposed to be enlarged, as such the proposal is not modifying the building location.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A - C	The childcare facility is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The existing commercial building, with the addition of windows, will meet the 35% glazing requirement along public street facing elevations.	YES

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 applicant proposes to move the parking lot drive aisle to the north to accommodate the outdoor play area and limit the front parking/drop off drive aisle to one way traffic with a right out only, increasing safety of the connections to the existing street system.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	Trash storage will remain at the existing location, within the enclosure at the northwest corner of the parking area. No modifications are proposed nor required.	YES
Pedestrian Circulation		
60.05.20.3.A -B Link to adjacent facilities	The applicant provides pedestrian connections to SW Beaverton Hillsdale Highway as well as SW 99 th Avenue.	YES
60.05.20.3.C Walkways every 300'	The applicant proposes a walkway to SW 99 th Avenue and SW Beaverton	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	Hillsdale Highway, in conformance with the 300 foot requirement.	
60.05.20.3.D Physical separation	The pedestrian connection through the parking lot is proposed to be concrete and utilizes the ADA striped area as a portion of the path. Adequate differentiation is provided as well as physical materials changes to differentiate the pathway. This area is an existing parking aisle which is not proposed to be modified except to add the pedestrian crossing.	YES
60.05.20.3.E - F Distinct paving and pedestrian walkways	The applicant proposes a concrete pedestrian crossing to provide differentiation. The crossing must be a minimum of 5 feet in width.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	The existing southern parking area along SW Beaverton Hillsdale Highway contains existing landscaping and proposed plantings of Cyprus and Azalea to create a minimum 3' high evergreen hedge between the parking a lot and SW Beaverton Hillsdale Highway. The additional shrubs and grade change in the area ensure that there will be no headlight glare onto SW Beaverton Hillsdale Highway.	YES
Parking and Landscaping		
60.05.20.5.A Parking area landscaped planters	The applicant proposes to redesign the rear parking area, the northern most parking stall row has more than 10 parking spaces without a landscape island. As a condition of approval an additional landscape island must be constructed toward the center of the northern most parking row to meet this standard.	YES w/ COA
60.05.20.5.B Parking lot islands	The landscaping islands exceed 6 feet in width and include at least one tree with a mature height of 20 feet.	YES
60.05.20.5.D City-Approved Trees	The tree proposed for the planter is a Black Gum Tree, which is a species listed as a Beaverton street tree.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not in a Multiple-Use district.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-C Required sidewalk widths	The applicant has applied for a Sidewalk Design Modification for the portion of sidewalks proposed to be affected by the driveway relocation. Approval of the DRCL is subject to approval of the SDM application.	YES w/ COA
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A - B Drive aisles to be designed as public streets, if applicable	The new parking lot drive aisles do not link public or private streets; therefore, this section does not apply.	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.1 Minimum landscape 15%	The applicant's plans show 18.2% of the subject site landscaped.	YES
60.05.25.5.B Planting Requirements	The applicant states that there are 11 trees proposed, where 7 are required; 21 shrubs proposed, where 15 are required; and ground cover or non-evergreen shrubs are provided in the area not covered by trees or shrubs.	YES
60.05.25.5.C Pedestrian Plaza	No pedestrian plaza is proposed with this application.	N/A
60.05.25.5.D Foundation Landscaping	The building has windows; therefore, the plantings are not required.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Fences and Walls		
60.05.25.9 Fences and Walls	The applicant's plans show a fence around the outdoor play area which will be a wrought iron style fence.	YES
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The applicant does not abut residentially zoned properties.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of storm water facilities	Storm water facilities are not proposed within front yard areas.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas	There are no identified natural areas on-site.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The subject site is zoned CS and surrounded by other properties zoned CS, as such no buffering is required.	N/A

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-E Lighting Design Standards	The applicant does not propose to modify the existing onsite lighting.	N/A
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	The applicant does not propose to modify the existing onsite lighting.	N/A

