



STAFF RECOMMENDATION

Approval, with Conditions

This document represents the Planning and Zoning Staff recommendation, findings and recommended conditions of approval for a Design Review as cited below. It contains four parts: Section 1 – Summary, Section 2 – Conditions of approval, Section 3 – Findings, Section 4 – Summary of Findings and Recommendation.

SECTION 1 – SUMMARY

DATE: June 25, 2019

CASE FILE NO.: Z0088-19-D

STAFF CONTACT(S): Anthony Riederer, ariederer@clackamas.us, 503-742-4528

LOCATION: 22E04AD 00600

ADDRESS: No Site Address Currently Assigned
SE 97th Avenue and Sunnybrook Road

APPLICANT(S): Dennis M. Thompson, Architect
3 Monroe Parkway, #P-303, Lake Oswego, Oregon

OWNER(S): Weston Investment Co., LLC
2154 NE Broadway #200, Portland, Oregon

TOTAL AREA: Approximately 0.94 acres

ZONING: OC (Office Commercial, ZDO Section 510)

COMMUNITY PLANNING ORG: Sunnyside – West Mt. Scott
Contact: Martha Waldemar, PO Box 603, Clackamas, OR

PROPOSAL: Design review of proposed approximately 6,700 square foot building designed to be speculative office and commercial space along with associated site improvements.

APPLICABLE APPROVAL STANDARDS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS Chapter 215 requires that if you receive this notice, you must promptly forward it to the purchaser.

OPPORTUNITY TO REVIEW THE RECORD: A copy of the Planning and Zoning Staff Decision and all evidence submitted with this application is available for inspection, at no cost, at the Planning and Zoning office during normal business hours. Copies of all documents may be purchased at the rate of 11-cents per page. The Land Use Decision contains the findings and conclusions upon which the decision is based along with any conditions of approval.

BACKGROUND:

The subject parcel is on the southeast corner of the intersection of SE Sunnybrook Boulevard and SE 97th Avenue. The site of the proposed building is an undeveloped portion of a previously developed site and is currently primarily landscaped with turf grass. There are no specimen or mature trees on the subject parcel. The site slopes to the south at a grade of approximately 19% over the course of the site (north to south).

The development site located in the unincorporated urban area of Clackamas County near both the Clackamas Town Center and Kaiser Sunnyside developments. There are a variety of adjacent zoning districts, though land is predominantly developed with commercial or multifamily projects.

The blend of eras and types of commercial development in the area creates limited unifying architectural character in the area. The commercial properties in the area are diverse in their architectural character and feature facades of conventional residential siding, brick veneer, and painted stucco. The existing commercial building is larger in terms of scale and proportion to that being proposed, though similar façade materials unite the two buildings.

A pre-application conference was held on this project on July 6, 2018.

Clackamas County's GIS mapping system indicates that there is a small area near the project site designated as "low" HCA. Per the comments provided during the Pre-application conference, the extent of previous disturbance to this area will likely prevent the requirement for a Sensitive Areas Certification. The project site is not subject to any additional habitat or conservation-related overlay zoning, historic property protections, or hazards related to flood or earth movement.

NOTICE

Notice of this application was sent to the Sunnyside/West Mt. Scott CPO and property owners within 300 feet of the subject tract property lines, as well as the Cities of Happy Valley and Milwaukie, Clackamas Fire District #1, Water and Environment Services, Sunrise Water Authority, CCSD #5 (Street Lighting), Clackamas County's Building, Engineering, and Sustainability Divisions, TriMet, and the Oregon Department of Transportation.

PUBLIC COMMENT

No public comment was received related to this proposed project.

DEPARTMENT AND AGENCY COMMENT

Clackamas County Engineering:

The applicant has proposed construction of a 6,733 square foot office building on a 1.0 acre property located at the southwest corner of SE Sunnybrook Avenue and SE 97th Avenue. The proposed development is subject to the provisions of *Clackamas County Zoning and Development Ordinance (ZDO)* section 1015, pertaining to parking and loading, and Water Environment Services requirements pertaining to surface water management. Additionally, the applicant is subject to other *ZDO* requirements, the *Clackamas County Comprehensive Plan* and *Clackamas County Roadway Standards*.

