



Staff Report

HEARING DATE: June 27, 2018

STAFF REPORT DATE: June 20, 2018

TO: Interested Parties

FROM: Steve Regner, Associate Planner *SR*

PROPOSAL: **Cornell Oaks Hotels**
CU2018-0002 DR2018-0029 LD2018-0010 SDM2018-0002 TP2018-0002

LOCATION: The site is bounded by NW 158th Avenue, NW Greenbrier Parkway and NW Blueridge Drive. Tax Lots 01000, 01100 and 01200 on Washington County Tax Assessor's Map 1N132CA.

SUMMARY: The applicant, Brandt Hospitality Group, requests approval for Design Review Three, Conditional Use for Temporary Living Quarters in an Office Industrial zone, Preliminary Fee Ownership Subdivision, Sidewalk Design Modification and Tree Plan Type 2 applications for the construction of two new hotels and two restaurant building pads. The proposal is composed of a four story, 117-room hotel; a four story, 107-room hotel; a restaurant pad to support a future 4,700 square foot restaurant; a restaurant pad to support a future 5,600 square foot restaurant; and associated landscaping and vehicle parking.

PROPERTY OWNER: PD Office Owner 4, LP
Andrew Wong
591 W Putnam Avenue
Greenwich, CT 06830

APPLICANT: Brandt Hospitality Group
Bob Kellam
2632 47th Street, Suite 103
Fargo, ND 58104

APPLICANT REPRESENTATIVE: Kimley Horn and Associates, Inc.
Brandon McDougald
215 South State Street, Suite 400
Salt Lake City, Utah 84111

APPROVAL CRITERIA: Facilities Review 40.03
New Conditional Use, Section 40.15.15.3.C
Design Review Three, Section 40.20.15.3.C
Preliminary Fee Ownership Subdivision, 40.45.15.7.C
Sidewalk Design Modification, Section 40.58.55.C
Tree Plan Two, Section 40.90.15.2.C

RECOMMENDATION: **Approval of CU2018-0002 DR2018-0029 LD2018-0010 SDM2018-0002 TP2018-0002 (Cornell Oaks Hotels).**

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
CU2018-0002	March 2, 2018	May 9, 2018	September 13, 2018	May 8, 2019
DR2018-0029	March 2, 2018	May 9, 2018	September 13, 2018	May 8, 2019
LD2018-0010	March 2, 2018	May 9, 2018	September 13, 2018	May 8, 2019
SDM2018-0002	March 2, 2018	May 9, 2018	September 13, 2018	May 8, 2019
TP2018-0002	March 2, 2018	May 9, 2018	September 13, 2018	May 8, 2019

*This is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

Zoning	Office Industrial (OI)	
Current Development	Vacant	
Site Size & Location	The site is bounded by NW 158th Avenue, NW Greenbrier Parkway and NW Blueridge Drive. The site is 6.91 acres.	
NAC	Five Oaks / Triple Creek	
Surrounding Uses	<p>Zoning: <u>North:</u> Office Industrial <u>South:</u> Office Industrial <u>East:</u> Office Industrial <u>West:</u> R2 Residential</p>	<p>Uses: <u>North:</u> Office <u>South:</u> Eating and Drinking Establishment <u>East:</u> Office <u>West:</u> Attached Residential, across NW 158th</p>

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR11
<u>Attachment B:</u> CU2018-0002 <i>New Conditional Use Permit</i>	CU1-CU5
<u>Attachment C:</u> DR2018-0029 <i>Design Review Three</i>	DR1-DR15
<u>Attachment D:</u> LD2018-0010 <i>Preliminary Fee Ownership Subdivision</i>	LD1-LD2
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<u>Attachment F:</u> TP2018-0002 <i>Tree Plan Two</i>	TP1-TP6
<u>Attachment G:</u> <i>Conditions of Approval</i>	COA1-COA9

Exhibits

Exhibit 1. Materials submitted by Staff

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

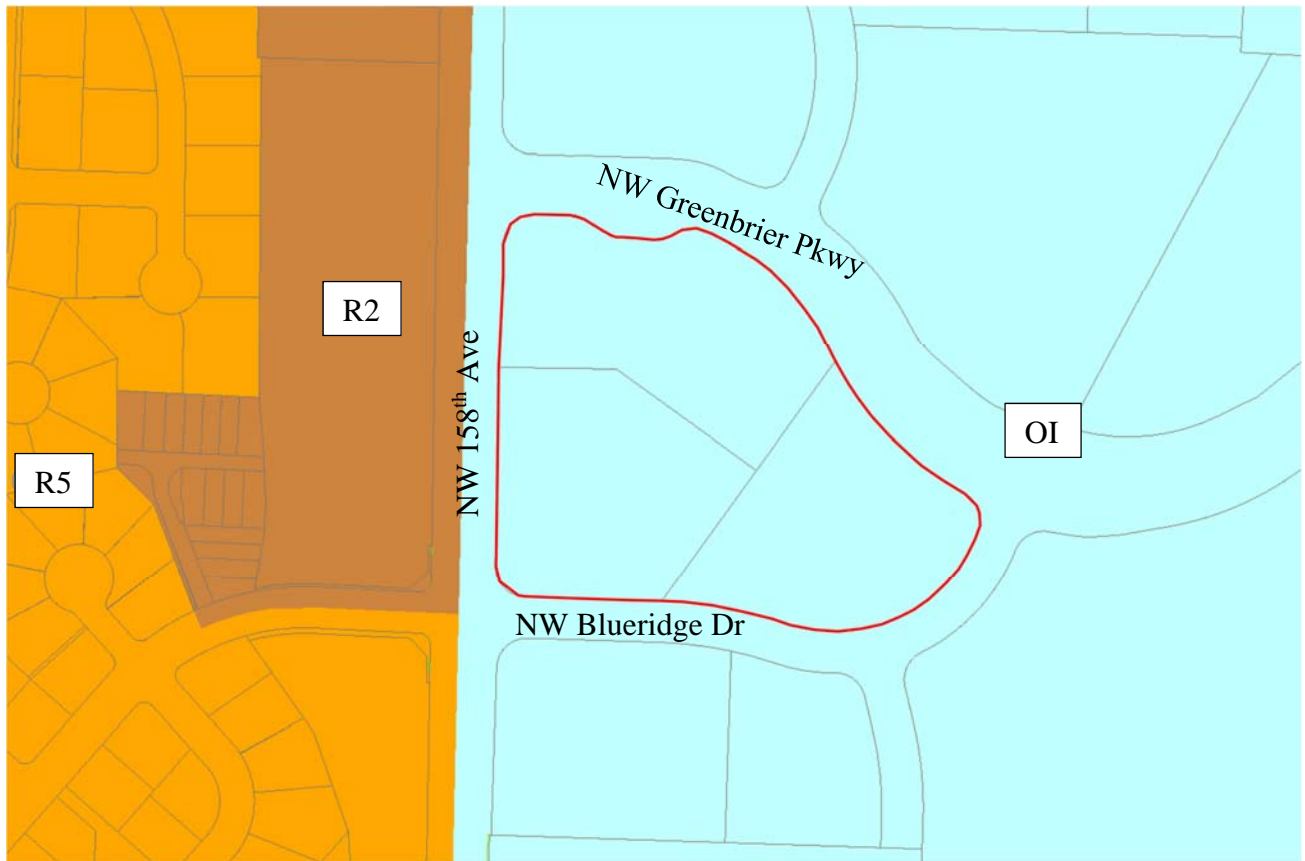
Exhibit 1.2 Aerial Map (page SR-5 of this report)

Exhibit 2. Public Comment

Exhibit 2.1 No Comments Submitted

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Submittal Package including plans



**CU2018-0002 DR2018-0029 LD2018-0010 SDM2018-0002 TP2018-0002
Cornell Oaks Hotels
Zoning Map**



**CU2018-0002 DR2018-0029 LD2018-0010 SDM2018-0002 TP2018-0002
Cornell Oaks Hotels
Aerial Map**

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Cornell Oaks Hotels**

CU2018-0002 DR2018-00029 LD2018-0010 SDM2018-0002 TP2018-0002

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 Three, Conditional Use Permit, and Land Division applications as submitted.**
- **Facilities Review criteria do not apply to the Tree Plan Type Two and 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.