**ANALYSIS AND FINDINGS FOR
SIDEWALK DESIGN MODIFICATION
Higher Ground Beaverton Campus
SDM2018-0011**

Section 40.58.05. Sidewalk Design Modification Application; Purpose

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

Section 40.58.15.1.C. Approval Criteria

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

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

FINDING:

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

- 1. The minimum sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.*

The applicant requests a modification of the sidewalk improvement standard identified by Engineering Design Manual (EDM) and Beaverton Development Code for the portion of SW 99th Avenue which is proposed to be impacted by the limited site changes. Existing sidewalks in area not impacted by the proposed changes are to remain.

Modifications to the existing site are limited to addition of an outdoor play area and re-configuring the parking lot to reduce the amount of parking spaces and change the striping in the parking area. As a result of the parking lot changes the driveway entrance is shifted to the south and the sidewalk in the area of the driveway is the only portion to be modified. The remainder of the sidewalk area is not subject to this review as it is not proposed to be modified and the minor changes to the site are not sufficient to require changes to the existing sidewalk system. The applicant proposes to generally meet the sidewalk requirements for location streets in the modified sections of five (5) feet of sidewalk width and six and a half (6.5) feet of planter strip, the exception for which this Sidewalk Design Modification is sought is the connection pieces to the existing sidewalk systems which are curb tight and less than five (5) feet in width. The applicant seeks to reduce the planter strip and sidewalk width in the tapered portions of the sidewalk which connect to the existing sidewalk system.

The applicants request to reduce the planter strip and sidewalk width at the taper points meets the threshold for a Sidewalk Design Modification.

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

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

FINDING:

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

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

3. ***One or more of the following criteria are satisfied:***

a. That there exist local topographic conditions, which would result in any of the following:

i. A sidewalk that is located above or below the top surface of a finished curb.

ii. A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.

b. That there exist local physical conditions such as:

i. An existing structure prevents the construction of a standard sidewalk.

ii. An existing utility device prevents the construction of a standard sidewalk.

iii. Rock outcroppings prevent the construction of a standard sidewalk without blasting.

c. That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.

d. That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.

FINDING:

The applicant's response to item "b" above, explains how the existing sidewalk does not meet the City's standard. Given the small amount of improvements associated with the project no changes to the sidewalk system is required, except for the portion to be modified due to the change in driveway location. The applicant proposes to meet the local street sidewalk standard for the portion of the sidewalk and planter strip to be modified. The new sidewalk area must taper to meet the existing sidewalks on the north and south of the modified section in a way that tapers to meet ADA requirements. Staff finds that the existing sidewalk structure locations preclude

compliance with the sidewalk standard for the full modified section, which is the subject of this Sidewalk Design Modification. Staff finds that the proposal meets the criterion for approval.

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

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

FINDING:

Staff refer to and incorporate the findings of fact prepared in response to the Facilities Review approval criteria for this project, included in Attachment A to this report.

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

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

FINDING:

The applicant has submitted this Sidewalk Design Modification application and a Design Review two application. No additional applications are necessary.

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

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

FINDING:

Staff refer to and incorporate the findings of fact prepared in response to the Facilities Review approval criteria for this project, included as Attachment A of this report.

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

DECISION:

Based on the facts and findings presented, the Planning Director hereby **APPROVES SDM2018-0011 - Higher Ground Beaverton Campus** subject to the Conditions of Approval identified in Section D, herein.