The proposed building will be located within an existing landscape area that is part the larger existing office building site to the west. There is an existing driveway on SE 97th Avenue that serves the project site as well as the adjacent existing office building. There are existing parking spaces adjacent to the project site that serve the proposed building. The applicant has proposed modifications to the parking lot

to provide an ADA parking space and a trash/recycling enclosure. The applicant is required to provide adequate on-site circulation for the parking and maneuvering of all vehicles anticipated to use the site. With the proposed building addition, the parking lot appears to provide adequate maneuvering area.

Through the building permit, the applicant will be required to provide ADA accessibility from the parking lot to the building, and from the building to the public sidewalk. Where the private walkway intersects the public sidewalk, a 5-foot by 5-foot landing is required a maximum slope of 2 percent in any direction.

The existing driveway approach serving the site on SE 97th Avenue does not appear to meet the maximum 2 percent cross slope for ADA access. The applicant will be required to remove and replace the driveway approach to ADA standards, per Roadway Standards Drawing D600. As an alternative, if it can be accommodate by constructing a concrete sidewalk behind the driveway approach.

ZDO Section 1007.07 requires that development is served by a transportation system that has adequate capacity to handle any increased vehicle trips generated by new development. The proposed office building will generate approximately 74 daily trips, with 11 trips in the AM peak hour and 10 trips in the PM peak hour. The Clackamas County Roadway standards do not require a traffic study for developments that generate fewer than 20 trips in a peak hour. Engineering staff is not aware of any safety or capacity issues with the surrounding roadway and intersection and finds that the transportation system is adequate to serve the proposed development.

The conditions of approval recommended by the Development Engineering Division are not intended to include every engineering requirement necessary for the successful completion of this project, but are provided to illustrate to the applicant specific details regarding the required improvements that may prove helpful in determining the cost and scope of the project. These conditions are based upon the requirements detailed in the County's Comprehensive Plan (Comp Plan), the County's Zoning and Development Ordinance (ZDO) and the County's Site Development and Roadway Construction Standards (Roadway Standards). Additional requirements, beyond those stated in the conditions of approval, may be required. The applicant may discuss the requirements of the project with staff at any time.

The requirements specifically required by the Comp Plan and the ZDO cannot be modified by the Development Engineering Division. However, the requirements detailed in these conditions of approval, derived from the Roadway Standards, are based upon nationally accepted standards and engineering judgment and may be modified pursuant to Section 170 of the Roadway Standards. The applicant is required to provide sufficient justification to staff in the request. Staff shall determine if a modification is warranted.

Oregon Department of Transportation:

The applicant is showing existing sidewalks along Sunnybrook Blvd. It is not clear to ODOT whether or not this sidewalk meets current Clackamas County requirements in the Transportation System Plan. Therefore, ODOT is recommending that the sidewalk along Sunnybrook Blvd be brought up to current Clackamas County and ODOT standards.

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take up to 3 months to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

Clackamas Fire District #1:

The CFD #1 review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. Please see conditions for elements to be addressed by the applicant. Please contact Clackamas Fire District at 503-742-2660 with any questions.

Sunrise Water Authority:

The Sunrise Water Authority has adequate potable water supplies available in sufficient quantities to provide normal domestic and fire protection needs for this proposal, as required by the Oregon Health Authority. Exact improvements to the water system will be determined during design review by the Water Authority.

CCSD #5:

Nothing additional required for street lighting.

Clackamas County Sustainability Program: The proposed materials collection enclosure appears adequately sized and accessible for collection service and use. Be advised the equipment needed for service at this site is at minimum, 2 containers (7' x4' each), one for garbage and one for recycling; and 1 roll cart for glass (3' x3').

Clackamas County Building Division: No agency comment received.