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. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities. The applicant has provided a Service Provider Letter (SPL) from Clean Water Services that includes a condition that requires the applicant obtain concurrence from Department of State Lands, documenting the presence or absence of wetlands prior to construction permit issuance. The committee recommends including a condition requiring Depart of State Lands concurrence prior to Site Development permit or Early Grading permit issuance.

Water service for this site is provided by the City of Beaverton. The applicant proposes to connect to existing water lines in NW Greenbrier Parkway and NW Blueridge Drive. Sufficient water service is available to serve the project site.

Sanitary sewer service for this site is provided by the City of Beaverton. The applicant proposes to connect to an existing sanitary sewer line in NW Blueridge Drive. Adequate capacity exists to serve the proposed development.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans. Two separate sub-basins are proposed on site to address drainage. The western sub-basin will drain to an underground detention facility with filters to address water quantity and quality. The eastern sub-basin will drain to surface detention facility to address water quantity and quality. The Committee has found the report and associated utility plans to be adequate in addressing the site's on-site surface water management (drainage patterns, treatment and quantity control).

The applicant has provided a Traffic Impact Analysis (TIA) for the two hotels and two future restaurants. Based on the TIA, full development will result in approximately 3,930 total trips per day. Of these total trips, approximately 255 will be in the AM peak hour and 265 will be in the PM peak hour.

As a part of the TIA, the applicant's traffic engineer analyzed the impact of the development's trips on the surrounding transportation system. The TIA concluded that all of the signalized intersections and signalized approaches will continue to perform within the established mobility parameters in 2019 when full build out is anticipated. However, the TIA identifies several signalized approaches will exceed capacity standards by 2019. The TIA recommends adjusting signal timing to accommodate the additional traffic. All areas are affect either a county or state road facility. Both agencies are currently evaluating the signal-timing request. Furthermore, a subsequent TIA memo identifies an imbalance in use of dual turning lanes on westbound NW Cornell Road turning south onto NW 158th. This imbalance is likely due to striping in the inside turn lane that limits stacking. To address this issue, the memo recommends restriping the inside turn lane to accommodate greater queuing. Staff recommends a condition of approval to restripe this inner turn lane.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included at the end of this report. Staff also cites the findings for Criterion H regarding fire prevention.

The Committee finds that the development will provide required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

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

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.

Chapter 90 of the Development Code defines “essential facilities” to be services that include transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Tri-Met will serve the development site. The site is most directly served by bus line 67 on NW 158th Avenue. Tri-Met has not identified the need for additional transit stops related to this development.

The City of Beaverton Police will serve the development site. The Police Department has submitted no comments or recommendations to the Facilities Review Committee related to this proposal.

The applicant proposes curb-tight sidewalks along one segment of NW Blueridge, which deviates from the Engineering Design Manual standards. The applicant states that the curb-tight sidewalks will accommodate the flood event storage needed on-site related to the small portion of the property that is within the 100-year flood plain. Furthermore, the applicant proposes sidewalks along a segment of NW Greenbrier that run further into the interior of the site to preserve five mature trees on site. Please Attachment E for further analysis.

The committee recommends a condition of approval that the applicant obtain an Engineering Design Manual Medication approval for any sidewalk deviations prior to issuance of a site development permit.

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

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

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Office Industrial (OI) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards.

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

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

60.25 Off-Street Loading Requirements

Each proposed hotel requires at least two Type B loading berths. For the northern hotel, the applicant proposes to locate one loading berth in the guest drop off zone in front of the hotel's primary entrance. The second loading berth for the north hotel is located east of the hotel in a parking lot drive aisle. The drive aisle is wide enough to accommodate a loading truck without blocking passage of a second vehicle. For the southern hotel, the applicant proposes two loading berths in the guest drop off zone in front of the hotel's primary entrance. The applicant states that delivery and service vehicles are limited to smaller vans, cube vans, and small tandem trucks. Furthermore, the applicant states that deliveries will be coordinated to avoid overlap, and will be scheduled between 12pm and 3pm to avoid conflicts with guest usage of the drop-off zone.

The two proposed restaurant pads can support approximately 10,300 square feet of restaurant space, necessitating one loading berth to serve both restaurants. The future restaurant buildings will be reviewed as part of a future land use application. However, the applicant proposes a single loading berth adjacent to the northern restaurant pad with this land use application to serve the future restaurants. The loading berth is located in a larger than standard parking space, and will be signed as a loading zone during certain hours.

60.30 Off-Street Parking

Based on a 107-room hotel, a 117-room hotel, a future 4,700 square foot restaurant, and a future 5,300 square foot restaurant, the proposed development will require a minimum of 327 parking spaces. The maximum number of vehicle parking spaces allowed is 574. The applicant proposes 333 vehicle spaces. One vehicle parking space, as mentioned above in response to section 60.25, will be signed as a loading zone during certain hours. This leaves 332 dedicated parking spaces, meeting the standard minimum. Staff notes that the future restaurant sizes could potentially change in size, and provided on-site parking will limit how much larger one or both restaurants could grow. A parking analysis will be required during the land use review for the future restaurants to ensure minimum parking standards continue to be met.

The applicant proposes covered bicycle racks to meet the short-term and long-term bicycle parking requirements for both hotels, as well as the future restaurants. This meets the applicable City minimum standards for bike parking. However, the applicant does not provide bike shelter elevations with this application. The committee recommends a condition of approval requiring bicycle shelter elevations prior to site development permit issuance.

All of the proposed regular vehicle parking spaces are at least 9 feet wide and at least 18.5 feet deep, counting the bumper overhang areas. Five ADA-compliant spaces are provided for each hotel, and three ADA-compliant spaces are provided for each future restaurant. All parking areas appear to comply with the applicable design standards for layout and dimensions.

Section 60.55.10 General Provisions

As noted above, the applicant prepared a Traffic Impact Analysis (TIA) that demonstrates that the surrounding street system can reasonably accommodate the expected growth in traffic due to the increased size and altered circulation pattern for the school.

Section 60.55.20 Traffic Impact Analysis

The applicant conducted a Traffic Impact Analysis, as required. The study met the applicable standards for scope, contents, analysis, and recommended mitigations.

Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The applicant's plans show that the development will be accessible by foot and by bicycle, as required. As a Condition of Approval, the applicant will install sidewalks and planter strips, as discussed in Criterion A and B of this analysis.

