



Staff Report

STAFF REPORT DATE: July 3, 2018

HEARING DATE: July 11, 2018

TO: Interested Parties

FROM: Cassera Phipps, Senior Planner

PROPOSAL: **Beaverton Public Safety Center
ADJ2018-0004 / CU2018-0011 / CU2018-0012 / DR2018-0073
/ LD2018-0024 / TP2018-0006**

LOCATION: The site is located on the south side of Allen Boulevard, between SW Main Avenue and SW Hall Boulevard. The project site is also identified as Tax Lots 200, 500, 602, 701, 1200, 1400, 1700 and 1800 on Washington County Tax Assessor's Map 1S121AA.

SUMMARY: The applicant, City of Beaverton, proposes to construct a three-story Public Safety Center, approximately 72,000 square-feet in size. Existing structures on site are proposed to be demolished. Design Review Three approval is required for construction of the proposed building and the associated landscape, parking and site modifications. The applicant requests approval of a Major Adjustment to exceed the maximum building height by seven feet. Tree Plan Two approval is requested for removal of five Community Trees on site. Conditional Use approval is required for use as a public building within the Community Service (CS) zone. The applicant also requests Conditional Use approval for extended hours of operation. The applicant requests Replat Two approval to consolidate the eight lots that comprise the project site.

APPLICANT: City of Beaverton
Eric Oathes
PO Box 4755
Beaverton, OR 97076

APPLICANT'S
REPRESENTATIVE: Angelo Planning Group
Frank Angelo
921 SW Washington Street, Suite 468
Portland, OR 97205

PROPERTY
OWNER: City of Beaverton
PO Box 4755
Beaverton, OR 97076

RECOMMENDATION: **APPROVAL of ADJ2018-0004 / CU2018-0011 / CU2018-0012 /
DR2018-0073 / LD2018-0024 / TP2018-0006**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
ADJ2018-0004	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019
CU2018-0011	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019
CU2018-0012	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019
DR2018-0073	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019
LD2018-0024	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019
TP2018-0006	May 31, 2018	May 31, 2018	September 28, 2018	May 31, 2019

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

Existing Conditions Table

Zoning	ZMA2018-0004 is being processed separately, but concurrent with the land use applications identified in the table above. ZMA2018-0004 proposes to apply the Community Service (CS) zoning designation to the subject site.	
Current Development	Existing uses on site include the Beaverton Activities Center and a detached single-family dwelling, both owned by the City of Beaverton. Parking is provided on the north and south ends of the Beaverton Activities Center building.	
Site Size & Location	The site is located on the south side of Allen Boulevard, between SW Main Avenue and SW Hall Boulevard, and is approximately 3.6 acres in size.	
NAC	Highland NAC	
Surrounding Uses	<p>Zoning:</p> <p><u>North:</u> NS and R2</p> <p><u>South:</u> R7</p> <p><u>East:</u> NS and R1</p> <p><u>West:</u> NS, R2 and R7</p>	<p>Uses:</p> <p><u>North:</u> Retail & Service, Vacant, Detached Single-Family</p> <p><u>South:</u> Church</p> <p><u>East:</u> Fuel Station, Convenience Store, Restaurant, Car Wash, Service, Apartment Complex</p> <p><u>West:</u> Service, Detached Single-Family</p>

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<u>Attachment C:</u> CU2018-0011 <i>New Conditional Use (Building)</i>	CU1-CU7
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Exhibits

Exhibit 1. Materials submitted by Staff

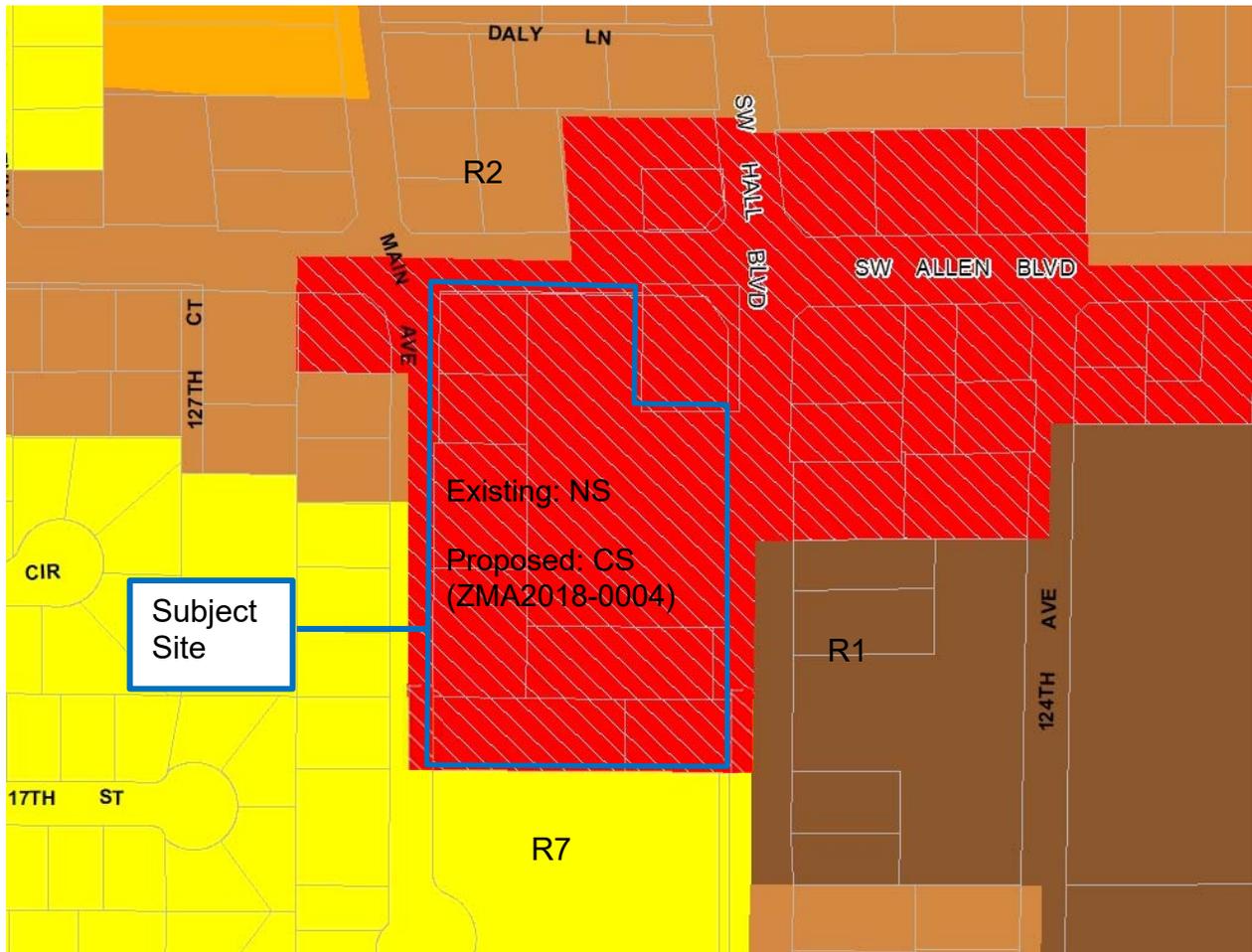
- Exhibit 1.1 Vicinity Map (page SR-5 of this report)
- Exhibit 1.2 Aerial Map (page SR-6 of this report)

Exhibit 2. Public Comment

- Exhibit 2.1 Letter from Rising Homes, LLC, dated May 18, 2018

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1 Submittal Package including plans



Beaverton Public Safety Center
ADJ2018-0004 / CU2018-0011 / CU2018-0012 /
DR2018-0073 / LD2018-0024 / TP2018-0006
Zoning Map





**Beaverton Public Safety Center
ADJ2018-0004 / CU2018-0011 / CU2018-0012 /
DR2018-0073 / LD2018-0024 / TP2018-0006
Aerial Map**



**FACILITIES REVIEW COMMITTEE DRAFT
TECHNICAL REVIEW AND RECOMMENDATIONS**

Beaverton Public Safety Center

ADJ2018-0004 / CU2018-0011 / CU2018-0012 / DR2018-0073 / LD2018-0024 / TP2018-0006

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 a 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.

