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Current Planning Division  
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## STAFF REPORT

HEARING DATE: Planning Commission: May 3, 2017  
City Council First Reading of Ordinance: June 6, 2017

TO: Planning Commission and City Council

FROM: Ken Rencher, Associate Planner

APPLICATION: **SNC2017-0002 NW Evergreen Place Street Name Change**

REQUEST: Alameda Land Group, LLC, representing the affected property owners, has applied for a Street Name Change approval to create a name for a private street that is currently addressed off of NW Evergreen Parkway. The proposed new name for the existing private street is NW Evergreen Place. The applicant requests that the timing of the change be delayed until January 1, 2018.

	<u>Entity</u>	<u>Property Address(es)</u>
PROPERTY OWNERS:	K&R Holdings II, LLC	17933 NW Evergreen Pkwy
	Sunset Crossing SPE	17941 NW Evergreen Pkwy
	WCCCA	17911 NW Evergreen Pkwy
	Good Old Boys, LLC	17895 NW Evergreen Pkwy
	Good Old Boys III, LLC	17885 and 17877 NW Evergreen Pkwy
	Standard Insurance Co.	17895 NW Cornell Road

APPLICANT: City of Beaverton (administrator of public right-of-way)  
PO Box 4755  
Beaverton, OR 97076

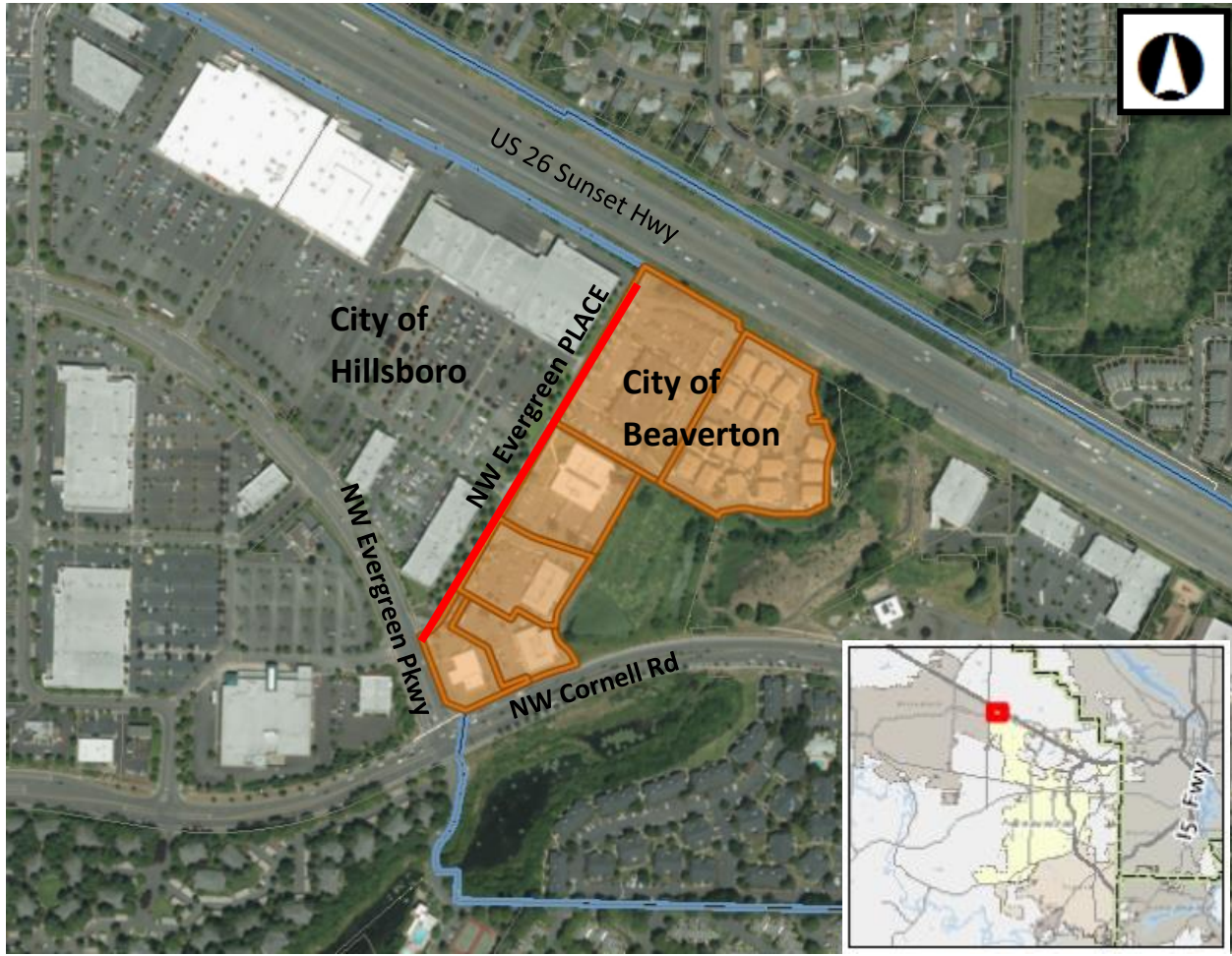
AUTHORIZATION/  
APPROVAL CRITERIA: Beaverton City Code, Section 9.02.060