Site Aerial Image



Site Aerial – Perspective

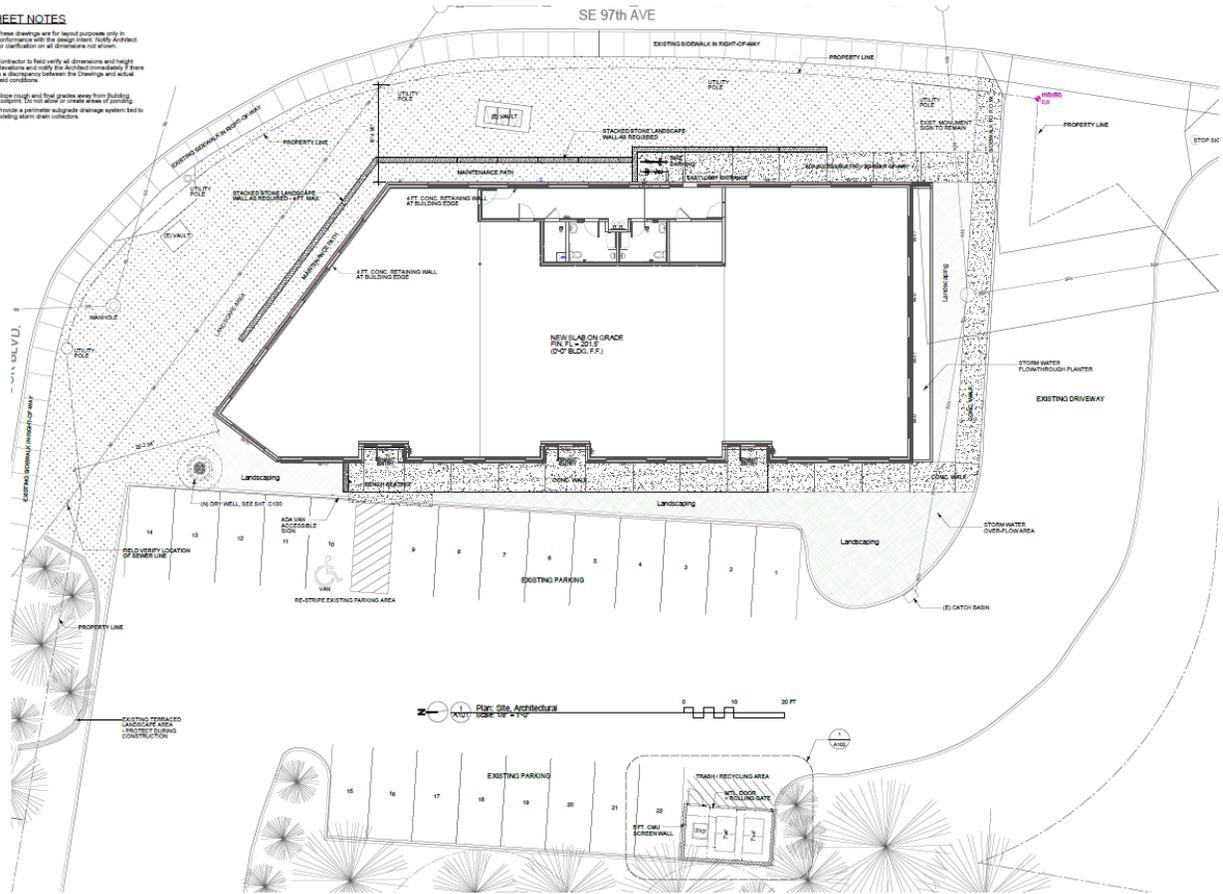


Project site looking roughly to the north

Site Plan

SHEET NOTES

1. These drawings are for permit purposes only in accordance with the design intent. Verify All details for confirmation on all dimensions and notes.
2. Contractor to field verify all dimensions and height elevations and notify the architect immediately if there is a discrepancy between the Drawings and actual field conditions.
3. Slope roads and find grades away from Building Footprint. Do not allow for cross slope of parking.
4. Provide a separate separate drainage system leads to existing storm drain collectors.

