

STAFF REPORT

Application/project name: Washington Green (9120 SW Hall Blvd.; 9115 SW Oleson Road)
Comprehensive Plan and Zoning Map Amendments

Application Numbers: CPA2020-0006 / ZMA2020-0007

Proposal: The City of Beaverton proposes to amend the City Comprehensive Plan Land Use Map and the Zoning Map to apply city land use and zoning designations to two parcels previously annexed into the city. The properties are currently designated Washington County Interim Zoning. The proposed amendment to the Land Use Map (CPA2020-0006) would apply the city's Community Commercial land use designation. The proposed amendment to the Zoning Map (ZMA2020-0007) would apply the city's Washington Square Regional Center – Commercial District (C-WS) zone.



Proposal location: 9120 SW Hall Blvd., specifically identified as Tax Lot 1200 on Washington County Tax Assessor's Map 1S126CA; and

9115 SW Oleson Road, specifically identified as Tax Lot 2700 on Washington County Tax Assessor's Map 1S126DB.

Applicant: City of Beaverton

Recommendation: APPROVAL of CPA2020-0006 / ZMA2020-0007

Hearing information: 6:30 p.m. Dec. 9, 2020, at City Hall, 12725 SW Millikan Way.

Note: Public Hearings are held remotely and can be viewed at the following link:
<https://www.beavertonoregon.gov/291/Agendas-Minutes>

Contact information:

City staff representative: Brian Martin, Long Range Planning Manager
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Property owners: WASHINGTON GREEN LLC
200 INTERNATIONAL WAY
SPRINGFIELD OR 97477

FIG FAIRWAY CENTER LLC
BY FRANK, WILLIAM B
215 SE 102ND AVE STE 100
PORTLAND OR 97216

Existing conditions

Zoning: Washington County Interim.

Site conditions: Existing uses on the western property include retail and restaurants (including Chipotle Mexican Grill, John’s Incredible Pizza Co. and Nadeau Furniture). The property includes three buildings totaling more than 73,000 square feet. The existing use on the eastern property is a 46,472-square-foot office building. The Willamette Water Supply Program (WWSP) plans a Pressure and Flow Control Facility on western property that will reduce water pressure as it enters facilities serving City of Beaverton and Tualatin Valley Water District (TVWD) customers. The facility is not allowed in the Washington County zone but is a conditional use in the proposed Beaverton zone. The WWSP is a joint effort of TVWD, the City of Hillsboro and the City of Beaverton to provide additional water supply from the Willamette River at Wilsonville.

Site Size: 9.53 acres combined

Location: North of the Hall Boulevard and Oleson Road intersection.

Neighborhood Association Committee: Denney Whitford/Raleigh West

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Washington County Interim	Golf course
South	City of Tigard zoning	Washington Square Shopping Center, medical offices, retail, apartments
East:	City of Tigard zoning	Apartments
West:	City of Tigard zoning	Washington Square Shopping Center, Target

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
CPA2020-0006	Comprehensive Plan Amendment (annexation-related quasi-judicial)	Apply the Community Commercial designation to the properties	Comprehensive Plan Chapter 1, Section 1.5.1.B (Page 14)
ZMA2020-0007	Zoning Map Amendment (discretionary annexation-related)	Apply the Washington Square Regional Center – Commercial District (C-WS) zoning district	Development Code Chapter 40, Section 40.97.15 (Page AP-206)

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
CPA2020-0006	Oct. 15, 2020	Oct. 15, 2020	Feb. 12, 2021	Nov. 14, 2021
ZMA2020-0007	Oct. 15, 2020	Oct. 15, 2020	Feb. 12, 2021	Nov. 14, 2021