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

- **All twelve (12) criteria are applicable to the submitted Conditional Use, Design Review Three, and Replat Two applications as submitted.**

A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

Findings of Fact: 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, public sanitary sewer and storm water drainage facilities

Public Water

The City of Beaverton is the water service provider for the site. The applicant proposes to connect to the existing water line in SW Hall Boulevard. Adequate capacity exists to serve the proposed development.

Public Sanitary Sewer

The City of Beaverton is the sanitary sewer service provider for the site. The applicant proposes to connect to the existing sanitary line in SW Main Avenue. Adequate capacity exists to serve the proposed development.

Stormwater

The City of Beaverton is the storm drainage provider for the site. Detailed stormwater plans will be reviewed at the time of Site Development Permit Issuance. The City Site Development Engineer proposes certain conditions of approval to ensure the new storm water system has adequate capacity to serve the proposed development at the time of its completion.

Transportation

The proposed public safety facility is expected to generate approximately 1,698 vehicle trips per weekday. The applicant conducted a Traffic Impact Analysis (TIA) to determine whether the facility would have a significant effect on the surrounding transportation system. The TIA shows that all study area intersections are currently operating within the applicable performance standards, and will continue to do so, even factoring in the additional trips expected from the new facility. The TIA examined the queue length for vehicles turning right from SW Allen Boulevard onto SW Hall Boulevard, as well as vehicles turning right onto SW Allen Boulevard from SW Main Avenue. The TIA found that right turn lanes are not needed at this time. However, the applicant proposes right-of-way dedication along SW Allen Boulevard to facilitate future construction of a right turn lane. The City Traffic Engineer has reviewed the proposal and supports the methodology and findings of the TIA.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development. By meeting the conditions of approval, the proposal will meet TVF&R requirements, which will be verified at the time of Site Development Permit issuance.

With the recommended conditions of approval, the Committee finds that all critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

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

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its 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 (5) years of occupancy.

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

Schools

The proposed use of the site as a public safety facility will not affect school facilities. A service provider letter from the Beaverton School District is not required.

Parks

Tualatin Hills Park and Recreation District (THPRD) will serve the site.

Pedestrian Facilities

The proposal includes construction of a 6-foot sidewalk and 7.5-foot planter strip along SW Hall Boulevard. The proposal includes right-of-way dedication to accommodate future construction of a bike lane, right turn lane, 8-foot sidewalk and 5-foot planter strip along SW Allen Boulevard. In the interim, the existing sidewalk along Allen Boulevard will remain. The existing sidewalk along SW Main Avenue will be replaced to meet ADA standards.

Bicycle Facilities

The proposal includes construction of a 5-foot bike lane along SW Hall Boulevard that will connect to an existing lane south of the site. The proposal includes right-of-way dedication to accommodate future construction of an eastbound bike lane along SW Allen Boulevard.

Police

The proposed building will house the Beaverton Police Department and Emergency Management Program. City of Beaverton Police will serve the development site.

Transit

Tri-Met provides bus service to the site. Line 88 provides service along SW Allen Boulevard, connecting the Beaverton Transit Center with the Willow Creek/SW 185th Avenue Transit Center. Lines 76 and 78 provide frequent service along SW Hall Boulevard, running from the Beaverton Transit Center to the Washington Square Transit Center. The proposal relocates the bus shelter on Hall Boulevard and provides a new landing pad. No modifications are proposed to the transit shelter located along SW Allen Boulevard.

With the recommended conditions of approval, the Committee finds that all essential facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

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

- C. The proposed development 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 application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

Findings of Fact: Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Community Service (CS) zoning district, as applicable to the above-mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the CS zone.

The proposed development is contingent upon approval of a Zoning Map Amendment (ZMA2018-0004) to apply the CS zoning designation to the subject site. Staff recommends a condition of approval stating that the Design Review and Conditional Use (Public Building) applications are dependent upon approval of ZMA2018-0004.

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

Findings of Fact: In response to Criterion D, the Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60. Staff will provide findings for the applicable Adjustment, Design Review, Conditional Use, Land Division and Tree Plan approval criteria within the applicable sections of the staff report.

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

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

Findings of Fact: The applicant states that the City of Beaverton Police Department will be responsible for development and maintenance of the subject site. The City will provide maintenance and repair of applicable facilities as described in Criterion E. Staff finds that the design of the project does not preclude continued maintenance of facilities by the City

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

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

Findings of Fact: The applicant states that the public parking area is separated from the secure police parking area and loading area to ensure safety for public users. The Committee agrees that parking lot areas are designed to provide safe and efficient vehicular circulation. Pedestrian walkways connect the public parking area to the primary building entrance. A pathway is proposed on the southern end of the public parking area to provide a safe and more direct route for transit users (bus line 76/78 along Hall Boulevard) to the main building entrance. Walkways

also provide connections to the surrounding sidewalks along Main Avenue, Allen Boulevard and Hall Boulevard.

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.

Findings of Fact: In reply to Criterion G, the applicant states that primary vehicles access points are located along SW Hall Boulevard, a lower volume street than SW Allen Boulevard. Access to the off-street loading area and secondary access to the secure parking area is provided from SW Main Avenue. The TIA includes a detailed safety analysis, which concludes that no significant safety hazards exist. The City Traffic Engineer concurs with the methodology and findings of the TIA. The Committee recommends a condition of approval that requires the applicant to request a modification to the Engineering Design Manual standards for driveway spacing on Arterial streets. The proposed design balances the operational needs of the Police Department with City standards that call for limited direct access to Arterial Streets. The Committee finds that the on-site circulation patterns connect to the transportation system in a safe and efficient manner, given the configuration of existing streets and surrounding development.

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.

Findings of Fact: Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department (TVF&R). Tualatin Valley Fire & Rescue reviewed the proposal and has provided conditions of approval. The proposal will need to show compliance with the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

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

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

Findings of Fact: 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.

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.

Findings of Fact: The applicant states the proposed grading is designed to convey stormwater to the southwest corner of the site where it will connect to a new treatment facility. The Committee finds the proposed site changes are not anticipated to cause adverse effects on neighboring properties, the public right-of-way, surface drainage, water storage facilities or the public storm drainage system. The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

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

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.

Findings of Fact: 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). Compliance with ADA requirements are reviewed with the Building Permit application. Staff refer to the proposed conditions by the Chief Building Official and Fire Marshal (TVF&R).

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

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

Findings of Fact: The application was deemed complete on May 31, 2018. In the review of the plans and materials as submitted, 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
Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Sections 20.15.20			
Conditional Use	Public Building in the CS zone.	Applicant proposes a new public safety center on the subject site.	See CU Findings
Conditional Use	Extended hours of operation in the CS zone.	Applicant proposes to operate between the hours of 10:00 pm and 7:00 am.	See CU Findings
Development Code Section 20.15.15			
Minimum Lot Area	7,000 square feet	3.6 acres	Yes
Minimum Lot Dimensions	Width: 70 feet Depth: 100 feet	Width: 225 feet Depth: 517 feet	Yes
Yard Setbacks Minimums:	Front: 20 feet Side (corner): 20 feet Rear: 20 feet	Front yard setback governed by Design Review Guidelines for lots that exceed 60,000 square feet. Side: 26 feet from western lot line 73 feet from eastern lot line Rear: 20 feet	See DR Findings
Maximum Building Height	35 feet (for buildings within 100 feet of a residentially zoned property)	Approval of a Major Adjustment is requested to increase building height to 42 feet.	See ADJ Findings

Chapter 60 – Special Requirements

Applicable Sections Identified Below

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.	New three-story building and associated landscape and site modifications.	See DR Findings
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	Proposal includes a Replat Type Two to consolidate the lots that comprise the site.	See LD Findings
Development Code Section 60.25 – Off-Street Loading			
Required Loading Spaces	Minimum: 2 Type B loading berths	2 Type B loading berths, approximately 38 feet deep and 24 feet wide.	Yes
Development Code Section 60.30 – Off-Street Parking			
Off-Street Vehicular Parking Spaces	<u>Minimum:</u> 202 Maximum: 255	Vehicular: 210 Spaces	Yes
Minimum Required Bicycle Parking Spaces	9 short term spaces 9 long term spaces	Bicycle: 10 short term spaces 9 long term spaces	
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Proposal includes right-of-way dedication to meet minimum street width, sidewalk, planter strip and bike lane requirements.	Yes-with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Removal of 106 inches (DBH) of landscape trees and proposed mitigation of 210 inches on site. Removal of five Community trees.	See DR and TP Findings
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.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. Applicant's plan shows overhead utilities to remain.	Yes- with COA

RECOMMENDATION AND CONDITIONS OF APPROVAL BY THE FACILITIES REVIEW COMMITTEE:

Recommendation

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in **APPROVE** the proposal **Beaverton Public Safety Center**, subject to conditions of approval identified in Attachment H.