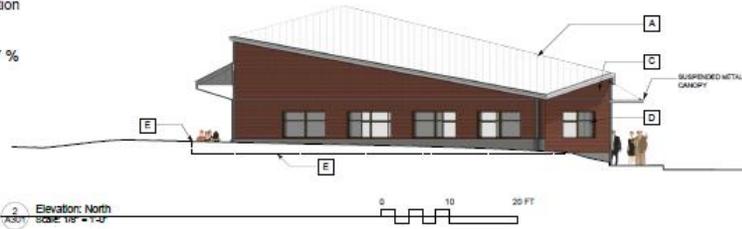


Building Elevations

Facade Aperture Calculation
 - West Elevation
 150 Linear Frontage
 (8.75 SF x 11 = 96.25) = 64.1 %



Facade Aperture Calculation
 - North Elevation
 49.5 FT Linear Frontage
 (8.75 SF x 4 = 35) = 70.7 %



Facade Aperture Calculation
 - South Elevation
 49.5 FT Linear Frontage
 (8.75 SF x 3 = 26.2) = 53.0 %



Facade Aperture Calculation
 - East Elevation
 107 FT Linear Frontage
 ((8.75 SF x 5) + 3' = 38) = 46.6 %



SECTION 2 – CONDITIONS OF APPROVAL

The Clackamas County Planning and Zoning staff recommends approval of this design review application subject to the following conditions:

1) General Conditions:

- A. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on May 28th, 2019. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the recommendation described herein.
- B. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, 503-742-4657 or at wendicor@clackamas.us.
- C. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or wendicor@clackamas.us. The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
- D. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision (ZDO 1102.05). During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
 - a. A building permit for the structure or
 - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
- E. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
- F. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

2) Planning and Zoning Conditions:

- A. Prior to issuance of building permit, the applicant shall submit revised site drawing showing street trees along the site's frontage on SE Sunnybrook Boulevard and SE 97th Avenue that meet the standards of ZDO 1007.06.

- B. Prior to issuance of building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M).
- C. Prior to issuance of building permit, site plan shall be revised to designate an off-street loading zone with dimensions of not less than 35 feet by 12 feet, per ZDO 1015.04.
- D. Prior to issuance of building permit, site plan shall be revised such that the refuse and recycling enclosure meet the dimensional standards of ZDO 1021.05.
- E. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
- F. Prior to issuance of certificate of occupancy the landscaping installation and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.
- G. All signs proposed to be placed on site shall meet the standards of ZDO 1010.

3) Building Code Division Conditions:

- A. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received before final occupancy approval.
- B. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

4) Clackamas County Engineering Conditions

- A. All frontage improvements in, or adjacent to Clackamas County right-of-way, or on site, shall be in compliance with *Clackamas County Roadway Standards*.
- B. The applicant shall obtain a Development Permit from Clackamas County Department of Transportation and Development prior to the initiation of any construction activities associated with the project.
- C. The existing driveway approach on SE 97th Avenue shall be removed and replaced to ADA standards, constructed per Standard Drawing D600. As an alternative, a sidewalk may be constructed behind the sidewalk to provide an ADA route.
- D. The applicant shall design and construct the parking lot improvements, consisting of the following:
 - a. Adequate on site circulation shall be provided for the parking and maneuvering of all vehicles anticipated to use the site, including a minimum of 24 feet of back up maneuvering room for all 90-degree parking spaces.
 - b. Parking spaces shall meet minimum ZDO Section 1015 dimensional requirements. The plans shall list the number of parking spaces required and the number of parking spaces provided.

- c. All curbs shall typically be type "C", or curb and gutter if curb line slope is less than one percent, if they carry, direct or channel surface water. Alternative curbs will be considered when it is determined by the Clackamas County Department of Transportation and Development that type "C" curbs or curb and gutter are not appropriate. Extruded curbs for carrying, directing or channeling surface water, or used as a vehicle wheel stop, shall not be allowed.
- E. **Prior to the issuance of a Building Permit**, the applicant shall submit to Clackamas County Engineering Office:
- a. Written approval from the Clackamas Fire District #1 for the planned access, circulation and fire lanes. The approval shall be in the form of site and utility plans stamped and signed by the Fire Marshal.
 - b. Written approval from Sunrise Water Authority for adequate water supply source to serve the development. The approval shall be in the form of utility plans stamped and signed by the Water District representative.
 - c. Written approval from Water Environment Services for surface water management facilities, surface water detention facilities, and erosion control measures.
 - d. A set of street and site improvement construction plans, including a striping and signing plan, for review, in conformance with *Clackamas County Roadway Standards* Section 140, to the Clackamas County's Engineering Office and obtain written approval, in the form of a Development Permit.
 - i. The permit will be for curb, drainage, parking and maneuvering area, and other site improvements.
 - ii. The minimum fee deposit is required upon submission of plans for the Development Permit. The fee will be calculated based on 8.83% of the public frontage improvements plus 5% of the onsite transportation improvements, according to the current fee schedule.
 - iii. The applicant shall have an Engineer, registered in the state of Oregon, design and stamp construction plans for all required improvements, or provide alternative plans acceptable to the Engineering Division.