RECOMMENDATION: **APPROVAL of SNC2017-0002 — NW Evergreen Place - Street Name Change**, subject to conditions identified at the end of this report.

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<b>Exhibit 1</b>	<b>Zoning/Vicinity Map</b>	<b>3</b>
<b>Exhibit 2</b>	<b>Agency Comments (None received)</b>	
<b>Exhibit 3</b>	<b>Public Comment Exhibit 3.1 Letter from Lorraine Janeway, owner of MediPro Holistic Health, expressing support for the change</b>	

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**PROPOSED NW EVERGREEN PLACE (shown in red)**



**SUMMARY & BACKGROUND FOR  
STREET NAME CHANGE  
SCN2017-0002**

**APPLICATION PROCESSING**

The Street Name Change, in accordance with Section 9.02.060 C of the City Code requires a public hearing before the Planning Commission. A public hearing notice has been given by mail to the affected property owners and placed in the Beaverton Valley Times concerning the Planning Commission's hearing on September 6, 2017. The Planning Commission, after conducting the public hearing, shall provide a recommendation to the City Council. Pursuant to Section 9.02.060 of the Beaverton City Code, "the City Council shall have complete legislative discretion to change the name of any street in the City." The Council is the final decision maker and may choose to approve, approve with conditions, or deny the proposed street name change. The first reading of the ordinance by City Council is tentatively scheduled for October 3, 2017. The applicant has requested that the effective date of the street name change be delayed until January 1, 2018.

**BACKGROUND**

There is an existing private street that comes off of NW Evergreen Parkway. The private street is partially within the City of Beaverton and partially within the City of Hillsboro, through all of the properties along it are within Beaverton and have NW Evergreen Parkway addresses. The City of Hillsboro, through a separate process, is changing the names of many of its streets. In early 2016, the City of Hillsboro notified the property owners along this private street that it intended to change the name of NW Evergreen Parkway to *NE* Evergreen Parkway. In order to avoid confusion, the applicant and City staff worked to come up with a new name for the private street, NW Evergreen *Place*.

**AFFECTED ADDRESSES**

There are six developed properties affected by this proposed street name change:

- 17877 NW Evergreen Pkwy (First Tech Federal Credit Union)
- 17885 NW Evergreen Pkwy (multi-tenant office building)
- 17895 NW Evergreen Pkwy (multi-tenant medical office building)
- 17911 NW Evergreen Pkwy (WCCCA 911 dispatch)
- 17933 NW Evergreen Pkwy (multi-tenant office building)
- 17941 – 17999 NW Evergreen Pkwy (Sunset Crossing Apartments, 102 units)

The applicant also lists a seventh property, 17895 NW Cornell Road, which is a storm water detention pond.

**ANALYSIS AND FINDINGS FOR  
STREET NAME CHANGE  
SNC2017-0001**

Section 9.02.060 of the Beaverton Code identifies criteria for approval and also states that any request for a street name change must meet the requirement of Section 9.02.050. The criteria are listed below. The Planning Commission and City Council must find that the proposal meets all of the following criteria.

**SECTION 9.02.050: Selection of Street Names**

***A. Streets shall be named in accordance with the “Street Name Plan” developed by the planning department and approved by the Council.”***

**Facts and Findings:**

The applicant’s request to change the name of the private street from NW Evergreen Parkway to NW Evergreen Place, meets the policies and guidelines of the City of Beaverton Community Street Name Plan (CSNP). The CSNP consists of a Street Name Districts Map and street naming policies and guidelines to meet the purpose of the CSNP, which is to reduce the potential for confusion and to improve the delivery of emergency services.

Without the change, the private street will continue to have the same name as the longer major road. The City of Hillsboro is changing the name of NW Evergreen Parkway to NE Evergreen Parkway. Therefore, unless the proposed change is adopted, these six properties will be the only ones in the city of Beaverton that will have a NE prefix for their address, despite being in the extreme NW corner of Beaverton’s current city limits.