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

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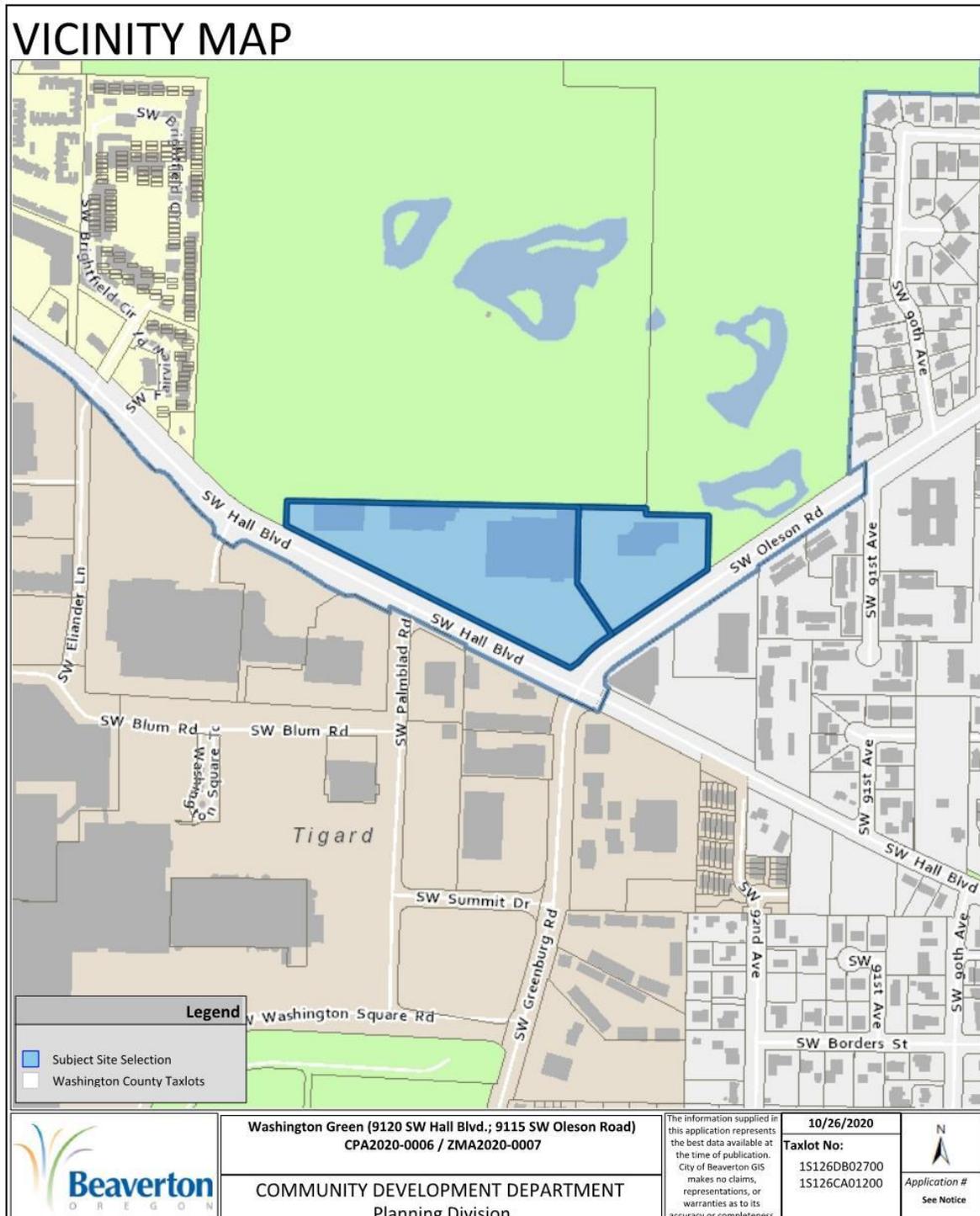
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Exhibit 1: CPA2020-0006/ZMA2020-0007 Vicinity Map



CPA Analysis and Findings

Section 1.3 Amendment Procedural Categories

Quasi-Judicial Amendments are amendments to a Land Use Map designation as it applies to specific parcels or that applies to a small number of individuals or properties or locations.

Non-Discretionary Amendments are amendments to the Comprehensive Plan Land Use Map to add an annexed property, or properties, to the Map with a Land Use Map designation assigned through direct application of Table 1, Section 1.5.2. This section features a table of City Comprehensive Plan land use designations that correspond to zoning designations adopted by Washington County. The table is maintained by the City pursuant to the Washington County-Beaverton Urban Planning Area Agreement (UPAA). The County land use classification(s) remain in effect under provisions of Oregon Revised Statutes (ORS 197.175(1) and ORS 215.130(2)(a)) until the City acts to implement its own Comprehensive Plan Land Use designation(s) for the Annexed territory.