5) **Oregon Department of Transportation Conditions**

- A. Curb, sidewalk, cross walk ramp(s) bikeways and road widening shall be constructed as necessary to be consistent with local, ODOT and ADA standards.
- B. Right of way deeded to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.
- C. An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way. When the total value of improvements within the ODOT right of way is estimated to be \$150,000 or more, an agreement with ODOT is required to address the transfer of ownership of the improvement to ODOT. An Intergovernmental Agreement (IGA) is required for agreements involving local governments and a Cooperative Improvement Agreement (CIA) is required for

private sector agreements. The agreement shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements.

1) Note: If a CIA is required, it may take up to **6 months** to process.

D. The applicant must obtain an ODOT permit to place trees in the state right of way. Tree spacing and design must be consistent with the ODOT Highway Design Manual section 4.2.6 (http://www.oregon.gov/ODOT/Engineering/Documents_RoadwayEng/HDM_04-Cross-Sections.pdf).

1) If proposed tree placement deviate from ODOT standards (such as placement in a planter strip), a Design Exception Request for clear zone must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval.

2) Note: It may take up to **3 months** to process a Design Exception.

E. Illumination within the ODOT right of way must be in accordance with AASHTO illumination standards and the ODOT Lighting Policy and Guidelines, which states that local jurisdictions must enter into an Intergovernmental Agreement (IGA) with ODOT wherein the local jurisdiction is responsible for installation, maintenance, operation, and energy costs.

F. An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

G. A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1) Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or

2) The improvements create an increase of the impervious surface area greater than 10,758 square feet.

6) Clackamas Fire District #1 Conditions

A. Provide address numbering that is clearly visible from the street.

B. A Fire Access and Water Supply plan for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction.

C. The applicant shall provide fire flow tests per NFPA 291 or hydraulic model when applicable and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority. In addition, a pdf version shall be sent directly to CFD#1.

D. Please see our design guide at:

<http://www.clackamasfire.com/documents/fireprevention/firecodeapplicationguide.pdf>

7) Water and Environment Services Conditions

A. **Recommended conditions were not available at the time this staff recommendation was published.

- a. The issued decision will be updated to include WES recommended conditions.**
- 8) **Clackamas County Sustainability Conditions:**
- A. **Prior to issuance of building permits**, the applicant shall submit a revised site plan demonstrating that the proposed trash and recycling enclosure meets the dimensional standards of ZDO 1021.05.

SECTION 3 – DESIGN REVIEW FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

1. Section 1102 – Design Review

Subsection 1102.01 Applicability

Finding: Clackamas County’s Zoning and Development Ordinance determines development types for which design review is required. ZDO Subsection 1102.01(A) states that design review is required for, “...Development, redevelopment, expansions, and improvements in commercial and industrial zoning districts...” The proposed development is located in the Office Commercial district, and thus design review is required for the project.

Subsection 1102.02 Applicability

Finding: Clackamas County’s Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on March 21, 2019. The criterion is met.

Subsection 1102.03 Approval Criteria

Finding: Clackamas County’s Zoning and Development Ordinance determines that projects which require design review are subject to the standards of the underlying zoning district as well as to Section 1000 “Development Standards”. The analysis of the proposal per those sections of the Clackamas County ZDO follow in subsequent sections.

2. Section 510 – Office Commercial (OC) district

Subsection 510.03 Uses Permitted

Clackamas County’s ZDO determines uses that are permitted primary, permitted accessory, conditionally permitted, or not allowed in each zoning district.

Finding: The proposed development is located in the Office Commercial district. The applicant’s submitted materials indicate that the proposed use for this development is commercial office space which is listed in Table 510-1 as a permitted primary use in the Office Commercial district. The proposed development meets the criterion.

Subsection 510.04 Dimensional Standards

Finding: The table below demonstrates how the applicant’s proposal complies with the dimensional standards of the Office Commercial district. These criteria are met.

