



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: August 14, 2015

Jurisdiction: City of Hillsboro

Local file no.: PUD-003-15

DLCD file no.: 009-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 07/31/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 37 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE	
File No.:	009-15
Received:	{ 23781 }
	7/31/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Hillsboro

Local file no.: **PUD-003-15**

Date of adoption: 7/21/15

Date sent: 7/31/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 5/4/15

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes **No**

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): John Boren, Planner

Phone: 503-681-5292

E-mail: john.boren@hillsboro-oregon.gov

Street address: 150 E Main Street

City: Hillsboro

Zip: 97123-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from I-P	to PUD I-P	Acres: 2.42
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: PUD	Acres added: 2.42	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 1N225BD00400 & 1N225BD00300

List affected state or federal agencies, local governments and special districts: Washington County, Metro

Identify supplemental information that is included because it may be useful to inform DLCDC or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.



July 31, 2015

TO: Plan Amendment Specialist
State of Oregon Department of Land Conservation and Development

FROM: Lisa Califf, Planning Technician

RE: Transmittal of DLCD Form 2 Notice of Adoption
Hillsboro Case File No. Planned Unit Development 003-15

I, Lisa Califf, submitted on this date, July 31, 2015, the DLCD Form 2 and attached Ordinance No. 6132 with exhibits via the DLCD FTP site for the above referenced Case File No., which was adopted by the Hillsboro City Council on July 21, 2015.

If you have any questions regarding this transmittal, please contact me at 503-681-5257. Should you have any questions in regards to the amendments, please contact John Boren at 503-681-5292.

A screenshot of a web-based file upload interface. The title is 'DLCD PAPA File Upload'. Below the title, it says 'CTRL+Click to select multiple files to upload.' A file named 'PUD-003-15 FORM_2_Notice_of_Adoption.pdf' is listed with the status 'Complete.' At the bottom, there are two buttons: 'Upload' and 'Cancel Uploads'.



July 23, 2015

TO: Interested Parties

FROM: Planning Department

**RE: NOTICE OF DECISION – City Council – Planned Unit Development
Case File No. Planned Unit Development 003-15: Kalyan Hospitality**

This letter is to inform you of the decision of the City Council concerning a request to approve the Planned Unit Development overlay to allow construction of a five-story, 140-room extended stay executive suites hotel. The property can be specifically identified as Tax Lot 300 on Washington County Assessor's Tax Map 1N2-25BD. On July 21, 2015, the City Council adopted Ordinance No. 6132 affirming the recommendation of the Planning Commission to approve the Planned Unit Development overlay zone to the existing I-P Industrial Park zone.

Ordinance No. 6132 will be effective as of August 20, 2015; a copy is attached for your information.

Pursuant to ORS 197.620, persons who participated either orally or in writing in the Planning Commission or City Council proceedings may appeal the decision by filing a notice of intent to appeal the City Council's approval of this Ordinance with the State Land Use Board of Appeals within 21 days of the mailing date of this decision, which is August 13, 2015, and by complying with all other applicable provisions in ORS 197.830 to 197.845.

If you have any questions, please call me at (503) 681-6179 or John Boren at (503) 681-5292.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink that reads 'Daniel L. Dias'.

Daniel L. Dias
Development Services Manager

Attachment: Ordinance No. 6132

cc: File

ORDINANCE NO. 6132

PLANNED UNIT DEVELOPMENT 003-15: KALYAN HOSPITALITY

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, AS AMENDED, BY APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY ZONE ON CERTAIN TRACTS OF LAND THROUGH APPROVAL OF A CONCEPT PLAN FOR KALYAN HOSPITALITY.