60.60 Trees and Vegetation Requirements

There are no significant trees on the subject property. There are, however, several groves of mature Community trees on site. Community trees have no mitigation requirements.

The committee recommends standard conditions of approval for tree protection fencing during construction for trees identified for preservation.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

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

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The applicant's narrative states that all private common facilities will be placed in a common maintenance agreement to insure proper periodic maintenance. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

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

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

As noted above in response to criteria A, B and D, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed school.

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

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

As noted in response to criteria A, B, and D, the on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner for the operation of the proposed school.

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

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

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

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

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

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval. The walkways and drive aisles have been designed to meet the applicable Engineering Design Standards.

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.

The applicant's response to Criterion J states that the grading has been designed to accommodate the new development on the site. Furthermore, the applicant states that the site grading is designed to direct stormwater to the on-site treatment facilities.

The applicant must show compliance with Site Development erosion control measure at the time of Site Development permit issuance.

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

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA

requirements, and would thereby be in conformance with Development Code Section 60.55.25.10 and the criterion will be met.

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

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

The applicant submitted the applications on March 2, 2018 and was deemed complete on May 9, 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.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Office Industrial (OI) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses – OI			
Use, Conditionally Permitted	Temporary Living Quarters	The applicant proposes two hotels	YES w/ CU
Use, Permitted	Eating and Drinking Establishments	Applicant proposes two building pads for future restaurant construction. Building design for restaurants will be subject to additional Design Review.	YES
Development Code Section 20.15.15. Site Development Standards – OI			
Land Area Minimum	No Minimum	Approximately 301,000 square feet	YES
Lot Dimensions Minimum	No Minimum	Width: 535 feet Depth: 550 feet	N/A
Yard Setbacks Minimum	Front: 35 feet Side: 10 feet Rear: 0 feet	Front: 35 feet Side: 10 & 31 feet Rear: 140 feet	YES
Building Height Maximum	80'	The maximum building height proposed is 54' above grade plane.	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review guidelines will be reviewed in the Design Review portion of the staff report.	See Findings for DR2018-0029
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	A small portion of the site is identified as being part of FEMA Zone A 100-year base flood elevation. In situations where the applicant proposes a structure within this area, grading is proposed to raise the area out of the flood plain. The applicant has provided a cut/fill analysis to demonstrate that this grading is consistent with local and state floodplain regulations.	YES
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 adjacent residentially zoned properties or significant groves. Final Plat Standards identified in 60.15.15 will be addressed at Final Land Division.	YES
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	5 Type B loading berth	The applicant proposes 5 Type B loading berths. Two berths for each hotel, and one berth for the two future restaurants	YES

Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A	Total Required: 327 Spaces	<u>Vehicle Parking</u> 332 spaces	YES
Required Bicycle Parking	Short Term Total: 4 Spaces Long Term Total: 10 Spaces	<u>Bicycle Parking</u> 16 external covered spaces, meeting short term and long term requirements.	
Compact Spaces	Twenty percent of required spaces may be compact.	No compact parking spaces are proposed.	YES
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	By staff assessment, the applicant proposes to remove 101 Community Trees.	See Findings for TP2018-0002
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.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

**CU2018-0002
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

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

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use 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 Conditional Use application.*

The applicant proposes two hotels in the Office Industrial (OI) zone. Temporary Living Quarters in this zone require a Conditional Use permit.

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.*

The applicant paid the required fee associated with a New Conditional Use application.

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

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant identified the following applicable Comprehensive Plan Policies, and states that there are no conflicts with any of the policies identified.

Goal 3.9.1 Successful employment lands.

a) Emphasize and prioritize employment and industrial uses – ensure that other uses allowed within these plan designations support and do not detract from the desirability of these areas for employment and industrial uses.

- b) Encourage design features and other measures that increase the availability and desirability of non-auto transportation options for employees and visitors.
- c) Provide employment land suitable to meet long-term and short-term employment growth forecasts, including encouraging increased employment densities and the reuse of underutilized employment land.

The applicant states that approximately 148 new employees will be required to operate the proposed development. The proposed uses will add to the success/synergy of the surrounding uses and will not detract from the existing uses. Internal and external connections have been provided to encourage bicycling and pedestrian activity.

Goal 3.9.2 Employment Areas: Provide desirable locations for mix of office and flexible employment space and complementary uses

- a) Provide for a mix of office, industrial and other employment space and complementary uses such as retail, restaurants, hotels, and services to meet the needs of businesses and employees.
- b) Limit new and expanded commercial retail uses to those appropriate in type and size to serve the needs of businesses and employees of the Employment Areas.
- c) Require new development and significant redevelopment projects to support walking and biking through measures such as:
 - i. Providing covered and/or indoor bicycle parking available to employees and visitors
 - ii. Providing safe and direct pedestrian connections to any nearby streets, transit stops or stations, multi-use or pedestrian trails and retail areas
 - iii. Providing preferential parking for carpools and vanpools
- d) Encourage other measures to reduce driving alone by employees, such as:
 - i. Providing shuttle service to nearby light rail stations
 - ii. Providing lockers and shower facilities on-site
 - iii. Providing secure bike storage for employees
 - iv. Offering employees incentives not to drive to work
- e) The Employment designation may be applied in areas

The applicant states the proposed hotels and future restaurants will complement surrounding uses, providing residents, and local employers additional options for eating, socializing and overnight accommodations. All bike parking provided on site will be covered, direct connections to the surrounding transportation and transit system are provided.

5.4.1 Goal: Ensure long-term provision of adequate storm water management within existing City limits and areas to be annexed in the future.

- b) On-site detention will be used as a storm water management tool to mitigate the impacts of increased storm water run-off associated with new land development.
- c) All new land development will be connected to a storm water drainage system. Each new development will be responsible for the construction or assurance of construction

of their portion of the major storm water run-off facilities that are identified by the SWM program as being necessary to serve the new land development.

The applicant states has provided a mix of surface level detention and treatment and underground detention and proprietary filters. All stormwater improvements will connect to the city's existing infrastructure.

5.5.1 Goal: The City shall continue to participate in the Joint Water Commission and work with the West Slope, Raleigh and Tualatin Valley Water Districts to ensure the provision of adequate water service to present and future customers in Beaverton.

a) All new land development (residential subdivisions, multiple family dwelling development, and industrial and commercial developments) shall be connected to a public water system.

The applicant has provided materials with this application that show how adequate water service can be provided by Tualatin Valley Water District. Staff concurs with the applicant's initial assessment. The Site Development Engineer will determine that available water pressure is adequate to serve the proposed project during the Site Development stage of this project.

5.6.1. Goal: The City shall continue to cooperate with CWS to ensure long-term provision of an adequate sanitary sewer system within existing City limits and areas to be annexed in the future.

a) All new land development (residential subdivisions, and multiple family dwelling, industrial, and commercial developments) shall be connected to the City sewer system.

The applicant has provided materials with this application that show how adequate sewer service can be provided by the City of Beaverton. Staff concurs with the applicant's initial assessment. The Site Development Engineer will determine that available infrastructure is adequate to serve the proposed project during the Site Development stage of this project.

6.2.1. Goal: Transportation facilities designed and constructed in a manner to enhance Beaverton's livability and meet federal, state, regional, and local requirements.

g) Provide convenient direct pedestrian and bicycle facilities to promote the health and physical well-being of Beaverton residents, to reduce traffic congestion, to provide commuting and recreational alternatives to the motor vehicle, and to support local commerce.