	Ordinance Standard	Demonstrated Dimension	Complies With Standard
Minimum Lot Size	1 acre	0.97 acre	Is not a newly created lot, and thus complies.
Minimum Front Yard Setback	5 feet	30 feet	Complies
Maximum Front Yard Setback	20 feet	19 feet, 4 inches	Complies
Minimum Rear Yard Setback	10 feet	~120 feet	Complies
Minimum Side Yard Depth	10 feet	24 feet	Complies

Subsection 510.05 Development Standards

Finding: 510.05(J) prohibits the outdoor storage or display of materials in the OC district. No outdoor storage or display of materials is proposed. The proposed development meets the criterion.

3. Section 1002 – Protection of Natural Features

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

Finding: The site has limited mature vegetation and is not subject to any additional zoning overlays. Further, there are no elements protected by Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The criteria of Section 1002, as applicable, are met.

4. Section 1005 – Sustainable Site and Building Design

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site’s configuration, design illumination so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

Subsection 1005.03 – General Site Design Standards establishes standards for the sites of commercial, industrial, and multifamily developments and addresses standards for the placement and orientation of buildings, on-site pedestrian circulation, the placement and orientation of building entrances, and other use- and zone-specific criteria.

Finding: The proposed building is on an undeveloped portion of a site which was previously developed with utilities, vehicular and parking infrastructure. Though it is not practical to cluster buildings, the site design does consciously circulation and parking amenities with adjacent developments. The shape of the site, circulation, and parking allow the proposed building to orient its longest façades north and south. The size of the lot along with a number of utility easements make it impossible to have buildings located such that 50 percent of the street frontage of the development site shall have buildings located at the minimum front yard depth line. The site is not located at a transit stop or along a major transit street. There is a direct connection from the sidewalk along SE 97th Ave. and the on-site circulation system. These criteria are met.

Subsection 1005.04 – Building Design provides standards for building facades, entrances roof design, exterior building materials, the screening of mechanical equipment, and other use- and zone-specific criteria.

Finding: The proposed new building provides significant articulation of façade using alterations of plane, texture, material, and window placement, creating relief, variety, and visual interest to the site. The proposed primary entrances are highlighted by a projecting roofline projecting roofline and landscaping, as well as a transparent ‘storefront’ aluminum-frame doors. The use of windows, trim, and other architectural features maintain a cohesive palette of materials that are complimentary and appropriate to the use and level of public exposure of the site as a whole and reflect the palette of materials seen in neighboring buildings. The pitched roof adds additional articulation and visual interest to the building through an asymmetrical design and projecting eaves. The tenant spaces will be accessed directly from a shared walkway in front of the building, as is common and expected for this type of development. Per the above findings and the applicant’s submitted drawings, the proposed building complies with the relevant criteria of section 1005.04. These criteria are met.

Subsection 1005.05 – Outdoor Lighting provides criteria to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

Finding: The site design provides lighting around the project area to enhance building appeal and provide pedestrian and vehicular safety. Additional lighting around the parking lot and street are proposed in line with county requirements. Per the above findings based on staff review of the applicant’s submitted drawings, the proposed addition complies with the relevant criteria of section 1005.05. These criteria are met.

Subsection 1005.06 – Additional Requirements requires projects to employ one additional design element per 20,000 square feet of site area.

Finding: Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The total site area of the project is approximately 41,800 square feet. As a result, the applicant must provide two ‘Additional Requirement’.

The minimum landscaped area in this zone is 20%. The information submitted by the applicant indicates that the landscaped area on the site will be 38% of the site, significantly exceeding the minimum requirement. This design element satisfies 1005.06(G), which requires additional landscaped area at least 10 percent above the requirements in the base zone.

Additionally, the proposed roofing material will have a high albedo classification. In order to meet this classification with a sloping roof the material must have a Solar Reflective Index (SRI) of 29 or higher. The proposed roofing material has an SRI of 58. Per the above findings based on staff review

of the applicant's submitted materials, the proposed development complies with the relevant criteria of section 1005.06. This criterion is met.

5. Section 1006 – Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control.

Section 1006 addresses the provision of appropriate infrastructure for utilities, water supply, and sewage disposal, as well as the management of surface water and site erosion.