**ADJ2018-0004
ANALYSIS AND FINDINGS FOR
MAJOR ADJUSTMENT APPROVAL**

Section 40.10.05. Adjustment Applications; Purpose

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.

Section 40.10.15.2.C Approval Criteria

In order to approve a Major Adjustment 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 Major Adjustment application.***

Section 40.10.15.2.A.1 Threshold: *An application for Major Adjustment shall be required when the following threshold applies:*

Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses).

The maximum building height in the CS zone for buildings located within 100 feet of a residential zone is 35 feet. The proposed building is located within 100 feet of residentially zoned properties along Main Avenue. The applicant proposes to construct a 42-foot tall building, which exceeds the Site Development Requirement by 20%.

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

- 2. *The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

The City of Beaverton received the appropriate fee for a Major Adjustment application.

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

- 3. *Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.***

The subject site is roughly 150,000 square-feet in size. The applicant states that the Beaverton Police Department needs a central facility approximately 70,000 square-feet in size (gross floor area) to accommodate the wide range of functions necessary to serve the community. The proposed building includes police training areas, the emergency operations center, space to separate juveniles from in-custody adults, space to meet and interview crime victims, evidence

storage, a secure prisoner intake area and holding cells. In addition, the site must accommodate police fleet parking, employee parking and public parking areas.

The applicant states that it is difficult to design a two-story facility on the subject site that meets the space needs of the Beaverton Police Department and complies with relevant design, parking and circulation requirements. In addition, the applicant states that it is challenging to design a three-story building using earthquake-resistant construction features within the maximum height of 35 feet. To allow for necessary structural and mechanical systems for this type of public facility, the building needs to have more than an 11.5 feet floor-to-floor height.

If the entire building were positioned more than 100 feet from a residentially zoned property, then the maximum building height would be 60 feet rather than 35 feet (eliminating the need for an Adjustment). To provide adequate building security (such as stand-off distance to prevent vehicle ramming) and meet the programmatic needs of the Police Department described above, a portion of the building is situated within 100 feet of residentially zoned properties to the west. Staff note that this portion of the building is single-story and less than 35 feet in height.

Staff find that the applicable design, parking and circulation requirements make it difficult to construct a 70,000 square-foot building that is located more than 100 feet from a residentially zoned property and also meets modern safety standards and police space needs.

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

4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.*

The applicant states that the constraints noted in Criterion 3 are outside of the control of the applicant. The space requirements of the facility are based on the public safety needs of the Beaverton community. The construction requirements for a public safety facility that is designed to meet modern seismic standards result in increased building height.

Staff concur that the Major Adjustment to maximum building height will allow the building to meet seismic design standards, provide adequate space for police and emergency management functions and meet the locational needs of the police department to serve the community. The request to increase the maximum building height does not stem from financial hardship or inconvenience.

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

5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.*

The applicant states that the adjustment in building height would not affect the siting of the building or circulation areas. Staff finds that granting the request will not obstruct pedestrian or vehicular movement to and through the site.

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

6. *City-designated significant trees and/or historic resources, if present, will be preserved.*

There are no City-designated significant trees and/or historic resources on the subject site.

Therefore, staff finds that this approval criterion is not applicable.

7. *If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.*

The proposal includes one (1) request for adjustment.

Therefore, staff finds that this approval criterion is not applicable.

8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.*

The applicant states that the requested seven-foot adjustment in building height is the minimum necessary to construct a three-story building that meets seismic design standards, as well as the needs of police and emergency management functions. The applicant states that without the adjustment, the building would be limited to two-stories in height and would be unable to meet minimum parking requirements. Given the importance of providing adequate parking and the previously discussed design constraints, staff find that the requested seven-foot adjustment to the maximum building height is the minimum necessary to permit a reasonable use of land and the proposed structure.

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

9. *Either it can be demonstrated that the modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.*

The intent of the maximum height standard is to prevent buildings that are out of scale with nearby residential and commercial properties. The applicant states that the proposal incorporates several site and building design features that compensate for the requested adjustment to maximum building height. The building fronts Allen Boulevard, minimizing impacts on nearby residential uses to the east and west. The building is set back from the street providing a buffer around the site that reduces the visual impact of the increased building height.

The proposed building is one-story (less than 35 feet in height) along the Main Avenue street frontage, which is within 100 feet of residential properties to the west. While the proposed step-

down in building height meets the intent of Chapter 20 Development Code requirements, there is not an exception for instances where only a portion of the building is located within 100 feet of residentially zoned properties. Therefore, the maximum building height for the entire Public Safety Center building is 35 feet rather than 60 feet, which is the maximum height in the CS zone for buildings located further than 100 feet from residentially zoned properties.

Staff finds that the proposal meets the intent of the building height standard. The increased building height allows the development to maximize building square-footage, meet parking and design requirements, and minimize impacts to nearby residential uses.

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

- 10. *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 application that have been approved or are considered concurrently with the subject proposal.***

Staff cites the findings in the Code Conformance Analysis chart in the Facilities Review section of this report for the CS zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the proposal meets the site development standards, with the exception of maximum building height. The applicant requests modification of the maximum building height through the subject Major Adjustment application.

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

- 11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Staff finds that this Major Adjustment proposal, which is limited to building height, will have no impact on development's ability to meet applicable Code requirements of Chapter 60. Compliance with Chapter 60 is also discussed in the Facilities Review (Attachment A), Design Review Three (Attachment E), Replat Two (Attachment F) and Tree Plan Two (Attachment G) sections of this report.

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

- 12. *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: 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 periodic maintenance by the City or other public agency.***

The applicant states that the City of Beaverton, as the property owner, will be responsible for overseeing development and maintenance of the site. The City will provide continued maintenance and necessary replacement of facilities. Staff find that the design of the common facilities and tracts will allow for adequate maintenance.

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

- 13. *The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

The proposal does not include any lot area averaging.

Therefore, staff finds that this approval criterion is not applicable.

- 14. *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 Major Adjustment application with associated Conditional Use, Design Review Three, Replat Two and Tree Plan Two applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Major Adjustment application is dependent upon the Design Review Three approval.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2018-0004 (Beaverton Public Safety Center)** subject to the applicable conditions identified in Attachment H.

**CU2018-0011 (Public Building)
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 to construct a Public Safety Center in the Community Service (CS) zone. *Public Buildings, Services and Uses* require Conditional Use approval in the CS zone. No previous record of a Conditional Use permit was found for the subject site. Therefore, the facility is being reviewed as a New Conditional Use.

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 states that the proposal complies with the applicable Comprehensive Plan policies, identified below.

3.1.1.a) Emphasize pedestrian convenience and safety in all developments and transportation facilities

The applicant states that all walkways and sidewalks are designed for safe and convenient use by pedestrians. A sidewalk on Hall Boulevard will be reconstructed to provide a more safe and comfortable pedestrian experience. Right-of-way will be dedicated along Allen Boulevard to accommodate future construction of a bike lane, right turn lane, sidewalk and planter strip. In the interim, the existing sidewalk along Allen Boulevard will remain. Walkways link all building entrances, parking areas, and outdoor areas on the site. A walkway is provided through the center of the secure parking area to enhance pedestrian safety.

3.1.1.c) Ensure that new development is designed to provide safe, comfortable and direct pedestrian and bicycle connections to and through the development, including to reach nearby points of interest.

The applicant states that the northbound bike lane on Hall Blvd will be extended along the site frontage and right-of-way will be dedicated for a future eastbound bike land on Allen Boulevard. Onsite walkways and plazas will provide connections to the development. Connections through the development are limited due to the need for secure parking and storage areas for police operations.

3.1.1.f) Ensure that development adjacent to transit stops and stations is designed to provide direct, convenient and comfortable connections between buildings and the stop or station.

The applicant states that the sidewalk along Hall Blvd will be improved with a planter strip and plaza connection to the main public entrance. Users of the transit stop on Allen Blvd can use existing sidewalks along the frontage to access the plaza connection to the main public entrance.