Finding:

This application only addresses two parcels, both of which have been annexed into the City of Beaverton. This application involves a small number of individuals, properties or locations. The two properties were previously annexed but were assigned Washington County Interim zoning. The Washington County designations at the time of annexation were:

- 9120 SW Hall Blvd: Transit Oriented: Retail Commercial (TO:RC)
- 9115 SW Oleson Road: Transit Oriented: Employment (TO:EMP)

The two properties are not in an adopted Station Community area. Washington County designations TO:RC and TO:EMP not within a Station Community area are not addressed or shown corresponding Beaverton land use designations and zoning district in Table 1, Section 1.5.2 of the Comprehensive Plan.

This means the amendments are discretionary and must address criteria in Section 1.5.1.B of the Comprehensive Plan.

Conclusion: Therefore, this Comprehensive Plan Amendment is a quasi-judicial, annexation-related application and must follow relevant approval criteria in Section 1.5.1.B.

Section 1.4.2 Notice for Quasi-Judicial

A. Notice of the initial hearing shall be provided as follows:

1. By mailing the required inter-agency DLCD notice to DLCD, Metro, and Washington County at least thirty-five (35) calendar days prior to the initial hearing;

2. By mailing the required inter-agency DLCD notice to the chair(s) of any City-recognized Neighborhood Association Committee (NAC) or County-recognized Citizen Participation Organization whose boundaries include the property for which the change is contemplated, and the Chair of the Beaverton Committee for Community Involvement at least thirty-five (35) calendar days prior to the initial hearing;
3. By publication of a notice with the information specified in 1.4.2.B.1., 2., 3. and 4. in a newspaper of general circulation within the City;
4. By posting notice with the information specified in 1.4.2.B. at Beaverton City Hall and the Beaverton City Library;
5. By mailing notice with the information specified in 1.4.2.B. to property owners included in the proposed change area, if applicable, and within an area enclosed by lines parallel to and 500 feet from the exterior boundary of the property for which the change is contemplated; and
6. By placing notice with the information specified in 1.4.2.B. on the City's web site.
7. Notice required by Oregon Revised Statutes (ORS 227.186, also known as Ballot Measure 56) shall be provided, when applicable. ORS 227.186(6) specifies notice requirements for city-initiated amendments related to Periodic Review.

Finding:

The following notices with all the required information about the applications were provided:

- DLCD and Washington County notices were mailed on Nov. 2, which was 37 days prior to the Dec. 9 Planning Commission hearing.
 - Metro notice was mailed Nov. 3, which was 36 days prior to the hearing.
 - Required notices were mailed to Beaverton Committee for Community Involvement chair and NAC and CPO representatives on Nov. 2.
 - Notices were posted in Beaverton City Hall and the Beaverton City Library the week of Nov. 2.
 - Information was placed on the city's website on Nov. 2.
 - A public notice was mailed to the property owners and other property owners within 500 feet of the exterior boundary of the properties on Nov. 2. In addition, a Measure 56 notice was mailed to the two subject property owners on Nov. 2.
- B. Notice required in subsection 1.4.2.A.4. and 5. shall:
1. State the date, time, and location of the hearing, and the hearings body;
 2. Explain the nature of the application and the use or uses, which could be authorized;
 3. Include the case file number, title or both of the proposed ordinance to be considered at the time of hearing;
 4. List the applicable criteria from the Comprehensive Plan by section number that apply to the application at issue;

5. State that a copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost and include the days, times and location where available for inspection;
6. State that a copy of the staff report will be available for inspection at no cost at least seven (7) calendar days prior to the hearing and will be provided at reasonable cost include the days, times and location where available for inspection;
7. Include the name and phone number of the City staff person assigned to the application from whom additional information may be obtained;

Finding:

All notices for the proposed non-discretionary map amendment contained the information listed in subsection 1.4.2.B, above.

Conclusion: Therefore, the proposal satisfies Comprehensive Plan Section 1.4.2 for discretionary Comprehensive Plan amendments.