Direct bicycle and pedestrian connections to surrounding facilities are provided from the site.

6.2.2. Goal: A balanced multimodal transportation system that provides mobility and accessibility for users.

c) Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycletracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.

d) Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.

e) Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers by identifying and developing improvements that address connectivity needs.

This development will complete the currently incomplete sidewalk network along the perimeter of the site. Direct bicycle and pedestrian connections to surrounding facilities are provided from the site.

6.2.3. Goal: A safe transportation system.

d) Designate safe walkway and bikeway routes from residential areas to schools, parks, transit, and other activity centers.

This development will complete the currently incomplete sidewalk network along the perimeter of the site. Direct bicycle and pedestrian connections to surrounding facilities are provided from the site. Marked street crossings along NW Blueridge Drive will provide safe routes to the regional THPRD park facility to the south.

6.2.4. Goal: An efficient transportation system that reduces the percentage of trips by single occupant vehicles, reduces the number and length of trips, limits congestion, and improves air quality.

b) Support and implement trip reduction strategies developed regionally, including employment, tourist, and recreational trip reduction programs.

The subject site is located adjacent to land uses that draw high numbers of visitors, including the regional THPRD park facility to the south and the larger employers in the vicinity. By providing hotels in this neighborhood, these visitors will be closer to their destinations, and will reduce length of vehicle trips, and possibly encourage other modes of transportation.

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

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The applicant states that the proposed site grading will allow the site to reasonably accommodate the development. Otherwise, the size, dimensions and configuration easily accommodate the proposal. Staff concurs that the site can accommodate the proposal.

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

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

The applicant states that the proposed uses complement the vicinity by providing land uses that support the surrounding area. Specifically, the hotels will provide overnight lodging for the nearby employers, as well as the regional THPRD park facility to the south. Staff notes that the landscaping will provide sufficient buffers to limit impacts to the livability of the surrounding area.

Therefore, staff finds 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.*

The applicant has submitted all documents related to this request for New Conditional Use approval. Design Review Three, Preliminary Fee Ownership Subdivision, Sidewalk Design Modification and Tree Plan Two applications are being processed concurrently with the subject request for New Conditional Use approval. No additional applications or documents are needed at this time.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2018-0002 (Cornell Oaks Hotels)**, subject to the applicable conditions identified in Attachment G.

**DR2018-0029
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

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

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three 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 Three application.*

The applicant proposes to construct two new hotels, totaling approximately 140,000 square feet, and associate facilities. The property is not located in or abutting a residential zone. Therefore, the applicant meets Threshold 1 of a Design Review Three.

1. New construction of more than 50,000 gross square feet of non-residential floor area where the development does not abut any Residential zoning district.

Therefore, staff find that the criterion is met.

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

The applicant paid the required fees for a Design Review Three application.

Therefore, staff find that the criterion is met.

3. ***For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the Guideline and a statement as to whether the Guideline is met.

Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.

4. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines 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 guideline; or***
 - c. ***The location of the existing structure to be modified is more than 300 feet from a public street.***

The project proposal is a new development. Therefore, this criterion, which pertains to additions or modification of existing development, does not apply.

Therefore, staff find the criterion is not applicable.

5. ***For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

The applicant does not propose a DRBCP.

Therefore, staff find the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The project proposal meets application Threshold #1 and, accordingly, is not subject to Design Standards.

Therefore, staff find the criterion is not applicable.

7. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).***

The project proposal meets application Threshold #1 and, accordingly, is not subject to Design Standards.

Therefore, staff find the criterion is not applicable.

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

The applicant has submitted all documents related to this request for Design Review Three approval. New Conditional Use, Preliminary Fee Ownership Subdivision, Sidewalk Design Modification and Tree Plan Two applications are being processed concurrently with the subject request for Design Review Three approval. No additional applications or documents are needed at this time.

Therefore, staff find the criterion is met.

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 *Building Design and Orientation Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. *Building Elevation Design Through Articulation and Variety*

B. *Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided.* (Standard 60.05.15.1.A and B)

Marriot AC Hotel: The applicant states that the building elevations vary with material changes, color and texture changes, and significant glazing. Variations in roof lines also provide visual interest. The exterior of the building is a mix of stucco and fiber cement panels. The building pad will be approximately 14 feet below the public sidewalk along NW Greenbrier and NW 158th Avenue. Therefore, the second floor will be most visible to pedestrians viewing the north and west elevations.

Element Hotel: The applicant states that the building elevations vary with material changes, color and texture changes, and significant glazing. Variations in roof lines also provide visual interest, and a unique roof form in the center of the elevation adds additional articulation. The exterior of the building is a mix of stucco and fiber cement panels.

Staff concurs that both hotels are sufficiently varied to provide visual interest.

Therefore, staff find the Guideline is met.

C. *To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized.* (Standard 60.05.15.1.B)

Marriot AC Hotel: The applicant states that vertical elements are provided at the primary building entrance, utilizing color, massing, and roof form changes. Additionally, the AC Hotel utilizes vertical grilles between some windows.

Element Hotel: The applicant states that vertical elements are provided at the primary entrances, utilizing color, massing, and roof form changes. Additionally, the Element hotel provides the previously mentioned unique roof form that emphasizes vertical elements.

Staff concurs that both hotels have vertical elements that balance the longer building elevations.

Therefore, staff find the Guideline is met.

D. *Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities.*
(Standard 60.05.15.1.B) [ORD 4531; March 2010]

Marriot AC Hotel: The applicant states that the street facing elevations will convey a residential feel and will convey a pedestrian scale with consistent windows along the longer north elevation. The interior facing elevations provide a pedestrian scale through significant glazing and canopies at the primary entrance. Walking paths with landscaping surround the hotel.

Element Hotel: The applicant states that a pedestrian scale is conveyed through human scale windows, materials changes, and a low canopy at the primary entrance. Walking paths with landscaping surround the hotel.

Staff concurs that both hotels promote a comfortable pedestrian scale through windows, materials changes, pedestrian paths and landscaping.

Therefore, staff find the Guideline is met.

E. *Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided.*
(Standards 60.05.15.1.B, C, and D) [ORD 4542; May 2010]

Marriot AC Hotel: The applicant states that windows, materials changes, reveals, and vertical elements provide significant articulation to all elevations.

Element Hotel: The applicant states that windows, materials changes, reveals, and vertical elements provide significant articulation to all elevations.

Additionally, staff notes that both hotels provide several design elements on the ground floor that are different from the upper floors, including window dimensions and material changes, that further articulate the hotel elevations. Staff concurs that both hotels provide sufficiently articulated elevations.

Therefore, staff find the Guideline is met.

2. **Roof Forms as Unifying Elements**

- A. *Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted. (Standards 60.05.15.2.A and B)*
- B. *Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)*

Marriot AC Hotel: The applicant states that the flat roof forms provide a few changes in height for visual interest. Furthermore, the flat roofs are topped with a simple accent band. The design intends to convey clean and simple lines and modern massing.

Element Hotel: The applicant states that the roof forms are distinctive, especially the unique roof form above the primary entrance. All flat roof lines are topped by a simple band that changed color in coordination with materials changes.

Staff concurs that the flat roofs of both hotels are broken up by height changes, and defined by a simple band cornice.

Therefore, staff find the Guideline is met.