3.1.1.g) Encourage providing amenities for transit users at transit stops or stations, such as food carts and coffee stands, covered benches, trash/recycling receptacles, and lighting.

The applicant states that a new transit shelter, including a covered bench, lighting and waste receptacle, will be provided for the relocated stop along Hall Boulevard.

3.1.1.i) Accommodate automobile access and parking in an efficient manner that does not detract from the desirability of other modes.

The applicant states that vehicle access is designed to ensure safe movements and minimize potential conflicts. The public parking, secure employee parking, and loading areas area accessed separately from each other to minimize potential conflicts. The primary vehicle accesses are located on Hall Blvd, a lower volume street than Allen Blvd. The primary pedestrian circulation areas on site are not affected by vehicle access points.

3.3.1.e) Increase the resiliency of the built environment by:

- i. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand and people can remain in place.***

ii. Increasing awareness of natural hazard risks and the value of mitigation and preparedness measures.

iii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event.

iv. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair.

The applicant states that the existing police facility on Griffith Drive is not earthquake-resistant and is located in a flood plain. The proposed Public Safety Center will be earthquake resilient and built to critical-facility standards to ensure that the city's emergency response functions are intact in case of natural and other disasters. The building will include solar panels and a generator to provide 24/7 functionality in the event of a major power outage. The building will include facilities for the city's Emergency Management Department, facilitating a more effective response in the event of a major emergency.

3.6.1.d) Pedestrian-oriented design is a priority within mixed-use areas. Pedestrian oriented design generally includes:

i. Commercial and mixed use buildings located next to the sidewalk with windows, interesting facades, pedestrian-scale design features (e.g. lighting, awnings and signage), and majority of parking located behind, above, or beneath development.

The applicant states that while the use of the site is not commercial, its design is pedestrian-oriented in nature. Ground floor glazing is provided along Allen Blvd and Hall Blvd, with views into active meeting areas and lobbies. The building façade includes a variety of exterior materials and is articulated by offsets and jogs in the building plane. The majority of parking is provided to the rear of the building, which is partially screened from view. Generous landscaping and tree canopy create a comfortable and interesting pedestrian experience.

iii. Complete streets and sidewalks that provide high-quality space for pedestrians and protect pedestrians from fast-moving traffic (by using buffers such as curbside parking, landscaping, trees and street furniture)

The applicant states that right-of-way dedications and frontage improvements will be provided to create high-quality spaces for pedestrians. A planter strip is proposed along Hall Boulevard to provide a more safe and comfortable pedestrian experience. Right-of-way will be dedicated along SW Allen Boulevard to provide space for future construction of right turn lane, bike lane, sidewalk and planter strip buffer. In the interim, the existing sidewalk along Allen Boulevard will remain. The proposal includes landscaping and trees near sidewalks and walkways to enhance the pedestrian experience.

3.6.5.c) Ensure that new development and redevelopment creates a pedestrian-friendly environment, using pedestrian-oriented design as described in the policies for all mixed use areas.

The applicant states that the design of the building, streets and sidewalks are intended to create a pedestrian-friendly environment.

5.9.1.f) Provide equipment and facilities of a standard that will make the organization operate efficiently and effectively in a safe, professional, and pleasant work environment.

The applicant states that the public safety center will provide a significant upgrade to the equipment and facilities available to the police and emergency management programs. The proposed facility will allow all police functions to locate under one roof, rather than being dispersed across the city. The facility includes a dedicated emergency operations center to ensure the city can respond to community needs in the event of a disaster.

6.2.1.a) Maintain the livability of Beaverton through proper location and design of transportation facilities.

The applicant states that the Traffic Impact Analysis (TIA) prepared for the development found that study area intersections will continue to operate within standards and do not present significant safety hazards. The proposed right-of-way dedications will ensure that streets comply with Engineering and Design Manual standards for transportation facilities.

6.2.1.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.

The applicant states that the proposal includes construction of a northbound bike lane on the Hall Boulevard street frontage. The proposal also includes dedication of right-of-way to allow for future construction of an eastbound bike lane and wider sidewalk along Allen Boulevard.

6.2.2.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.

6.2.2.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.

6.2.3.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.

In response to policies c), d) and e), the applicant states that the development integrates into the existing pedestrian and bicycle transportation systems. While the Comprehensive Plan does not identify off-street connections through the property, right-of-way dedication is proposed to allow for immediate and future construction of bike and pedestrian improvements along street frontages that do not meet current city standards.

6.2.5.a) Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities act.

The applicant states that new sidewalks and repair of existing sidewalks will be constructed to meet ADA requirements. The relocated transit landing pad will be graded to meet ADA requirements as well.

8.4.1.a) Noise impacts shall be considered during development review processes.

The applicant states that noise impacts will not be significantly different than other government or office buildings. Unlike a fire station, most police response calls that require use of vehicle sirens occur while an officer is on patrol in the community. On occasion, a police officer may need to respond to an emergency from the facility. However, these responses are infrequent. One noise impact to consider is the daily testing of sirens, which would occur four times a day, at approximately 7:00 AM, 11:30 AM, 4:30 PM and 9:30 PM.

8.5.1.a) Limit as much as possible the potential loss of life and property resulting from earthquakes and minimize disruption of public facilities, services, and transportation systems.

8.5.1.b) Ensure that key public, semi-public and private buildings retain structural integrity and remain functional in the event of an earthquake.

In response to policies a) and b), the applicant states that the proposal would relocate critical police and emergency management services into a new earthquake-resistant structure that is located outside of a flood plain. The proposed Public Safety Center includes photovoltaic solar panels and a back-up generator to provide 24/7 functionality in the case of a major power outage. The building is designed to minimize disruption of critical public services in the event of a major disaster.

10.3.2) Encourage universal design in publicly funded new construction, renovation and community planning efforts.

The applicant states that the design of the building provides simple and intuitive environments for public users, such as wayfinding and high visibility.

10.3.3) Work with the appropriate local, state, and federal agencies to promote the clean-up and reuse of abandoned or underused sites, such as brownfields, to protect human and environmental health.

To address soil contamination from the adjacent fuel station, the applicant states that the building will be constructed with a vapor mitigation system to mitigate the risk of vapor intrusion. The proposal also applies phytoremediation techniques to help restore the contaminated soils on site. The building location would allow for the long-term cleanup and potential reuse of the fuel station.

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 there are no topographic constraints present that would prohibit the proposal. Additionally, the applicant states that the central location of the site within the City of Beaverton is ideal for police operations and emergency response. The site has frontage on three public streets, providing multiple access points and safe circulation for multiple functions on site.

Staff concur with the applicant's statement that the site can reasonably accommodate the proposed public safety facility, associated parking areas (public and secure), storage, circulation systems, and pedestrian and bike facilities.

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 building and site features will have a minimal impact on the surrounding area. Design features include the following:

- The site has street frontage on three sides, providing a substantial buffer for properties across Allen Boulevard, Hall Boulevard and Main Avenue.
- The site directly abuts two properties. The property to the south is currently developed with a church, and the proposal includes a 20-foot vegetated buffer to provide visual screening. The property to the northeast is currently developed with a fuel station. The site design provides a setback of 23-feet from the property line.
- The secure parking area will be partially screened from view by a metal fence and perimeter tree plantings.

Staff find that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

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

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. Major Adjustment, Conditional Use (Hours), Design Review Three, Replat Two, and Tree Plan Two applications are being processed concurrently with the subject application.

The proposed development is contingent upon approval of a Zoning Map Amendment (ZMA2018-0004) to apply the CS zoning designation to the subject site. Staff recommends a condition of approval stating that the Design Review and Conditional Use (Public Building) applications are dependent upon approval of ZMA2018-0004. Staff also suggest a condition of approval that approval of the Conditional Use (Public Building) application is dependent upon the Design Review Three approval.

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 **CU2018-0011 (Beaverton Public Safety Center)**, subject to the applicable conditions identified in Attachment H.

**CU2018-0012 (Hours of Operation)
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 to construct a Public Safety Center in the Community Service (CS) zone. Uses operating between the hours of 10:00 PM and 7:00 AM require Conditional Use approval in the CS zone. Conditional Use approval is requested to allow police and emergency management services to operate 24 hours per day. Therefore, the facility is being reviewed as a New Conditional Use.

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 states that the proposal complies with the applicable Comprehensive Plan policies, identified below.