Section 1.5.1 Criteria for Legislative and Quasi-Judicial Comprehensive Plan Amendments

Section B of Section 1.5.1 says:

The following criteria apply to all annexation-related quasi-judicial Comprehensive Plan Amendments. [ORD 4759 January 2019]

1. In applying the most appropriate Comprehensive Plan designation, the decision-making authority shall use the relevant criteria below.
 - a. If the property is or properties are subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan approved consistent with Section 1.5.1.A. wherein the zoning is specified, the decision-making authority shall apply the specified Comprehensive Plan designation or designations; or
 - b. If the Washington County designation is Institutional, the decision-making authority shall find that the designation is consistent with Beaverton Comprehensive Plan policies in the Land Use Element; or
 - c. If neither Section 1.5.1.B 1. or 2. apply, the decision-making authority shall find that the designation is consistent with one or more of the following criteria in applying a Beaverton Comprehensive Plan designation:
 - i. City Comprehensive Plan policies in the Land Use Element
 - ii. Consistency with the County Land Use Districts.

Finding:

Beaverton's Comprehensive Plan procedures have been acknowledged as consistent with Statewide Planning Goal 1.

The properties are not subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan approved consistent with Section 1.5.1.A.

The Washington County designation was not Institutional for either property.

Section 1.5.1.B.1.c applies. That requires the decision-making authority to find that the Comprehensive Plan designation applied to the two properties is consistent with either the City Comprehensive Plan policies in the Land Use Element, the County Land Use Districts or both.

City Comprehensive Plan policies in the Land Use Element

The two properties are within the adopted Washington Square Regional Center. Properties already within the Washington Square Regional Center and the City of Beaverton that are along high-visibility streets with significant traffic have the following Comprehensive Plan designations: Regional Commercial, Community Commercial, Neighborhood Residential: Medium Density or Interim Washington County Comprehensive Plan in effect.

Mixed Use designations analysis

Given that Regional Centers are designated for high levels of development intensity and activity, mixed-use districts were reviewed for this site. Beaverton has specific Regional Center designation only for Downtown Beaverton, and these sites are not within the Downtown Regional Center. Town Center and Station Community also are options, but the subject properties are not within a Town Center or Station Community area.

The Mixed Use Corridor designation location criteria (Comprehensive Plan Section 3.6.5.h) says the designation may be applied along streets that can support and emphasize pedestrian, bicycle and/or transit use; in areas that include or provide opportunities for a mix of housing and commercial uses; and that are surrounded by and serve as a focal point for nearby neighbors.

These properties are along streets that can support multi-modal travel and are appropriate for a mix of housing and commercial uses. Regarding the "focal point" criterion, the properties might not be the best fit. A large golf course to the north divides this site from residential neighborhoods nearby. These two properties also do not necessarily represent a focal point, as the Washington Square Shopping Center represents a current commercial focal point and is zoned as a future mixed-use focal point for the area. The location of the two properties at the intersection of Hall and

Oleson to the south and the golf course to the north also means the properties have more of a corridor character than providing a focal point.

Commercial Centers and Corridors designations analysis

Regional Commercial policies in Goal 3.7.2 call for allowing the continuation of auto-oriented uses and large-format commercial uses while encouraging a transition to more compact and pedestrian-friendly development over time (Policy 3.7.1.a). They also say the designation may be applied in areas along highways and major arterials with high visibility and auto accessibility. Hall and Oleson are both classified as arterials in Beaverton's Transportation System Plan.

Although the properties, especially the western property with frontage on Hall, are in high-visibility locations, the commercial uses in this area do not include significant auto-oriented uses, with the exception of a Les Schwab Tire Center to the south along SW Greenburg Road. Instead, retail, office and restaurant uses are common in this area. The properties are not consistent with "allowing the continuation of auto-oriented uses."

The Community Commercial policies under Goal 3.7.3 pair a commercial orientation with a stronger emphasis on urban design, multi-modal access and pedestrian-friendly smaller blocks that are consistent with the Regional Center designation. Policies under Goal 3.7.3 encourage commercial at a variety of scales; promote allowing limited automobile services; suggest prohibiting land-intensive vehicle sales and service uses and uses requiring extensive outdoor storage; encourage "a pattern of development that can be easily navigated by foot or bike." In addition, the location policy (3.7.3.f) says the designation "may be applied in areas along arterial roads with relatively high visibility and auto accessibility that also provide pedestrian, bicycle, and/or transit connections to the surrounding community."