3. **Primary building entrances**

- A. *The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities.. (Standard 60.05.15.3.A)*

Both Hotels: The applicant states that both primary building entrances have canopies that protect pedestrians from the elements. Staff concurs that both hotels have canopies at the primary entrances.

Therefore, staff find the Guideline is met.

- B. *Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)*

Marriot AC Hotel: The applicant states that the primary entrance is emphasized by the canopy, as well as the with materials changes accented by wood textures above the canopy.

Element Hotel: The applicant states that the hotel has a distinctive front portal entry that draws one's attention. The portal projects out from the building façade, and utilizes different materials to provide additional articulation.

Staff concurs that both hotels have designs that emphasize the primary entrance.

Therefore, staff find the Guideline is met.

4. Exterior Building Materials

A. *Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)*

Both Hotels: The applicant states that the exterior finishes will convey an impression of durability, through use of hard-coat stucco and prefinished fiber cement panels. Staff concurs that this approach conveys an impression of durability.

Therefore, staff find the Guideline is met.

B. *Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete. This guideline does not apply to developments in Industrial zones, where masonry is used for exterior finishes. (Standards 60.05.15.4.B and C)*

Both Hotels: Masonry is not used as an exterior finish for either hotel.

Therefore, staff find the Guideline is met.

5. Screening of Equipment. *All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)*

Both Hotels: The applicant states that any roof, ground, and wall-mounted equipment will be screened from view utilizing parapet walls and dense plantings. Staff notes that specific equipment numbers, dimensions, and locations have not been provided with this application, which is common at this state in construction design. Staff recommends a condition of approval that all equipment shall be screened at the time of installation through parapet walls, plantings, or other suitable means.

Therefore, by meeting the conditions of approval, staff find the Guideline is met.

8. Ground floor elevations on commercial and multiple use buildings.

A. *Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes.(Standard 60.05.15.8.A) [ORD 4531; April 2010]*

Marriot AC Hotel: The applicant states that the ground floor elevations have significant glazing where possible. Certain areas of the hotel that serve as 'back-of-house' have reduced glazing. The site grading locates these area below the adjacent public sidewalks. The resulting effect is views from the public sidewalk relate more to the second floor of the hotel, which has significant glazing.

Element Hotel: The applicant states that the ground floor elevations have significant glazing on the ground floor of all elevations. Certain areas of the hotel that serve as 'back-of-house' have reduced glazing. Staff notes that these areas are not concentrated on one elevation, reducing the feeling of limited glazing from any one pedestrian perspective.

Staff concurs that ground floor buildings are treated with glazing that contributes to an improved pedestrian experience.

Therefore, staff find the Guideline is met.

B. *Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standard 60.05.15.8.B)*

Both Hotels: Neither hotel is located on a Major Pedestrian Route or public sidewalk. However, canopies are provided at both primary entrances, providing weather protection for those loading or unloading luggage or otherwise visiting the hotels. Staff concurs that sufficient weather protection has been provided.

Therefore, staff find the Guideline is met.

60.05.40. Circulation and Parking Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. Connections to public street system. *The on-site circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets. (Standard 60.05.40.1)*

The applicant states that the proposed on-site circulation system connects to the

surrounding street system. Staff notes that the proposal provides vehicular access at two existing intersections constructed with the development of the surrounding office park. In addition to these locations, four pedestrian connections to the sidewalk network are provided.

The proposal can be found to adequately connect to the public transportation system.

Therefore, staff find the Guideline is met.

2. Loading area, solid waste facilities, and similar improvements.

A. *On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)*

The applicant states that on-site loading areas and trash storage areas are located within trash enclosures on-site. The applicant proposes to conduct all loading in the pick-up/drop-off areas of the hotels, along a driveway, or in an oversized parking space, signed as a loading area during certain times of day. No traditional loading berths are provided that require special screening.

Therefore, staff find the Guideline is met.

3. Pedestrian circulation.

A. *Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)*

The applicant provides a series of pedestrian connections and paths throughout the site connecting shared access drive, building entrances, and parking areas to each other and to the public street system. The pedestrian connections through the development and to adjacent streets are sufficient.

Therefore, staff find the Guideline is met.

B. *Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)*

The applicant provides connections to all adjacent public streets which are direct and logical given the slopes of the site. Staff concurs with the applicant that sufficient pedestrian connections to adjacent streets and pedestrian facilities.

Therefore, staff find the Guideline is met.

C. *Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)*

The applicant provides direct pedestrian connections from streets to building entrances with paved pathways. Staff concur that pedestrian connections are provided to adjacent public streets.

Therefore, staff find the Guideline is met.

D. *Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)*

The applicant provides pedestrian connections that run through the parking area and are separated from drive aisles and parking areas where possible.

Therefore, staff find the Guideline is met.

E. *Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)*

The applicant provides sidewalks along all public streets as well as a sufficient internal pedestrian walkway system. Staff concurs that the pedestrian system is adequate.

Therefore, staff find the Guideline is met.

F. *Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)*

Pedestrian ways are designed for safe movement and constructed with hard surface materials. Where pedestrian access crosses drive aisles, marked crosswalks, are used to differentiate the driving surface to ensure pedestrian safety. Pedestrian connections are a minimum of 5 feet in width and less than a 5% grade in the direction of travel. Staff concurs that the applicant has proposed hard durable differentiated surfaces for pedestrian connections.

Therefore, staff find the Guideline is met.

4. *Street frontages and parking areas. Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)*

The applicant states that landscaping is proposed around the entirety of the site to screen parking. Staff concurs that a mix of trees and shrubs are provided to screen

parking from public streets.

Therefore, staff find the Guideline is met.

5. ***Parking area landscaping.*** *Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standard 60.05.20.5.A through D)*

The applicant proposes landscape islands containing trees and ground cover. The landscape islands and surrounding vegetation are designed to mitigate the impact of the parking areas.

Therefore, staff find the Guideline is met.

- 60.05.45. ***Landscape, Open Space and Natural Areas Design Guidelines.*** *Unless otherwise noted, all guidelines apply in all zoning districts.*

3. ***Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.***

- A. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.3.A, B, and D)*

The applicant states that landscaping is designed to soften the edges around the edge of the buildings and site perimeter. Staff concurs that the proposed landscaping softens the edges of buildings and parking areas and adds aesthetic interest.

Therefore, staff find the Guideline is met.

- C. *Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.3.A and B)*

The applicant states that all vegetation selected is native adapted and selected from local jurisdiction plant lists. Staff concurs that the landscaping selected includes local vegetation that will be compatible with local conditions

Therefore, staff find the Guideline is met.

- D. *Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.3.A and B)*

The applicant states that several existing mature trees along NW Greenbrier and NW Blueridge will be preserved by construction curb-tight sidewalks. Please see additional findings in Attachment E, Sidewalk Design Modification.

A significant number of mature trees exist along the western half of the site. Unlike the trees preserved by the Sidewalk Design Modification request, these trees are located further into the interior of the site, occupying a significant amount the land area. Staff concurs, noting that the tree groves along the west edge of the site occupy almost 2 acres, severely limiting the ability to develop the site. Staff further notes that these trees are Community Trees only, and have no additional regulatory protection. Please see additional findings in Attachment F, Tree Plan Type Two.

Therefore, staff find the Guideline is met.

E. *A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.3)*

The applicant states that a variety of trees, shrubs, grasses and groundcover are proposed. Staff concurs that a variety of trees and shrub species is provided.