3.3.1.e) Increase the resiliency of the built environment by:

i. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand and people can remain in place.

ii. Increasing awareness of natural hazard risks and the value of mitigation and preparedness measures.

iii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event.

iv. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair.

The applicant states that the proposed Public Safety Center will be earthquake resilient and built to critical-facility standards to ensure that the city's emergency response functions are intact in case of natural and other disasters. The building will include solar panels and a generator to provide 24/7 functionality in the event of a major power outage. The applicant's request to operate between the hours of 10:00 PM and 7:00 AM will facilitate a more effective response in the event of a major emergency.

5.9.1.f) Provide equipment and facilities of a standard that will make the organization operate efficiently and effectively in a safe, professional, and pleasant work environment.

The applicant states that proposed facility includes the following equipment and building features to ensure efficient and effective police protection:

- Earthquake-resistant construction
- Appropriate space to meet and interview crime victims
- Design for police operations with training facilities, secure prisoner intake area and holding cells, and evidence storage
- Space to separate juveniles from in-custody adults
- Dedicated emergency operations center with modern equipment

8.4.1.a) Noise impacts shall be considered during development review processes.

To minimize noise impacts, particularly during nighttime hours, the applicant states that testing of sirens would occur at approximately 7:00 AM, 11:30 AM, 4:30 PM and 9:30 PM each day.

8.5.1.a) Limit as much as possible the potential loss of life and property resulting from earthquakes and minimize disruption of public facilities, services, and transportation systems.

8.5.1.b) Ensure that key public, semi-public and private buildings retain structural integrity and remain functional in the event of an earthquake.

In response to policies a) and b), the applicant states that the proposal would relocate critical police and emergency management services into a new earthquake-resistant structure. The proposed Public Safety Center includes solar panels and a back-up

generator to provide 24/7 functionality in the case of a major power outage. The building is designed to minimize disruption of critical public services in the event of a major disaster.

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 site is approximately 3.6 acres in size and relatively flat. The applicant states that the central location of the property within the City of Beaverton is ideal for police operations and emergency response. The site has frontage on three public streets, providing multiple access points and safe circulation for multiple functions on site.

In addition to the applicant's request for 24 hours of operation, the proposal also requires Conditional Use approval for the use of the site as a public building. Staff concur with the applicant's statement that the site can reasonably accommodate the proposed public safety facility and the request for extended hours of operation.

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 nighttime operation of the facility (between 10:00 PM and 7:00 AM) would have a minimal impact on the surrounding area. The applicant identifies two potential impacts of nighttime operations: noise and lighting. The potential impacts and mitigation features are identified below.

- The applicant states that noise impacts from the facility will not be significantly greater than most government or office buildings. As previously discussed, officers are more likely to respond to an emergency while on patrol. On occasion, police vehicles will use sirens while existing the facility. Patrol officers will conduct daily tests of sirens to ensure vehicles are operational. The siren checks would occur four times each day, at approximately 7:00 AM, 11:30 AM, 4:30 PM and 9:30 PM. To limit nighttime noise, siren tests will not be conducted between the hours of 10:00 PM and 7:00 AM.
- The applicant states that site lighting would have minimal impact on abutting properties. On-site lighting is designed to meet standards for maximum height of luminaires and appropriate shielding to minimize glare. Lighting levels along the southern property line, which abuts an R7 zone, are below 0.5 foot-candles. The proposed lighting plan shows that lighting levels exceed 0.5 foot-candles at the property line where the property abuts the fuel station. Given that this is a commercial use, the applicant states that the impacts of proposed lighting would be minimal.

Staff find that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

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

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. Major Adjustment, Conditional Use (Public Building), Design Review Three, Replat Two, and Tree Plan Two applications are being processed concurrently with the subject request for Conditional Use approval. No additional applications or documents are needed at this time. Staff suggests a condition of approval that approval of the Conditional Use (Extended Hours) application is dependent upon the Design Review Three and Conditional Use (Building) approvals.

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 **CU2018-0012 (Beaverton Public Safety Center)**, subject to the applicable conditions identified in Attachment H.

**DR2018-0073
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 a new public safety center, approximately 72,000 square feet in size. The site abuts a residentially zoned property to the south. Therefore, the applicant meets Threshold 2 of a Design Review Three.

2. New construction of more than 30,000 gross square feet of non-residential floor area where the development abuts or is located within 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 Public Safety Center and does not include additions or modifications to existing buildings.

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 #2 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 #2 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. Major Adjustment, Conditional Use, Replat Two, and Tree Plan Two applications are being processed concurrently with the subject request for Design Review approval.

The proposed development is contingent upon approval of a Zoning Map Amendment (ZMA2018-0004) to apply the CS zoning designation to the subject site. Staff recommends a condition of approval stating that the Design Review and Conditional Use (Public Building) applications are dependent upon approval of ZMA2018-0004. Staff also recommends a condition of approval that approval of the Design Review Three application is dependent on approval of the Major Adjustment and Tree Plan Two applications.

Therefore, staff find that by meeting the conditions of approval 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)*

The applicant states that the building facades to the north, east and west are clearly oriented to each street frontage. Each elevation includes a primary exterior material (stacked bond brick) that is recessed at varying widths to create depth and shadow lines along the façade. The brick material is complemented with inset windows, composite metal panels and translucent glazing. On the east and west elevations, the glazing insets open up into views of the second and third floors of the building. On the north and south elevations, the insets extend into the roofline, creating a subtle variation in roof level. Further variety is provided by wood slat screens on the second and third stories at the main building entrance. Staff concurs that adequate visual interest is provided.

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)*

The applicant states that the building balances horizontal features through use of vertically-stacked brick, windows with vertical orientation, vertical wood slat screens on the north and east elevations, and a two-story wood slat screen at the building main entrance. Staff concur that vertical elements are adequately emphasized.

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]*

The applicant cites multiple design features that create a comfortable pedestrian environment. The building is oriented to Allen Boulevard, helping to define the public realm and contribute to pedestrian-oriented streetscape along the corridor. Design features include landscaping, seat walls and decorative paving between the building and

the street. The shape of the building and prominence of the main entrance help define a sense of place. Glazing on the ground floor also provides views into conference and meeting rooms and areas of interest. Staff concurs that the buildings are of a comfortable pedestrian scale.

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]*

This design guideline applies to all four building elevations. The applicant states that the north building elevation will be treated with wood slat screens, a cantilevered façade and window system that provides a pattern of glass metal and fritted glazing. The north elevations of the support buildings will be partially visible from the right-of-way and will be articulated using metal panel reveals that frame the building entries and loading doors. In addition to the materials and design features applied to the north elevation, the east building elevation also includes the main public entrance an offset wall. The south and west elevations provide a change offset walls and a change in roof level due to the extension of the ground floor to the south. Staff concur that building elevations visible from public streets and major parking areas contain sufficient architectural features to provide visual interest.

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)*

The applicant states that the design uses three distinct treatments along different segments of the façade:

- A 30" parapet roof forms vary in height, depth and material finish to provide a distinctive treatment and level of detail that creates visual interest from the street.
- An inset and slightly lower roof line forms as an extension of the window system, constructed of a combination of metal panel and fritted glazing panels.
- A roof line formed above the main entrance and the entrance to the second-floor patio is constructed of glass wall and wood slats.

Staff concur that the proposed roof forms provide a variety of detail and create visual interest when viewed from the street.

Therefore, staff find the Guideline is met.

- B. *Flat roofs should include distinctive cornice treatments.* (Standard 60.05.15.2.C)

The applicant states that the flat roof form utilizes a 30" parapet constructed of stacked bond brick with a balance of smooth and textured surfaces and recesses at varying widths. As shown on sheet A-207, a steel plate parapet cap is provided above the brick. Staff concur that the proposal applies distinctive roof treatments.

Therefore, staff find the Guideline is met.

3. Primary building entrances

- A. *Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, 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.* (Standard 60.05.15.3.A)

The applicant states weather protection for pedestrians will be provided in multiple locations, including a 7.5-foot canopy over the main public entrance on the east building elevation, a 7.5-foot canopy over the employee entrance on the south building elevation, and a 4-foot cantilevered façade that wraps around large portions of the north and east building elevations. Staff have reviewed the proposed design and concur that the design of building entrances provides weather protection for pedestrians.