Hall and Oleson both have bike lanes. Nearby bus stops (including stops at Hall Boulevard and SW Palms Road; Hall Boulevard and Greenburg Road; and Oleson Road just east of Hall Boulevard) are served by TriMet routes 43, 45 and 78. A WES commuter rail station also is available on the other side of Highway 217 south of Hall Boulevard. Sidewalks are provided on both sides of Hall and Oleson Road.

Given the more non-auto-oriented commercial uses existing and the area zoning that promotes a mix of commercial and residential uses, the properties are consistent with the Community Commercial policies of allowing commercial uses with a more pedestrian- and transit-friendly orientation.

Implementing zones for the Community Commercial designation are Corridor Commercial, Community Service and Washington Square Regional Center – Commercial District.

The final Commercial and Corridors option is "Neighborhood Centers." The locational criteria in Policy 3.7.4.f mention "small-scale commercial and neighborhood-serving

uses” and placing designations “along collector or arterial roads adjacent to Medium and/or High Density Neighborhoods that lack commercial services.” The subject properties are inside a Regional Center and intended for more intense employment, commercial and residential uses and do not fit the locational criteria for Neighborhood Centers as well as the criteria for Community Commercial.

Consistency with County Land Use Districts

In addition to city Comprehensive Plan policies, the decision-making authority may consider consistency with Washington County Land Use Districts.

Washington County’s TO:EMP district allows uses including but not limited to: retail businesses, hotels, service stations, offices, medical clinics, service businesses, manufacturing, research and development, warehouses, religious institutions and public buildings.

Washington County’s TO:RC district allows uses including but not limited to: retail businesses, food markets, hotels, service stations, offices, medical clinics, service businesses, apartments, group care, religious institutions and public buildings. Multifamily housing also is allowed if the units are in a mixed-use building above the ground floor.

Beaverton’s Commercial Centers and Corridors designations and their implementing zones are generally consistent with the mix of commercial (retail, office, professional services, clinics) and residential uses allowed in Washington County’s land use districts, although Washington County’s land use districts allow some manufacturing uses (which are not currently present on the two properties).

Conclusion: Therefore, the Community Commercial Comprehensive Plan designation is consistent with Beaverton Comprehensive Plan policies and Washington County’s land use districts. The Community Commercial designation meets the criteria in Comprehensive Plan Section 1.5.1.B.1.c.

ZMA Analysis and Findings

Section 40.97.14 Discretionary Annexation Related Zoning Map Amendment

C. Approval Criteria. In order to approve a Discretionary Annexation Related Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all of the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Discretionary Annexation Related Zoning Map Amendment application.

Finding:

Beaverton's Zoning Map Amendment procedures have been acknowledged as consistent with Statewide Planning Goal 1.

Section 40.97.15.A says the threshold for a Discretionary Annexation Related Zoning Map Amendment shall be required when the following threshold applies: "1. The change of zoning to a City zoning designation as a result of annexation of land into the City consistent with 10.40.3.B [ORD 4759; March 2019]."

Development Code Section 10.40.1 says any "area annexed to the City shall retain the zoning classification of its former jurisdiction until changed by the City." Development Code Section 10.40.2 says the city "may consider zoning for any area proposed for annexation at the same time as it considers annexation of the area or at a later time."

The city did not elect to consider zoning for these properties at the time of annexation, so it elected to consider zoning "at a later time."

Section 10.40.3.B says: "For parcels where Table 1 in Section 1.5.2 of the Comprehensive Plan does not identify a specific City zone and discretion is required, a public hearing shall be held pursuant to Section 40.97.15.4 (Discretionary Annexation Related Zone Change) of this Code." Table 1 in Section 1.5.2 of the Comprehensive Plan does not specify a specific city zone for properties in Washington County's TO:RC and TO:EMP designations that are in a Regional Center rather than a Station Community area.

Conclusion: Therefore, the threshold is met and an application for Discretionary Annexation Related Zoning Map Amendment is required.

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

Finding:

There is no fee associated with a Discretionary Annexation Related Zoning Map Amendment application.

Conclusion: Therefore, the proposal meets the criterion for approval.