The existing private street is within the Pioneer and Heritage section of the CSNP. By changing only the suffix of the existing addresses, the City will minimize the disruption to the existing businesses and residents.

Staff finds that the revised street name is in accordance with the Street Name Plan.

**Therefore, staff finds that the criterion is met.**

***B. Designators such as road, avenue, or lane for new streets shall conform to the ‘Street Name Plan.’***

**Facts and Findings:**

The CSNP’s Street Designator Policy indicates that “Place” can be used for all north/south cul-de-sacs. The existing private street terminates in the access driveway serving the rear of the adjacent big-box retail stores. is a cul-de-sac that comes east from SW Menlo Dr. Therefore, the appropriate street suffix is Place. The proposed street name change give the name of NW Evergreen Place to a previously unnamed private street conforms to the CSNP.

**Therefore, staff finds that the criterion is met.**

***C. A street name proposal pursuant to the “Street Name Plan” shall be submitted to the Mayor prior to final approval of the street name by the Planning Commission or Council pursuant to subsection D. The Mayor may recommend rejection of a proposed street name that in the Mayor’s judgment would tend to cause confusion, error or delay in matters affecting public safety.”***

**Facts and Findings:**

The Planning Manager of the City of Beaverton, under the authorization of the Mayor, has reviewed this application for a street name change, as requested by the owners of the affected properties. Staff has evaluated the street name change and finds that the proposed name change to **NW Evergreen Place** will help prevent undue confusion, error and delay in matters affecting public safety and emergency services.

**Therefore, staff finds that the criterion is met.**

***D. “The Planning Commission may approve all street names proposed as part of the subdivision approval process; all other street names shall be approved by the Council.”***

**Facts and Findings:**

The proposed street name change affects an existing street. The change is not proposed as part of a subdivision application. Therefore, City Council’s action on the street name is necessary.

**Therefore, staff finds that the criterion is met.**

## **SECTION 9.02.060: Change of Street Names**

***The Council shall have complete legislative discretion to change the name of any street in the City. Street name changes shall be made by ordinance and shall be filed with Washington County. The Council may use the following procedures in considering changes in street names.***

***A. A person, including the City, who desires a street name change shall submit a written request to the planning commission stating the reasons for the proposed name change and shall attach a scale diagram of the street.***

### **Facts and Findings:**

City staff received a written request from the applicant to create a name for a previously unnamed private street.

***B. Any proposed name change must meet the requirements of BC 9.02.050 B and C.***

### **Facts and Findings:**

As noted above, the proposal meets the requirements.

***C. The planning commission shall consider the request at a public hearing.***

- 1. Notice of the public hearing shall be given in accordance with provisions of section 18.2.A, B, and C of the Development Code except that written notice shall be provided to the owners of property fronting the street instead of owners included in the area of the proposed amendment and the United States Postal Service.***
- 2. The scope of the hearing shall be limited to the change of the street name.***
- 3. At the close of the hearing, the planning commission shall make a recommendation in writing to the Council and identify the factors supporting the recommendations.***
- 4. No recommendation for a name change shall be made unless the planning commission finds that a strong public need for the change exists.***
- 5. The applicant's request for the name change, the planning commission's recommendation***

### **Facts and Findings:**

The required notice was mailed to the property owners and placed in the *Beaverton Valley Times* as stipulated by the Development Code. (The City Code reference is obsolete, but pointed to the section that governed notice for Legislative Zoning Map Amendments, which is now found in Section 40.97.15.2 of the Development Code.) As an additional notification step, the City also mailed notice to the residents and business owners for each of the affected addresses.

The scope of the Planning Commission hearing will be limited to the change of the name for the new street, and following the close of the hearing, the Planning Commission's recommendation and findings of strong public need will be provided to the City Council.

As stated in above, staff finds that there is a strong public need for the proposed street name change in order to prevent confusion and delay in emergency services as a result of the previously chosen name. The proposed street name change does not conflict with any existing street names.

The proposed street name change to **NW Evergreen Place** complies with the provisions of the Street Name Plan and will meet the public need.

**Therefore, staff finds that the criterion is met.**

### **RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **SNC2017-0002 — NW Evergreen Place**, with Conditions of Approval herein.



**CONDITIONS OF APPROVAL  
STREET NAME CHANGE  
SCN2017-0002**

1. The street name of “NW Evergreen Place” is hereby established as the new name of the existing private street located generally north of NW Evergreen Parkway, west of the intersection with NW Cornell Road.
2. The effective date of the name change shall be January 1, 2018, as requested by the applicant, to provide adequate time to prepare for the readdressing of residential and commercial properties.