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)

The applicant states that the primary entrance will be emphasized by a wood slat screen that extends across the second and third stories above the main entrance. The entrance includes a large metal canopy that extends above the entrance doors. The entrance is located near the corner of Hall Boulevard and Allen Boulevard to maximize visibility from the public parking area and adjacent sidewalks. Staff concur with the applicant that the primary building entrance is emphasized.

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)*

The building utilizes a variety of brick, concrete, metal, glass and wood materials. The applicant states that the building materials are durable and convey a sense of permanence through integration into well-composed facades. Windows provide views into more active areas of the building, including office areas and meeting rooms. Staff concur that the proposed materials convey a sense of durability and adequate windows are provided.

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)*

The applicant states that the stacked bond brick is recessed at varying widths to create depth and shadow lines along the façade. The brick material is complemented by the glazing, metal panel system and wood screens. Staff concur that the proposed brick patterns are adequate.

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)

The applicant states that roof-mounted equipment will be screened by a metal screen and the parapet wall. A back-up generator, located near the southwest corner of the building, will be screened by a CMU wall. Staff concur that equipment will be adequately screened.

Therefore, staff find the Guideline is met.

6. Building location and orientation in Commercial and Multiple Use zones.

- A. *Buildings should be oriented toward and located within close proximity to public streets and public street intersections. The overall impression should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location and orientation of buildings* (Standards 60.05.15. A and B)

The proposed building is oriented toward Allen Boulevard. The front setback area will be developed with pedestrian amenities such as seat walls, decorative paving and landscaping. The building is positioned with its main entrance towards the intersection of Hall Boulevard and Allen Boulevard. The applicant states that the proposed building setbacks are consistent with the scale of the building. Staff concur that the proposed building location and balances the building's function and police security needs, while creating a welcoming environment and public space for the community.

Therefore, staff find the Guideline is met.

- D. *Primary building entrances should be oriented toward and located in close proximity to public streets and public street intersections. Property size, shape and topographical conditions should also be considered.* (Standard 60.05.15.6.E)

The applicant states that the primary building entrance is located to provide convenient access for pedestrians and transit riders from both Allen Boulevard and Hall Boulevard. The main entrance is also located near the public parking lot on the east side of the building. The setback from the corner allows an appropriate standoff distance for the security of the public building (to prevent vehicle ramming). Staff concur that the primary building entrance is oriented toward public streets and intersections.

Therefore, 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 60.05.18.8.A)

The applicant states that ground floor elevations on the north, east and south sides of the building are treated with storefront windows and glass doorways. The design opens up to public spaces at ground floor elevations where possible, given the secure nature of the police facility. The west elevation does not include ground floor windows due to the types of space located inside of the building. These uses include a sallyport (secure prisoner intake area), electrical room, boiler room, loading bay and storage rooms.

Staff concur that the proposed windows and glass treatment is appropriate for the use of the building.

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, sidewalks, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standard 60.05.18.8.B)*

The proposal provides weather protection along building elevations that are adjacent to walkways. The applicant states that a 4-foot deep cantilevered façade wraps around large portions of the north and east elevations, providing weather protection above main building entrances. Staff concur that weather protection is provided on building elevations where pedestrians are most likely to walk.

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 site was designed to accommodate safe vehicular and pedestrian circulation patterns. To minimize conflicts between vehicles, vehicle access and circulation are separated into three areas: public parking, secured parking, and loading and service. The on-site circulation system connects to the surrounding street system on Main Avenue and Hall Boulevard, which have lower traffic volumes than Allen Boulevard. Access points provide sufficient sight distance from the intersection of Allen Boulevard and Hall Boulevard. The TIA found that no significant safety hazards exist under the proposed design. Staff concur that the proposal adequately connects to the public street 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)*

On-site loading areas and trash enclosure are located on the west side of the building, opposite from the main building entrance and public parking area. The applicant states

that waste containers will be screened from view by a CMU masonry enclosure that matches the design of other ancillary buildings on site. Staff concur that the loading area and trash enclosure is appropriately located and adequately screened from public view.

Therefore, staff find the Guideline is met.

- B. *Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)*

The loading and service area is located on the west side of the building. The applicant states that full height screening of the loading and service area is challenging due to the required fire access driveways and resulting vision clearance areas. The applicant states that a CMU wall will provide partial screening. In addition, proposed landscaping will partially screen this area from the west (Main Avenue). Staff concur that the loading area and trash enclosure are appropriately located and adequately screened from public view.

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 parking areas and building entrances to each other and to the public street system on Allen Boulevard, Hall Boulevard and Main Avenue. 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, including Allen Boulevard, Hall Boulevard and Main Avenue. Staff concur that the proposal provides 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 pedestrian connections from Allen Boulevard and Hall Boulevard to the main building entrance. The proposed plan includes a pedestrian connection near the Hall Boulevard transit stop that runs along the southern end of the public parking area to avoid pedestrians crossing multiple drive aisles. Staff concur that adequate 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 are generally separated from drive aisles and parking areas. The public parking area on the east side of the building provides a pedestrian pathway along the north and south ends of the parking lot to separate pedestrians from vehicles, particularly at drive aisles. A pathway is also provided along the eastern building elevation, connecting the public parking area to the main building entrance. The secure employee parking area includes a pedestrian pathway through the parking lot to the rear entrance of the public safety facility. Due to the security needs of this area, the pedestrian pathway does not connect directly to adjacent sidewalks. Staff concur that adequate pedestrian connections are provided.

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's proposal provides sidewalks along all public streets, as well as an internal pedestrian walkway system. Staff concur 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)*

The applicant states that pedestrian walkways are designed for safe movement and to minimize crossings of vehicular access and circulation areas. Walkways will be constructed of scored concrete or concrete pavers to differentiate pedestrian areas from driving surface. 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 screening is provided along all parking areas that abut public streets. As shown on sheet L-100, the proposal includes landscaping along Hall Boulevard to screen the public parking area from view. The secure employee parking area will be partially screened from Hall Boulevard and Main Avenue by a six-foot high steel flatbar fence. A combination of shrubs and trees will provide additional screening from Hall Boulevard and Main Avenue. Staff concur that adequate screening is provided for surface parking areas along 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 states that landscape islands with trees are integrated into the parking areas to the greatest extent possible, while maintaining visibility for security purposes. The public parking areas includes three (3) landscape islands and 11 trees around the perimeter of the lot. The secure employee parking area includes 22 landscape islands and 24 trees around the perimeter of the lot. The landscape islands and surrounding vegetation are designed to mitigate the impact of the parking areas.

Therefore, staff find the Guideline is met.

7. Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.

- A. *Pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)*

The proposal includes construction of a new sidewalk and bike lane along Hall Boulevard. Existing sidewalks along Main Avenue and Allen Boulevard will remain. The proposal includes right-of-way dedication along Allen Boulevard to allow for future construction of a right turn lane, bike lane, planted buffer and sidewalk. Staff concur that adequate pedestrian connections are provided along adjacent streets.

Therefore, staff find the Guideline is met.

- B. *Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B)*

The applicant states that the proposal includes pedestrian connections to all building entrances. Pedestrian pathways are provided along the east building elevation to the main public entrance. Staff concur that adequate pedestrian connections are provided to building entrances.

Therefore, staff find the Guideline is met.

8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple Use, and Commercial districts.

- A. *On-site circulation should be easily recognized and identified, and include a higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8)*

The proposal connects to public streets and sidewalk system in an easily recognized manner. Curbs and sidewalks are included in the design. All crosswalks will be scored concrete or other paving treatments to differentiate from the vehicular pavement.

Therefore, staff find the Guideline is met.

- B. *Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)*

The applicant states the public parking area contains a relatively short drive aisle, 12 spaces wide. As previously mentioned, the public parking area includes three (3) landscape planters as well as perimeter tree plantings to minimize visual impacts. The secure employee parking area includes two longer drive aisles, 22 spaces wide. This drive aisle is interrupted with three (3) landscape islands and a pedestrian walkway that provides a direct connection to the south building entrance. Staff concur that the proposed parking area landscape islands, landscaping and pedestrian connections help to minimize the visual impact of the proposed parking facilities.

Therefore, staff find the Guideline is met.

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines. .