3. In applying the most appropriate zoning, the decision-making authority shall use the relevant criteria below. [ORD 4759; March 2019]
 - a. If the property is or properties are subject to a Beaverton-approved Community Plan, Neighborhood Plan, or Concept Plan wherein the zoning is specified, the decision-making authority shall apply the specified zoning district or districts.
 - b. If the Washington County designation is Institutional, the decision-making authority shall at its discretion consider one or more of the following criteria in applying a Beaverton zoning district:
 - i. Existing or planned use of the property.
 - ii. Zoning allowed in the most appropriate Beaverton Comprehensive Plan designation.
 - iii. Zoning on adjacent properties.
 - iv. Uses on adjacent properties.
 - c. If neither Section 40.97.15.C.3. a. nor b. apply, the decision-making authority shall consider the following criteria:
 - i. City zoning districts allowed by the City Comprehensive Plan designation to be applied to the property or properties.
 - ii. How closely the proposed City zone corresponds to the County designation in allowed uses; minimum and/or maximum density; and/or floor-area ratio minimum and/or maximums.
 - iii. Other relevant County and City zone/designation purpose statements or site development standards as determined by the decision-making body. Finding:

Finding:

The properties are not subject to a Beaverton-approved Community Plan, Neighborhood Plan or Concept Plan. The Washington County designation is not Institutional. Neither a nor b are applicable.

As described in the Comprehensive Plan Amendment section above, Beaverton's Community Commercial designation is recommended for these properties. Implementing zones for Community Commercial are:

- Corridor Commercial (CC)
- Community Service (CS)
- Washington Square Regional Center – Commercial District (C-WS)

Table 4: Washington County and Beaverton allowed uses comparison

Designation or zone	Allowed Uses (summary, not exhaustive)
Washington County TO:EMP	Retail businesses, hotels, service stations, offices, medical clinics, service businesses, manufacturing, research and development, warehouses, religious institutions and public buildings.
Washington County TO:RC	Retail businesses, food markets, hotels, service stations, offices, medical clinics, service businesses, apartments, group care, religious institutions and public buildings. Multifamily housing also is allowed if the units are in a mixed-use building above the ground floor.
Beaverton Corridor Commercial (CC)	Attached and detached housing; eating and drinking establishments; clinics; financial institutions; live/work; office; retail trade; service businesses; automotive service, minor (not vehicle sales); schools; public buildings. Does not allow industrial.
Beaverton Community Service (CS)	Attached and detached housing; eating and drinking establishments; clinics; financial institutions; live/work; office; retail trade; service businesses; automotive service, minor (not vehicle sales); schools; public buildings. Does not allow industrial.
Washington Square Regional Center – Commercial District (C-WS)	Attached housing (above non-residential uses allowed); eating and drinking establishments; live/work; office; retail and retail trade (within an enclosed structure); service businesses (within an enclosed structure); automotive service, minor; schools; warehousing. No industrial uses besides warehousing are allowed.

Although the districts have similarities in the use department, Washington Square Regional Center – Commercial District (C-WS) is the only district that allows residential only above other non-residential uses similar to the allowed use in Washington County TO:RC and allows warehousing, which is one industrial use allowed in Washington County TO:EMP. Otherwise, the Washington County and Beaverton zones allow a variety of commercial uses.

Table 5: Washington County and Beaverton development intensity comparison

Designation or zone	Development intensity
Washington County TO:EMP	Minimum floor area ratio: 0.5 Maximum FAR: None
Washington County TO:RC	Minimum floor area ratio: 0.5 Maximum FAR: None

Designation or zone	Development intensity
Beaverton Corridor Commercial (CC)	Minimum residential density for detached units: 35 units per acre. Minimum residential density for detached units: 9 units per acre. No floor area ratio requirements or minimum intensity requirements for commercial
Beaverton Community Service (CS)	Minimum residential density for detached units: 35 units per acre. Minimum residential density for detached units: 9 units per acre. No floor area ratio requirements or minimum intensity requirements for commercial
Washington Square Regional Center – Commercial District (C-WS)	Minimum floor area ratio: 0.3 Maximum FAR: 1.0.

Although Beaverton’s C-WS zone has a lower minimum FAR than the Washington County designation, C-WS does regulate minimum commercial (and residential) development intensity, which is consistent with requiring development intensity within a Regional Center. Beaverton’s CC and CS districts do not have minimum FAR and allow detached residents at a low density.