Therefore, staff find the Guideline is met.

6. ***Retaining Walls.*** *Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.5)*

The applicant identifies multiple retaining walls on site to address the significant grades on this site. The applicant has provided rendered elevations illustrating the retaining wall articulation. Staff concurs that the retaining walls are architecturally treated.

Therefore, staff find the Guideline is met.

7. ***Fences and Walls***

A. *Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.6)*

Decorative black aluminum fencing is provided where necessary at the top of retaining walls. Staff concurs that the fencing is attractive and durable.

Therefore, staff find the Guideline is met.

B. *Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.6)*

No fences are proposed in the front yards or adjacent to public streets.

Therefore, staff find the Guideline is met.

9. ***Integrate water quality, quantity or both facilities.*** Aboveground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.11)

The applicant proposes to construct a landscaped stormwater basin east of the Element Hotel. The plantings are consistent with the requirements of Clean Water Services, and will have appearance of integration with the rest of the site.

Therefore, staff find the Guideline is met.

10. ***Natural Areas.*** Natural features that are indigenous to a development site, such as streams, wetlands, and matures trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)

Some mature trees will be preserved along NW Greenbrier. A majority of the trees conflict with development and will require removal. Please see staff response to Section 60.05.45.3.D for additional analysis.

Therefore, staff find the Guideline is met.

11. ***Landscape Buffering and Screening***

A. *A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening.* (Standard 60.05.25.13)

Staff notes that properties west of site, across NW 158th, are zoned R-2 residential. All other adjacent properties match the subject site zoning, Office Industrial. Applicant states that sidewalks, planter strips and landscaping along NW 158th provide sufficient vertical and horizontal screening for the proposed used. Staff concurs that the landscaping, along with the horizontal distance of NW 158th Ave, a 5-lane arterial, provides sufficient screening.

Therefore, staff find the Guideline is met.

B. *When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate.* (Standard 60.05.25.13)

The proposed project requires a Conditional Use. As noted above in Section A of this Guideline, the applicant is proposing landscaping along the west edge, that in concert with the horizontal distance of NW 158th Ave, provides sufficient screening.

Therefore, staff find the Guideline is met.

C. Landscape buffering should consist of a variety of trees, shrubs, and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhoods. (Standard 60.05.25.13)

The applicant states that the proposed landscape plantings will consist of a variety of trees, shrubs and groundcover designed to provide an effective visual screen along residential areas. Staff concurs that the schedule of planting materials shown on Sheet L1.00 in Exhibit 3.1 of the applicant's materials provide ample variety and screening.

Therefore, staff find the Guideline is met.

D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E).

Staff cites the analysis in Sections A and B above, noting the significant width of NW 158th as a unique site characteristic that lessens the need for a full buffer.

Therefore, staff find the Guideline is met.

60.05.50. Lighting Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)*

- 1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.*

The applicant states lighting poles have been strategically placed to assure sufficient illumination across the site. Staff concurs that the site has sufficient illumination to ensure safety.

Therefore, staff find the Guideline is met.

- 2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.*

The applicant states that poles and fixtures are consistent throughout the project. LED

fixtures and wall mounted lights will provide pedestrian scale feel in the development.

Therefore, staff find the Guideline is met.

3. *Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.*

The applicant states that all luminaires will be shielded and angled to minimize potential light trespass.

Therefore, staff find the Guideline is met.

4. *On-site lighting should comply with the City's Technical Lighting Standards. Where the proposal does not comply with the Technical Lighting Standards, the applicant should describe the unique circumstances attributed to the use or site where compliance with the standard is either infeasible or unnecessary.*

The applicant provides a photometric plan which complies with the maximum property lighting of 0.5 footcandles, except at the two vehicle access points at NW Blueridge and NW Greenbrier.

Therefore, staff find the Guideline is met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0029 (Cornell Oaks Hotels)**, subject to the applicable conditions identified in Attachment G.

**LD2018-0002
ANALYSIS AND FINDINGS FOR
PRELIMINARY FEE OWNERSHIP SUBDIVISION**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.6.7 Approval Criteria

In order to approve a Preliminary Fee Ownership Subdivision 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 application satisfies the threshold requirements for a Preliminary Fee Ownership Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all the provisions of Section 40.47.15.1.C have been met.***

An application for Preliminary Fee Ownership Subdivision shall be required when the following threshold applies:

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year in a Commercial, Industrial or Multiple Use zones, where one or more of the proposed lots do not meet the setback, lot coverage, floor area ratio, and/or lot dimension standards of Chapter 20 (Land Uses), as applicable, and where modification to the same standard(s) is not requested through another type of application.*

The applicant proposes to divide three existing legal lots, within the Office Industrial zone, into 5 parcels, where at least two of the proposed parcels will not meet the front and side setbacks. The applicant proposes to build one hotel on both Lot 1 and a separate hotel on Lot 2. Both hotels will not meet front and side setbacks. The applicant proposes to build two restaurants in a future phase on Lot 3 and Lot 4. These restaurants are not reviewed under this application. All building are located within the applicable setbacks from the parent parcel.

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.***

The applicant has paid the required application fee for a Preliminary Fee Ownership Subdivision application.

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

- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through a Preliminary Fee Ownership Subdivision process to comply with current Code standards and requirements.**

The subject site is undeveloped, and was previously divided under the Corporate Center at Cornell Oaks plat while under the jurisdiction of Washington County. Staff has been unable to find any conditions of approval that conflict with the proposed development.

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

- 4. The parent parcel shall meet the minimum setback requirements for the applicable zoning district unless the setback is subject to an Adjustment, Variance, Flexible Setback, or Zero Side Yard Setback for a proposed Non-Residential Land Division application which shall be considered concurrently with the subject proposal.**

The Office Industrial (OI) zoning district does not have a minimum rear yard setback but the parent parcel meets the ten (10) foot side setback and 35-foot front setback standards. The applicant has not submitted an Adjustment, Variance, Flexible Setback or Zero Side Yard Setback application.

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

- 5. The proposal does not create a parcel which will have more than one (1) zoning designation.**

All the subject area is zoned Office Industrial (OI). All created parcels will retain the OI zoning designation.

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

- 6. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.**

The applicant submitted the application for a Preliminary Fee Ownership Subdivision on March 2, 2018 and was deemed complete on May 9, 2018. No other applications are required of the applicant for this stage of City approvals.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2018-0010 (Cornell Oaks Hotels)**, subject to the applicable conditions identified in Attachment G.

**SDM2018-0002
ANALYSIS AND FINDINGS FOR
SIDEWALK DESIGN MODIFICATION**

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.

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

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

The applicant requests that a segment of the sidewalk along NW Greenbrier be constructed further into the interior of the site to preserve existing mature trees on site, and curbtight sidewalks be constructed along a segment of NW Blueridge to avoid the flood storage basin required to meet cut-fill requirements related to floodplain impacts.

Therefore, staff find 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.

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.

The applicant states that there are several significant mature existing trees on site that would require removal with the construction of traditional landscape planter and sidewalk along NW Greenbrier. These existing trees provide significant value to the site, including aesthetics and weather protection. Staff concurs that the trees preserved with this sidewalk redesign have significant value. Staff further believes that the pedestrian experience of the rerouted sidewalk to the interior is not negatively affected. To ensure the viability of the trees identified for protection, staff recommends a condition of approval requiring that any work done with the root zones be done under the supervision of a certified arborist.