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 landscape plantings will be provided at parking lots and around the site perimeter. Extensive plantings are proposed along the north side of the site to help restore the contaminated soils and to help soften the edges of the building. The north

and northeast side of the site will be landscaped with a combination of trees, shrubs, grasses and pedestrian hardscapes. Trees will be underplanted by low growing shrubs and plants to balance the need to open sight-lines with the overall goal of softening building edges. A variety of shrubs and groundcover will be planted at the base of site walls and the perimeter security fence to add aesthetic interest. Staff concur that the proposed landscaping softens the edges of buildings and parking areas and adds aesthetic interest.

Therefore, staff find the Guideline is met.

- B. *Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.3.C)*

The applicant states that the main entry plaza on the northeast corner of the site has been designed with a combination of concrete treated with decorative feature strips and concrete pavers. Landscaped areas are dispersed throughout the Allen Boulevard street frontage to provide additional visual interest. Staff concur that the pedestrian plaza utilizes a combination of decorative hardscape features.

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 plants and trees were primarily selected from native plant communities that are both climate adapted and supportive of regional ecologies.

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 mature trees will be retained where possible. Of the 93 existing trees on site, 71 are proposed for removal and 22 trees will be transplanted. As shown on Sheet L100, 85 new trees will be planted on site.

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. The landscape plan shows use of 13 tree species in a range of sizes, including both deciduous and coniferous trees. The plan also uses 11 different species of shrubs

of varying mature heights. The landscaping will be finished with a variety of groundcover, grasses, ferns, vines and understory mix. Staff concur that a variety of trees and shrub species will be 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 states that one retaining wall, approximately 125-feet long and 3.5 feet in height, is proposed as part of the off-site stormwater planter in the Main Avenue right-of-way. The retaining wall will be made of concrete and finished with a vertical form treatment that is consistent with the vertical orientation of the exterior finish used on the main building.

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)

The proposed plan includes a six-foot tall steel flatbar fence along the perimeter of the secure parking area. The fence design provides for partial transparency while maintaining privacy and security required for police operations. The steel material and powder coat finish will ensure durability over time. Site walls will be constructed of ground face CMU that matches the exterior materials used for the ancillary buildings on site. Staff concur that the proposed fence and walls will be constructed of durable and attractive materials.

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 new fences or walls are proposed along the front yard (Allen Boulevard). A CMU wall is proposed in the side yard, along Main Avenue, to screen the back-up generator and for privacy of the sallyport (prisoner intake area).

Therefore, staff find the Guideline is met.

8. Changes to existing on-site surface contours at residential property lines.

The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard 60.05.25.10)

The applicant states that the proposed grading will not increase the amount of run-off to the residentially zoned property to the south. The applicant has provided a technical stormwater analysis with their application that addresses stormwater flows on the site.

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)

A stormwater swale is proposed within the Main Avenue right-of-way, south of the subject site. The swale will be planted with a diverse mix of plants adapted to inundation and drought, and integrated into the overall landscape plan.

Therefore, staff find the Guideline is met.

10. Natural Areas.

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

No significant groves or wetlands exist on site. The majority of existing Landscape Trees and Community Trees on site are proposed for removal to accommodate the proposed site and building improvements. As previously discussed, the applicant proposes to transplant 22 of the mature trees on site and plant 85 new trees on site. Further information regarding tree removal can be found under the findings for the Tree Plan Type Two, Attachment G of this report.

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)*

The subject property is zoned CS and abuts a residentially zoned property (R7) to the south that is currently used as a place of worship. A mix of commercial and residentially zoned properties are located across the street on Main Avenue, Allen Boulevard and Hall Boulevard. In response to the Design Guideline, the applicant states that the following landscape buffers are proposed

- North lot line (across the street from R2): 5-foot B-1 buffer
- South lot line (abuts R7): 20-foot B-3 buffer
- East lot line (across the street from R1): 5-foot B-1 buffer
- West lot line (across the street from R2 and R7): 10-foot B-1 buffer

The buffer along the southern property line has been designed to meet the city's 20-foot B-3 buffer standard, which would be the city's desired buffer in cases of a Conditional Use abutting residential uses. The buffer consists of a six foot tall security fence, with trees, shrubs and groundcover in accordance with the B-3 buffer standard. Additional tree plantings are proposed. The east, west and north property lines provide screening consistent with the city's B-1 standard. Staff concurs that the buffering provided is adequate to screen the proposed development from adjacent residential uses and zones.

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, the applicant proposes a 20-foot B-3 buffer, consistent with the city's Design Standard along areas of residential development.

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. The landscape screening is integrated into the overall landscape plan, using a variety of trees and shrubs that are found in other landscape areas on site. Staff concur that the schedule of planting materials shown on the landscape plan 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).*

The applicant states that changes to buffer widths are not proposed. Staff note that the vehicular access points to the secure parking lot along Main Avenue and Hall Boulevard create a deviation from the landscape buffer standard. However, as discussed in response to Section 60.05.40.4 above, parking lot screening of shrubs and fencing will adequately screen headlight impacts on the right-of-way and residential uses across the street.

Therefore, staff find the Guideline is met.

60.05.50. Lighting Design Guidelines. (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 that the lighting plan, shown on Sheet E010, was designed to maximize safety by ensuring sufficient light levels of all pedestrian walkways and outdoor areas. The proposed luminaires are LEDs with cutoffs, as shown on the lighting details in Exhibit 8 of the applicant's materials.

Therefore, staff find that by meeting the conditions of approval 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 pedestrian areas will be lit with a combination of 12-foot pole-mounted luminaires and 4-foot bollard luminaires. Canopy lighting will be provided at building entrances. The lighting details appear to be architecturally appropriate for the design of the building.

Therefore, staff find that by meeting the conditions of approval 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. Staff concur that there will be minimal impacts to abutting and adjacent properties and streets.

Therefore, staff find that by meeting the conditions of approval 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 foot candles at the southern property line where the site abuts a residentially zoned property. The lighting plan exceeds the maximum lighting standard elsewhere on site where the property abuts the public right-of-way and the existing fuel station. The applicant states that there will be minimal impacts to the fuel station, as it's located in a commercial zone. In addition, the applicant is interested in acquiring the corner parcel (fuel station) to incorporate the area into the overall design of the site. Staff suggest a condition of approval that would require the applicant to meet technical lighting standards (0.5 foot candle at the property line) unless the abutting property is owned by the City of Beaverton or within the public right-of-way.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0073 (Beaverton Public Safety Center)**, subject to the applicable conditions identified in Attachment H.

**LD2018-0024
ANALYSIS AND FINDINGS FOR
REPLAT TWO**

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 40.45.05 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 40.45.15.3.C Approval Criteria

In order to approve a Replat 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 application satisfies the threshold requirements for Replat Two.*

The applicant proposes to consolidate the eight lots that comprise the site. The proposal meets the threshold for a Replat Two application since the properties fall within the boundaries of two different recorded plats and the perimeter boundary of the plat would change as a result of the lot consolidation.

- 3. *The reconfiguration of lots, parcels, or tracts affecting more than one (1) recorded plat, or where the perimeter boundary of a recorded plat would change as a result of the proposed reconfiguration.***

Therefore, staff find 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 Replat Two application.

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

3. ***The proposed Replat Two does not conflict with any existing City approval, except the City may modify prior approvals through Replat process to comply with current Code standards and requirements.***

The proposed application would not conflict with an existing City approval and would help bring the site into compliance with current standards and requirements.

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

4. ***Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.***

The subject site approximately 3.6 acres in size, which is more than twice the minimum parcel area for the CS zone. The site is considered an oversized parcel. The building would be located along the Allen Boulevard frontage, with secure police parking on the southern portion of the property. The proposed building location, access points and utilities would not preclude potential future development on the southern end of the site. Proposed easements and right-of-way dedications would not hinder future development of an affected adjacent lot.

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

5. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:***

a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,

b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.

Lot averaging is not proposed with this development.

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

6. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division.***

Lot averaging is not proposed with this development.

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

- 7. *If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant states that development would occur in a single phase.

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

- 8. *The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.***

The proposal would not eliminate access to the affected properties. As described in response to Section 40.03 above (Attachment A), critical and essential facilities adequately serve the site.

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

- 9. *The proposal does not create a parcel or lot which will have more than one zoning designation.***

Each lot that comprises the subject site is currently zoned CS. The proposed lot consolidation would not create a parcel with more than one zoning designation.