The Beaverton Development Code’s purpose statement for C-WS Washington Square Regional Center--Commercial District says: “The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.”

Comprehensive Plan Policy 3.4.1.d.iii says “Area-specific zoning districts (as indicated in the Comprehensive Plan and Zoning District Matrix” shall be applied only in locations consistent with the title and purpose statement of the zone, applicable Community Plan policies or Metro Title 6 designations.” The Comprehensive Plan and Zoning District Matrix indicates that C-WS is a zone where Policy 3.4.1.d.iii applies. These properties are in the Washington Square Regional Center and are eligible for the C-WS zone.

In addition, this area as a Regional Center is intended for more intense mixed-use development that is transit-supportive and pedestrian oriented. The western property, 9120 SW Hall Blvd., is within one-half mile of the Hall/Nimbus WES commuter rail station, and both properties are served by several buses and within walking distance of the WES station and the Washington Square Transit Center, which is about 1,100 feet from the corner of Hall and Oleson.

The findings support zoning the two properties C-WS consistent with the criteria in 40.97.15.C.3.c.

Conclusion: Therefore, the proposal meets the criteria for applying C-WS as the most appropriate zoning for the properties.

4. 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 Zoning Map Amendment application is being reviewed concurrently with the Comprehensive Plan Map Amendment. The request will not require additional applications or documents.

Conclusion: Therefore, the proposal meets the criterion for approval.

CPA/ZMA Goal 9 Findings

ORS 197.175(1) requires cities to exercise their planning responsibilities consistent with statewide Planning Goals and ORS chapters 195, 196 and 197.

Goal 9 requires comprehensive plans for urban areas to provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.”

Oregon Administrative rule 660-009-0010(4) says:

“For a post-acknowledgement plan amendment under OAR chapter 660, division 18, that changes the plan designation of land in excess of two acres within an existing urban growth boundary from an industrial use designation to a non-industrial use designation, or another employment use designation to any other use designation, a city or county must address all applicable planning requirements, and:

(a) Demonstrate that the proposed amendment is consistent with its most recent economic opportunities analysis and the parts of its acknowledged comprehensive plan which address the requirements of this division; or

(b) Amend its comprehensive plan to incorporate the proposed amendment, consistent with the requirements of this division; or

(c) Adopt a combination of the above, consistent with the requirements of this division.

Beaverton’s Comprehensive Plan Chapter 9: Economy element contains the following policies under Goal 9.1.1:

d) Identify and protect the city’s employment areas by adopting regulations that promote an appropriate mix of uses in industrial and other employment zones.

Finding:

The proposed Comprehensive Plan designation and zoning district change is for about 9.5 acres. Beaverton’s Economic Opportunities Analysis, which is adopted in Volume II of the city’s Comprehensive Plan, was published in July 2015. It identified vacant industrial and employment land and land with redevelopment potential for additional industry or employment. The two subject properties were not identified in the buildable land inventory to provide additional employment. In addition, the proposed Comprehensive Plan designation and zoning district provide for similar uses as the former Washington County zones, as shown in Tables 4 and 5 and the above findings for both the CPA and ZMA. This includes allowing a variety of employment uses, including retail, professional services, office, restaurants, some automobile service and warehouses. It also promotes Regional Center characteristics by allowing attached

housing and a mix of uses while only allowing those attached housing units on upper floors above allowed non-residential uses.

Conclusion: Therefore, the proposal is consistent with Goal 9, Beaverton's Economic Opportunities Analysis and Beaverton Comprehensive Plan policies regarding employment land and meets Oregon requirements of Administrative Rule 660-009-010(4).

CPA/ZMA Goal 10 Findings

ORS 197.175(1) requires cities to exercise their planning responsibilities consistent with statewide Planning Goals and ORS chapters 195, 196 and 197.

Finding:

Beaverton’s Housing Needs Analysis (HNA) was published in October 2015. It demonstrated a need for all housing types in the 20-year period ending in 2035. This was true both for the current Beaverton city limits as well as the city limits plus the assumed urban service area, which is an area where it is assumed Beaverton will provide governance in the future. The state Department of Land Conservation and Development (DLCD) found it to be consistent with the requirements of Statewide Planning Goal 10. See Table 6 for the number of housing units projected to be needed.