Finding: No new streetlights are required to meet county requirements. The proposed building will create new site disturbance and additional impervious area. County Planning staff has received the required preliminary statements of feasibility from Water and Environment Services and Clackamas River Water. Per the above findings and the applicant's submitted materials, the proposed addition complies with the relevant criteria of Section 1006. These criteria are met.

6. Section 1007 - Roads and Connectivity

Subsection 1007.02 – Public and Private Roadways

Subsection 1007.03 – Private Roads and Access Drive

Subsection 1007.04 – Pedestrian and Bicycle Facilities

A-C: General Standards, Design and Requirements

D-G: Location and Construction of Sidewalks and Pedestrian Paths

H: Sidewalk and Pedestrian Path Width

I-N: Accessways, Bikeways, Trails, Bike/Pedestrian Circulation

Finding: The proposed development will be required to comply with all applicable requirements of Clackamas County Engineering, including those identified through the ZDO and within the county's engineering standards. **With the conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.**

Subsection 1007.05 – Transit Amenities

Finding: Subsection 1007.05 applies to projects adjacent to transit amenities. The project site is not adjacent to transit amenities. These criteria do not apply.

Subsection 1007.06 – Street Trees addresses requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

Finding: The proposed development is within the Clackamas Regional Center Area, which requires street trees along all streets. At present, no street trees appear to be proposed along either SE 97th Ave or Sunnybrook Road. The relevant standards for these trees are contained in 1007.06. A condition of approval will ensure that the trees indicated to be planted meet that standard. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.**

Subsection 1007.07 – Transportation Facilities Concurrency

Finding: Clackamas County's engineering division has reviewed the proposal. Their conditions of approval will ensure that the capacity of transportation facilities is adequate or will be made so in a timely manner. **The conditions recommended by Clackamas County Engineering in Section 2**

and the applicant's submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.

7. Section 1009 – Landscaping

Section 1009 seeks to ensure that sites are design with appropriately selected, designed, installed, and maintained landscape materials and that landscaped areas are used for appropriate purposes.

Finding: The site landscaping information provided in the submitted drawings and narrative indicate that approximately 38% of the site is to be landscaped, which exceeds the 20% requirement of the design standards. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or drought tolerant plants. A refuse and recycling enclosure is proposed and the materials proposed to screen the containers accord of the standards of 1009.04(A)(1). Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.**

8. Section 1010 – Signs

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

Finding: No signage, other than building addressing, is indicated in the submitted drawings or proposed in narrative form. Any subsequently proposed signage on the site will need to comply with the provisions of Section 1010. **A condition of approval is warranted to ensure that any sign proposed in the future is in compliance with the Section 1010 criteria.**

9. Section 1015 – Parking and Loading

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

Finding: ZDO Table 1015-1 requires 17 parking spaces for this 3,000 square foot development. The applicant's site plan demonstrates that 22 parking spaces would be provided. ZDO Table 1015-2 requires two bicycle parking spots for the proposed development. The submitted drawings and narrative indicate the provision two of bicycle parking spots on site. One off-street loading zone is required at the proposed development the proposed building. There is not a loading zone indicated on the submitted site plans or narrative. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.**

10. Section 1021 – Refuse and Recycling Standards For Commercial, Industrial, and Multi-Family Developments

Finding: The trash and recycling area on site is located adjacent to the parking area, at the northeast corner of the site. The enclosure is proposed to be a concrete pad intended to comply with Clackamas County and local trash hauler requirements. Based on staff measurements of the submitted site plan drawings, the enclosure area is modestly undersized to relative to the receptacle standards of 1021.05 and the vehicular approach to the trash enclosure meets the vehicular access requirements of ZDO Section 1021.06. **With the conditions of approval in Section 2, the above findings and the applicant’s submitted drawings, the proposed development meets the criteria. As conditioned, these criteria are met.**

SECTION 4 - SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building meets the standards and criteria of the permitted uses in the Office Commercial district and applicable design review standards and criteria.

Based on the above analysis of the ordinance standards and criteria, staff recommends approval of this design review application for the proposed development, subject to the conditions indicated in Section 2.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email drenhard@clackamas.us.

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?