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

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

The applicant has submitted all documents related to this request for Replat Two approval. No additional applications or documents are needed at this time.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2018-0024 (Beaverton Public Safety Center)**, subject to the applicable conditions identified in Attachment H.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	Grading for the public right of way expansion and storm water detention facilities are exempt and subject to approval of the City Engineer.	Yes
60.15.10.3.A-F 0-5 Feet From Property Line	Maximum slope differentials from the existing or finished slope of the abutting residential property.	The subject site does abut a residentially zoned property and complies with grading standards.	Yes
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No significant trees or groves exist on site or within 25 feet of the subject site.	N/A

**TP2018-0006
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 five (5) Community Trees from the site, which meets threshold one for a 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...*

Therefore, staff find 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 fee for a Tree Plan Two application.

Therefore, staff find that the proposal meets the 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 and the associated grading and construction.

Therefore, staff find that the 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 states that the proposed tree removal is required due to the new building and associated site work. Staff concur that given the necessary size of the building to meet public safety needs, coupled with the required off-street parking, no reasonable alternative exists for preserving the Community Trees.

Therefore, staff find that the proposal meets the 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 the 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.*

Most of the Community Trees proposed for removal are located on the southern and southeastern portions of the site. No Community Trees are proposed to be removed to accomplish frontage improvements.

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

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 trees proposed for removal are Community Trees which are being removed to accommodate new development where no reasonable alternative exists.

Therefore, staff find that the 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.***

The subject site does not contain a SNRA or significant grove.

Therefore, staff find that the 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.***

The subject site does not contain a SNRA or significant grove.

Therefore, staff find that the 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 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 that 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 and the response contained within the revised Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's proposal balances accommodating the proposed use and mitigating the adverse effects on neighboring properties.

Therefore, staff find that the proposal meets the 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 on March 22, 2018 and was deemed complete on April 18, 2018. In the review of the materials, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

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 this Tree Plan Two application and the associated Major Adjustment, Conditional Use, Design Review Three, and Replat Two applications 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. Because the applications were submitted concurrently, staff will review all six (6) applications at once. Staff suggests a condition of approval that approval of the Tree Plan Two application is dependent upon the Design Review Three approval.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2018-0006 (Beaverton Public Safety Center)** subject to the applicable conditions identified in Attachment H.

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 applicant does not proposal pruning.	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposed tree removal will comply with this section upon Tree Plan approval.	YES
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	No mitigation is required for Community Trees	N/A
60.60.15.2.C.1	Standards for SNRA & Significant Groves	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.2	DBH shall be retained in cohesive Preservation Areas.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.3	Native understory vegetation and trees shall be preserved in Preservation Areas.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.4	Preservation Areas shall be clustered and connect with adjoining portions of the SNRA or Significant Grove.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.5	Preservation Areas shall be set aside in conservation easements.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.6	Preservation Areas conditioned for protection through the Land Division process.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.15.2.C.7	Native species shall be preferred for preservation over non-native species.	Trees are proposed to be removed for development.	N/A
60.60.15.2.C.8	Hazardous and dead trees should be fallen only for safety and left at the resource site unless the tree has been diagnosed with a disease.	No surveyed non-exempt trees are proposed to be removed from the SNRA.	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.	For the trees to be retained compliance with this standard is required.	YES w/ COA

CONDITIONS OF APPROVAL**ADJ2018-0004 Major Adjustment**

1. Ensure that the Design Review Three (DR2018-0073) application has been approved and is consistent with the submitted plans. (Planning/CP)

CU2018-0011 Conditional Use (Public Building)

1. Ensure that the Design Review Three (DR2018-0073) application has been approved and is consistent with the submitted plans. (Planning/CP)
2. Ensure that the concurrently processed Zoning Map Amendment ZMA2018-0004 has been approved. (Planning/CP)

CU2018-0012 Conditional Use (Extended Hours)

1. Ensure that the Design Review Three (DR2018-0073) application has been approved and is consistent with the submitted plans. (Planning/CP)
2. Ensure that the New Conditional Use (CU2018-0011) application has been approved and is consistent with the submitted plans. (Planning/CP)

DR2018-0073 Design Review Three**A. Prior to demolition of existing building(s) on site, the applicant shall:**

1. A demolition permit is required for the removal of the existing buildings. The removal of existing buildings on the property may provide credits towards some system development (SCD) fees such as water, sanitary sewer, impervious surface and traffic. (Building/BR)
2. A plumbing permit is required for removal, abandonment and capping or a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. A copy of the receipt from the pumping company shall be provided. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (Building/BR)

B. Prior to Issuance of a Site Development Permit, the applicant shall:

3. Ensure that the Major Adjustment (ADJ2018-0004) application has been approved and is consistent with the submitted plans. (Planning/CP)
4. Ensure that the concurrently processed Zoning Map Amendment ZMA2018-0004 has been approved. (Planning/CP)

5. 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)
6. Contract with a professional engineer to design and monitor the construction for 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)
7. 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)
8. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities, storm facility plantings, and emergency vehicle 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)
9. 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)
10. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any toxic contaminants, ground/surface water issues, any needed clean-up action, remediation methods, Oregon Department of Environmental Quality requirements, disposal regulations, and construction worker safety measures. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer and rules of the Oregon Department of Environmental Quality (DEQ). (Site Development Div./JJD)
11. Submit a letter of “no further action” (NFA) or other documentation specifically allowing the proposed construction activities and site plan approval from the Oregon DEQ (Case File #34-94-0030, associated with 6055 SW Hall Boulevard) as determined by the City Engineer. (Site Development Div./JJD)
12. 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)
13. 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)
14. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City if the proposed disturbed area is greater

than one acre. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres, adopted by DEQ and Clean Water Services. (Site Development Div./JJD)

15. 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. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
16. Provide final construction plans and a final drainage report demonstrating compliance with CWS Resolution and Order 2017-05 in regard to quality treatment as generally outlined in the preliminary analysis, dated March, 2018. (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 for that phase. 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. (Site Development Div./JJD)
18. Pay storm water system development charges (storm water quantity and overall system conveyance) for all net, new impervious surface area created for the entire project. For the right of way area along the Hall Boulevard frontage, an additional fee-in-lieu of constructed facility shall be assessed and paid (\$1 per square foot of existing tributary area and new impervious creation that would otherwise need to be treated as determined by the City Engineer). (Site Development Div./JJD)
19. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual. Option C requirements apply 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 utility service lines shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
20. 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)

21. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6): (TVF&R / JF)
- A. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 - B. Electric gates shall be equipped with a means for operation by fire department personnel
 - C. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
 - D. A Knox padlock or electric switch is required.
22. Provide plans that show dedication of right-of-way along SW Allen Boulevard and SW Hall Boulevard street frontages sufficient to provide at least 48 feet from centerline of the existing streets. (Transportation/JK)
23. Provide plans that show construction of bicycle and pedestrian improvements along the SW Hall Boulevard street frontage that meet the City's Engineering Design Manual standards for arterial streets. (Transportation/JK)
24. Submit plans that show short-term and long-term bike parking spaces will be installed to meet the City's Engineering Design Manual standards. (Transportation/JK)

C. Prior to Building Permit issuance, the applicant shall:

- 25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
- 26. 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)

D. Prior to Occupancy of any Building Permit, the applicant shall:

- 27. 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. (On file at City Hall). (Planning/CP)
- 28. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/CP)
- 29. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/CP)
- 30. 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/CP)
- 31. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches and be adequately staked. (Planning/CP)

32. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane, unless the light trespass affects the public right-of-way or abutting property owned by the City of Beaverton. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/CP)
33. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM: *This building will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits shaft, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the installation of this system. Please contact DFM Jeremy Foster at 503.259.1414 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)*
34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
35. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
36. 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)
37. 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)
38. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
39. 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)

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

40. 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)
41. Submit any required on-site easements, not already granted on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)

42. 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 facilities, as determined by the Public Works Director. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years 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 Engineer prior to release of the security. (Site Development Div./JJD)

LD2018-0024 Replat Two

A. Prior to Final Plat approval, the applicant shall:

1. Have verified to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development plan; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision/availability per adopted City standards and requirements. (Site Development Div./JJD)
2. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/CP)
3. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning Division/CP)
4. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/CP)

TP2018-0006 Tree Plan Two

1. Ensure that the Design Review Three (DR2018-0073) application has been approved and is consistent with the submitted plans. (Planning/CP)
2. Provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code. Any alternatives to the standards in 60.60.20 must be approved by the City Arborist. (Planning/CP)