Table 6: Projected Future Need for New Housing Units (2035)

	SF detached	SF attached	Duplex	3 or 4 units	5+ units
Current city limits (2015)	5,767	1,542	295	718	3,866
City limits plus assumed urban service boundary	14,001	2,626	958	718	3,886

Source: Beaverton Housing Needs Analysis (part of the city’s Housing Strategies Report) Figure 5.3 and Figure 10.3. <https://www.beavertonoregon.gov/DocumentCenter/View/10322>. Accessed April 14, 2020.

Based on the findings in Beaverton’s Housing Strategies Report in Volume II of the Comprehensive Plan, which includes the city’s Buildable Lands Inventory and Housing Needs Analysis, Beaverton updated its Comprehensive Plan’s Housing Element and Land Use Element to address the identified housing needs. DLCD also found these Comprehensive Plan changes consistent with the Statewide Planning Goals. The two subject properties were considered developed in the city’s 2015 buildable land inventory and were not assumed to contribute new housing units. If they were to redevelop with housing, they would likely contribute to the 5-plus units category because attached multi-family would be allowed in the C-WS zone to be applied to the property, which is allowed as an implementing zone to the Community Commercial designation. If property owners decide to redevelop the properties, there is a potential for hundreds of housing units because mixed-use development with residential above the first floor is allowed and the zone has no maximum residential density or maximum FAR. For example, if the entire 9.5 acres were redeveloped at a residential density of 25 units per acre, it would accommodate 237 multi-family housing units.

The allowed uses in the city Comprehensive Plan designation and zoning district recommended by staff, Community Commercial and Washington Square Regional

Center – Commercial District (C-WS), are similar to those allowed in the County (Transit Oriented: Retail Commercial and Transit Oriented: Employment) as shown in Table 4, above, although the proposed zone allows more residential uses than the County's Transit Oriented: Employment designation.

Conclusion: Therefore, the proposal to apply the Community Commercial land use designation to the subject properties upon annexation is consistent with Goal 10, Housing, because residential development opportunities likely will increase on the properties if redevelopment were to occur and the change will not reduce the available buildable land identified in the City's Housing Strategies Report, which is the City's state-required housing needs analysis.

Oregon Administrative Rules – Housing Density and Mix Findings

Oregon Administrative Rule 660-007-030 requires the City of Beaverton to designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single-family housing or multiple-family housing or justify an alternative percentage based on changing circumstances.

Finding:

Beaverton's Housing Strategies Report, in Figure 11.1 on Page 74, shows the capacity for 8,273 attached or multi-family units and 5,033 single-family detached units in the city, which means there is an opportunity for multi-family to be about 62 percent of units. That far exceeds the 50 percent required. Application of the staff-recommended Comprehensive Plan designation and zoning district allows attached residential units. So any development of housing on these properties would provide more multi-family units and zero single-family detached units. The changes on the property will not put the city out of compliance with OAR 660-007-030.

Oregon Administrative Rule 660-007-035 requires the City of Beaverton to provide for an overall density of 10 or more dwelling units per net buildable acre.

Beaverton's Housing Strategies Report, in Table 6 on Pages 20-21, lists the net residential acres available at 504 acres within the city. Figure 11.1 on Page 74 of Exhibit C the Housing Strategies Report (Housing Needs Analysis) shows a total capacity of 13,306 units within the city. Dividing the units by the acres available results in 26.4 units per net buildable acre. This far exceeds the 10 units per net buildable acre minimum. Application of the staff-recommended Comprehensive Plan designation and zoning district will not put the city out of compliance with OAR 660-007-035 (and would potentially contribute additional housing units if redevelopment occurs).

Conclusion: Therefore, the proposal meets Oregon Administrative Rule 660-007-030.

CONCLUSION

Based on the facts and findings presented, staff concludes that amending the Comprehensive Plan Land Use Map to apply the Community Commercial land use designation and amending the Zoning Map to apply the Washington Square Regional Center – Commercial District (C-WS) zoning district is appropriate for the subject properties. Therefore, staff recommends that Planning Commission recommend approval to City Council the proposed Comprehensive Plan and Zoning Map amendments.