**CONDITIONS OF APPROVAL
HIGHER GROUND BEAVERTON CAMPUS
DR2018-0142 / SDM2018-0011**

DR2018-0142

A. Prior to any on site work and issuance of the Site Development Permit(s), 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./TDM)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services (CWS) District Design and Construction Standards (DCS) and the City Engineering Design Manual (EDM) and Standard Drawings in effect at the time of site development permit application, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./NP)
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 the City EDM in effect at the time of site development permit application; 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./NP)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, emergency vehicle access and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./NP)
5. As part of the Side Development Permit submittal, submit the required waterline and pedestrian easements and any 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./TDM)
6. Per EDM Figure 510.3 and 510.4, submit plans that show access for a maintenance vehicle within 9-feet from the front, or within 19-feet from the side of a vehicle to all waterquality and flow control structures or otherwise as specifically approved by the City Engineer. (Site Development Div./NP)
7. Per EDM Figure 340.1 and 340.4, submit plans that include details of the proposed bicycle parking spaces. (Site Development Div./NP)

8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./TDM)
9. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2. (Site Development Div./NP)
10. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./TDM)
11. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing No. 945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./TDM)
12. Submit a copy of issued permits or other approvals needed from ODOT for any work performed in SW Beaverton Hillsdale Highway including stormwater release into ODOT stormwater system. (Site Development Div./TDM)
13. Submit a copy of issued permits needed from West Slope Water District for double check valve assembly work or any water service work require tapping into the existing water main. (Site Development Div./TDM)
14. Provide final detailed drainage report prepared by a professional engineer meeting the standards set by the City Engineer and demonstrating compliance with EDM Resolution 4542 adopted November 13, 2018 and CWS Resolution and Order 2017-05. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./NP)
15. Provide final construction ready plans showing a proprietary Stormfilter system (for treatment of the site's surface water runoff). Plans shall also show an oil and sediment trap for any auxiliary inlet structures as permitted with plumbing permit located in front any Stormfilter unit. (Site Development Div./NP)
16. Submit a grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall established for the proposed building based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./TDM)

17. Submit to the City a certified impervious surface determination of the proposed project 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 on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./NP)
18. Pay a storm water system development charges (overall system conveyance and for storm quantity, water detention) for any net new impervious area proposed for the entire project. (Site Development Div./TDM)
19. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director), an on-site lighting plan, and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./TDM)
20. Obtain, they City Building Official's review and approval of the proposed private site utility plans, if required by OAR 918-780-0040. (Site Development Div./NP)
21. 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./TDM)
22. Submit revised landscape and site plans which show the addition of one Landscape Island in the northernmost parking aisle, no more than 10 contiguous parking spaces may be provided without a landscape island. (Planning / JF)
23. Ensure the associated land use application SDM2018-0011 has been approved and is consistent with the submitted plans. (Planning / JF)

B. Prior to Building Permit or any private site plumbing or incidental electrical permit issuance, the applicant shall:

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

25. 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./TDM)

C. Prior to final inspection of any Building Permit, the applicant shall:

26. Install trees as shown on the proposed landscape plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2-inches, and a minimum height of 8-feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6-feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning Division/JST)
27. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
28. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Division/JST)
29. Ensure all exterior lighting fixtures for the interior of the property are installed and operational. Illumination of interior light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries. (Planning Division/JST)
30. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps as necessary. ADA standards shall apply. (Planning Division/JST)
31. Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans, except as modified by the decision making authority in conditions of approval. No final occupancy permit will be issued until all improvements are complete. (Planning Division/JST)
32. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./TDM)
33. Have placed underground all affected, applicable 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./TDM)

34. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are damaged during the construction of the site. (Site Development Div./TDM)

35. 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./TDM)

D. Prior to release of Performance Security, the applicant shall:

36. 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./TDM)

37. Submit, if needed, any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. Ensure that no structures including the building roof eaves can encroach into the easements. (Site Development Div./TDM)

38. Provide a post-construction cleaning, system maintenance, and filter recharge/replacement inspection report from a manufacturer-qualified maintenance provider for the site's proprietary storm water treatment system. Additionally, another servicing report from the manufacturer-qualified maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div / TDM)

SDM2018-0011

1. Ensure the associated land use application SDM2018-0011 has been approved and is consistent with the submitted plans. (Planning / JF)