Additionally the applicant requests curbtight sidewalks along a segment of NW Blueridge Drive, approximately 350 feet in length. The curbtight design is proposed to accommodate the need for a cut/fill balance on site. A small portion of the site is located within a 100-year flood plain. Minor grading in the flood plain is proposed to create a flat building pad for the construction of the Element Hotel. In accordance with FEMA regulations, any grading done within the floodplain must be offset elsewhere on site. To meet this need, the applicant proposed to construct a recessed landscape strip are between the curbtight sidewalk and the parking lot. This landscape strip will function like a traditional landscape strip, except in cases of 100 year flood events, where it will fill with stormwater for a small period of time to prevent flooding of the site. Locating this recessed strip on the street side of the sidewalk like a traditional landscape strip would result in significant grade of the sidewalk itself and reduce the effectiveness of the landscaped area during a flood event. Staff concurs that this environmental condition satisfies the requirement.

Therefore, staff finds that by meeting the conditions of approval, 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.*

The applicant states that the proposal complies with provisions of Section 60.55.25 as demonstrated in the narrative provided to this Section (Chap. 60). Staff refers to the Facilities Review findings for approval criterion D in reference to compliance with 60.55. The applicant must show compliance with the Conditions of Approval prior to issuance of a Site Development Permit for the proposed transportation facilities.

Therefore, staff finds that by meeting the conditions of approval, 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.*

The applicant has submitted this Sidewalk Design Modification application and the associated Conditional Use Permit, Design Review Three, Preliminary Fee Ownership Subdivision, and Tree Plan Two application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals.

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.*

Staff cites the finding prepared herein in response to Criteria E and F of Facilities Review approval as adequate for supportive findings in response to Criterion No. 6 of SDM approval.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2018-0002 (Cornell Oaks Hotels)** subject to the applicable conditions identified in Attachment G.

**TP2018-0002
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO**

Section 40.90.05 Tree Plan Applications; Purpose

Healthy trees and urban forest provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

Section 40.90.15.2.C Approval Criteria

In order to approve a Tree Plan 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 Tree Plan Two application.*

The applicant proposes to remove or impact root zones of 101 community trees on the subject site. Therefore, the subject proposal meets threshold one of the Tree Plan Two application.

1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in Section 40.90.10.1.

Therefore, staff find that the proposal meets this criterion for approval.

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

The applicant has paid the required fee for a Tree Plan Two application.

Therefore, staff find that the proposal meets this criterion for approval.

3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.*

The trees are not proposed for removal to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site including the associated grading and construction.

Therefore, staff find that this criterion for approval does not apply.

4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.

The applicant proposes to remove or impact root zones of community trees to accommodate the development of the site. The trees proposed for removal occupy over 1/3 of the property, severely limiting the redevelopment potential of the site. Staff concurs that existing trees are preserved where reasonably possible.

Therefore, staff find that the proposal meets this criterion for approval.

5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

Property damage or other nuisances are not the reason the trees are being removed. Trees are being removed to facilitate development of the site.

Therefore, staff find that this criterion for approval does not apply.

6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

The applicant requests to remove or impact the root zones of 21 community trees to install public sidewalks along the perimeter of the subject site. The remaining 80 trees are being removed to accommodate development of the site.

Therefore, staff find that the proposal meets this criterion for approval.

7. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.

The removal of trees is not necessary to enhance the health of other trees on-site. The trees are proposed for removal to accommodate new development.

Therefore, staff find that this criterion for approval does not apply.

8. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.

No SNRA or Significant Grove exists on site.

Therefore, staff find that this criterion for approval does not apply.

9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

No SNRA or Significant Grove exists on site.

Therefore, staff find that this criterion for approval does not apply.

10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

Staff cites the applicable Development Code sections in the Development Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

11. Grading and contouring of the 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.

This approval criterion is identical to Facilities Review approval criterion J. The response contained within the Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's plans demonstrate a balance of accommodating the proposed use while minimizing the adverse effects on neighboring properties.

Therefore, staff find that the proposal meets this criterion for approval.

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

The applicant submitted the application for a Tree Plan Two on March 2, 2018 and was deemed complete on May 9, 2018. No other applications are required of the applicant for this stage of City approvals.

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

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

The applicant has submitted all documents related to this request for Tree Plan Type Two approval. New Conditional Use, Design Review Three, Preliminary Fee Ownership Subdivision, and Sidewalk Design Modification applications are being processed concurrently with the subject request for Tree Plan Two approval. No additional applications or documents are needed at this time.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2018-0002 (Cornell Oaks Hotels)** subject to the applicable conditions identified in Attachment G.

Code Conformance Analysis
Chapter 60.60 Trees and Vegetation & Chapter 60.67 Significant Natural Resources

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A -B	Pruning Standards	The project identifies the root zones of several community trees to be impacted. The applicant states that root impacts will be done in accordance with standards of this code section in efforts to preserve trees that sustain root impacts.	YES
60.60.15.2. A	Removal of Protected Trees must be in accordance with this section.	The proposed tree removal complies with this section (see findings below).	YES w/COA
60.60.15.2. B	Removal of Landscape Trees and Significant Trees shall be required as set forth in 60.60.25	No landscape or significant trees are located on or near the subject site.	N/A
60.60.15.2. C.1-8	Standards for SNRA & Significant Groves – Minimum Preservation	No SNRA or Significant Groves are located on or near the subject site.	N/A

60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	Tree fencing will be constructed consistent city requirement for trees identified for preservation. Staff recommends a condition of approval requiring that a certified arborist be on-site for any site work within root zones of any preserved trees.	YES w/ COA
60.60.25 Mitigation Requirements			
60.60.25.1-8	Standards for removal of Significant Trees and Groves	No Significant Trees or Groves are located on or near the subject site.	N/A
60.60.25.9	Landscape Tree Mitigation	No landscape trees are located on-site	N/A

60.67 Significant Natural Resources			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	N/A
60.67.05.2	For sites identified in the Local Wetland Inventory notice of the proposed development shall be provided to DSL.	No significant natural resources exist on site.	N/A
60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	No significant natural resources exist on site.	N/A

CONDITIONS OF APPROVAL**Cornell Oaks Hotels New Conditional Use (CU2018-0002):**

1. Approval of CU2018-0002 is subject to approval of DR2018-0029, LD2018-0010, SDM2018-0002 and TP2018-0002. (Planning/SR)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/SR)

Cornell Oaks Hotels Design Review Three (DR2018-0029):**A. Prior to site development permit issuance, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities, utility undergrounding, any site work within the floodplain, and fire-emergency access paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Submit a copy of issued permits or other approvals needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the 158th Avenue right of way. (Site Development Div./JJD)

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./JJD)
9. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
10. Submit an available fire flow analysis including an actual flow test of the existing water system and evaluation by a professional engineer meeting the standards as specified in the Engineering Design Manual Chapter 6, 610.L, using the anticipated maximum fire demand. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
11. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
12. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. The 1200-C permit shall be issued prior to any site development permit issuance, including an early grading approval per established City policy. (Site Development Div./JJD)
13. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event including the safe overflow conveyance from proposed constructed stormwater management facilities. The site plans shall clearly show the 100-year flood limits and elevation on each plan that contains elevation information, either pre-existing or proposed. The base flood conveyance from off-site and flood storage within the site at each 1 foot contour must be preserved or enhanced with a zero-rise certification by a registered professional engineer. (Site Development Div./JJD)
14. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 2017-05 in regard to water quality treatment and City of Beaverton Engineering Design Manual Chapter 3 requirements for detention. (Site Development Div./JJD)
15. Have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
16. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. (Site Development Div./JJD)
17. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a

total. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site and individual lots. (Site Development Div./JJD)

18. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for the entire project. (Site Development Div./JJD)
19. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
20. Provide plans for LED street lights along the site's public street frontages (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No overhead utility lines or services shall remain on or cross above the site nor shall they remain along the public street frontages of the site. If existing utility poles along the 158th Avenue frontage must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
21. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
22. **Aerial Fire Apparatus Roads:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) (TVF&R/JF)
23. **Aerial Apparatus Operations:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) (TVF&R/JF)
24. **Painted Curbs:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) *All fire lines must be delineated. Provide notes on the plans that show the required markings.* (TVF&R/JF)

25. Fire Apparatus Access Roads with Fire Hydrants: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1) (TVF&R/JF)
26. Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All fire lanes must meet this condition. Note this on the plans. (TVF&R/JF)
27. Commercial Buildings – Required Fire Flow: The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3) **Note:** OFC B106, Limiting Fire-Flow is also enforced, except for the following:
 - A. The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
 - B. Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1 (TVF&R/JF)
28. Fire Flow Water Availability: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B). (TVF&R/JF)
29. Fire Hydrants – Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1) Average spacing of fire hydrants shall be in accordance with OFC Table C105.1. (TVF&R/JF)
30. Fire Department Connection (FDC) Locations: FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13) (TVF&R/JF)
31. Emergency Responder Radio Coverage: In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1, OFC 510.1, and Appendix F)
http://www.tvfr.com/DocumentCenter/View/1296_

- A. Emergency responder radio system testing and/or system installation is required for this building. Please contact Jeremy Foster at TVF&R for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. (TVF&R/JF)
32. Know Box: A Knox Box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1) **A Knox box will be required on each hotel building.** (TVF&R/JF)
33. The following shall be recorded with Washington County (*Contact John Kidd, Survey Division: 503.846-7932*):
- a) Current right-of-way from the centerline of NW 158th Avenue is 49 feet. Dedication of an additional 2 feet of right-of-way to provide 51 feet from the centerline of NW 158th Avenue is required. (WaCo/NV)
34. Submit to **Washington County** Public Assurance Staff (503-846-3843):
- a) Completed "Design Option" form, Geotech/Pavement Report, and Engineer's Checklist (Appendix "E" of the County Road Standards).
- b) \$3,750.00 Administration Deposit.
- NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.*
- c) A copy of the City's Notice of Decision and the County's Letter dated June 14, 2018.
- d) Three (3) sets of engineering plans to County standards for construction of the following public improvements:
1. Restripe the westbound dual left-turn lane storage on NW Cornell Road at NW 158th Avenue to the US 26 EB ramp intersection.
 2. Installation of continuous street lighting on the site's frontage of NW 158th Avenue to County standards.
 3. All work proposed within the right-of-way of NW 158th Avenue. (WaCo/NV)
35. Obtain a Washington County **Facility Permit** upon completion of the following:
- a) Engineering Division approval of plans and a financial assurance for the construction of the public improvements listed in conditions 34.d. (WaCo/NV)
36. Submit plans showing 6.5-foot planter strip and 5-foot sidewalks along the NW Blueridge Drive frontage, except in cases where existing trees are identified for preservation. (Planning/SR)

37. Submit plans showing 6.5-foot planter strip and 5-foot sidewalks along the NW Greenbrier Parkway frontage, except in cases where existing trees are identified for preservation. (Planning/SR)
38. Submit plans showing street trees installed in sidewalk planter strips for all frontages, planted at a distance of 30 feet on center. (Planning/SR)
39. Submit detailed plans showing bicycle racks centered within parking areas that are a minimum of 3 feet wide (4 feet is preferred) and 6 feet deep, located at least two feet from building walls. Racks should be at least 30 inches wide and 36 inches tall, unless otherwise approved and should provide support to the bike frame in at least two places. (Planning/SR)
40. Submit plans and elevations showing bicycle parking shelters for all bicycle racks. (Planning/SR)
41. Submit plans showing temporary tree fencing for all on-site trees to be preserved. (Planning/SR)

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

37. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
38. Provide, if needed, proof of recording the necessary easement quit claim deeds documents with Washington County Records for existing easements that must be extinguished for a new building. (Site Development Div./JJD)
39. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
40. 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 as a total. 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 surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site and individual lots as applicable. (Site Development Div./JJD)
41. Have a professional architect or engineer submit plans and specifications to the City Engineer and City Building Official verifying that that the lowest finished floor is proposed to be elevated (or dry-floodproofed) and all elements of a new building are proposed to be constructed of Federal Emergency Management Agency (FEMA) defined flood-resistant materials to at least equal to (205.5 feet, NGVD-29(=209 feet NAVD-88)) three feet above the City-determined base flood elevation (202.5 feet, NGVD-29(=206.0 feet NAVD-88)). (Site Development Div./JJD)

C. Prior to approval of the final plat, the applicant shall:

42. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
43. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)

D. Prior to the final occupancy permit issuance for the first building, the applicant shall:

44. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
45. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
46. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
47. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
48. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
49. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)
50. If within the original flood hazard area on-site, have a professional architect, engineer, or surveyor submit certification(s) on Federal Emergency Management Agency (FEMA) standard form (elevation certificate and if applicable a floodproofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance. (Site Development Div./JJD)
51. Obtain a Finaled Washington County Facility Permit, subject to completion of the following:
 - a) The road improvements required in condition 34.d above shall be completed and accepted by Washington County.

- b) Submit final certification of adequate intersection sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
- c) Submit signal timing analysis for AM peak at NW Cornell Road/NW 158th Avenue and NW 158th Avenue/NW Greenbrier Parkway. (WaCo/NV)

E. Prior to final inspection of any building permit, the applicant shall:

- 52. Have installed the bicycle parking as approved. (Planning Div./SR)
- 53. Have installed street trees along all frontages. (Planning Div./SR)
- 54. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./SR)
- 55. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./SR)
- 56. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./SR)
- 57. 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 Div./SR)
- 58. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./SR)
- 59. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./SR)

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

- 60. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
- 61. Submit any required on-site easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)

62. Provide an additional performance security for 100-percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the storm water facility areas, as determined by the City Engineer. If the plants are not well established and thriving (as determined by the City Engineer and City Public Works Director) after at least two drought-seasons (July to September) from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)

Cornell Oaks Hotels Tree Plan Two (TP2018-0002):

1. Approval of TP2017-0002 is subject to approval of CU2018-0002, DR2018-0029, LD2018-0010, and SDM2018-0002. (Planning/SR)

A. Prior to project completion and during all construction on site, the applicant shall:

2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning/SR)
3. Trees identified for preservations shall be protected by fencing consistent with Section 60.60.20.1.A.1 of the Beaverton Development Code.
4. All grading and construction within the root zones of trees identified for preservation (as shown on sheet C3.00 of the Tree Plan Two drawings, date stamped June 19, 2018) shall be done under the direct supervision of the project arborist. (Planning/SR)