WHEREAS, the owner of certain tracts of land in the I-P Industrial Park zone, and more specifically described below, has filed a written application with the City of Hillsboro requesting approval for a five-story, 140-room extended stay/executive suites hotel with a restaurant and conference center; and

WHEREAS, the Planning Commission held a public hearing on this application on June 10, 2015, and received testimony in support of the application and no other testimony; and

WHEREAS, based on the testimony and material received, the Planning Commission at its June 10, 2015 meeting approved Order No. 8157 which recommended approval of the concept plan for the proposed Planned Unit Development, with the conditions attached hereto as Exhibit A based on the findings attached hereto as Exhibit B; and

WHEREAS, the City Council considered the Planning Commission's recommendation at the regular meeting of July 7, 2015, and adopted the findings and conditions of the Planning Commission as its own in regard to this matter; and

WHEREAS, based on those findings and conditions, the City Council hereby determines that the proposal conforms with the Hillsboro Comprehensive Plan and the Community Development Code.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. The following described tracts of land are hereby rezoned with the addition of a Planned Unit Development overlay zone, as described in Planning Department Case File No. Planned Unit Development 003-15:

Tax Lot 400 and a portion of Tax Lot 300 on Washington County Assessor's Tax Map 1N2-25BD, on record as of July 8, 2011, and made a part of this Ordinance as Exhibit C.

Section 2. Approval of the Planned Unit Development overlay zone is conditioned upon satisfaction of the conditions of approval contained in Exhibit A to this Ordinance.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a portion of the Community Development Code, to be amended to include the zone change as set forth in Section 1 hereof.

Section 4. Pursuant to Community Development Code, Section 12.70.140, concept plan approval of the Planned Unit Development overlay zone will expire two years from the date of approval of this Ordinance, unless the implementing Development Review application plan has been approved or unless the concept plan approval is extended or modified per Section 12.70.150 of the Community Development Code.

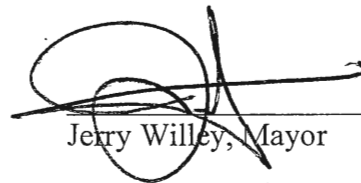
Section 5. Except as herein amended, Community Development Code Ordinance No. 6094, as amended, shall remain in full force and effect.

Section 6. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

First approval of the Council on this 7th day of July 2015.

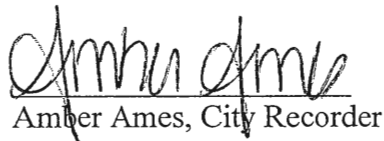
Second approval and adoption by the Council on this 21st day of July 2015.

Approved by the Mayor on this 21st day of July 2015.



Jerry Willey, Mayor

ATTEST:



Amber Ames, City Recorder

EXHIBIT A
(Conditions)

1. Prior to the effective date of this planned unit development overlay zone, Case File No. Property Line Adjustment 005-15 shall be recorded with Washington County.
2. The minimum front yard setbacks are adjusted as follows:
 - a) NW Evergreen Parkway: 26 feet
 - b) NW 196th Terrace: 20 feet
 - c) NW Tanasbourne Drive: 18 feet
3. The maximum building height is adjusted to 65 feet.
4. Prior to commencement of site development, the developer shall obtain Development Review approval to implement the PUD concept plan. Final plans shall substantially conform to those approved by the Planning Commission via Case File No. Planned Unit Development 003-15.
5. Prior to submittal of building permits, the applicant shall submit a fee in-lieu-of replacement for the trees identified for removal. The amount of the in-lieu payment shall be approximately equal to the market value of replacement trees of similar character at least 2 ½" caliper, **OR** to meet this requirement, the applicant may plant mitigation trees on site, which shall be shown on the site plans used for building permit submittal and verified planted prior to final inspections. The mitigation plantings may also be planted in a public open space or park.
6. Building permit plan submittals shall include a restaurant and conference rooms to serve as additional amenities for the business community.

EXHIBIT B
(Findings)

The City Council incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in these Findings which include findings initially adopted by the Planning Commission on June 10, 2015, as Exhibit B to Order No. 8157:

1. The City complied with all required notice and hearing procedures for the Planning Commission's June 10, 2015 hearing in this matter. At the commencement of the hearing Planner John Boren made the disclosures and announcements required by ORS 197.763(5) and (6) and 197.796. No member of the Planning Commission had any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections or objections to the participation of any member of the Planning Commission in this matter, and no one requested a continuance or that the record be kept open.
2. At the hearing, Planner John Boren provided a verbal summary of the June 3, 2015 Staff Report, described the proposal, and generally discussed the significant issues relative to the approval criteria. The applicant provided a presentation in support of the application. The applicant stated that all of the conditions recommended in the staff report were accepted.
3. A motion was made to approve the application with the conditions identified in Exhibit A. That motion passed unanimously.

Community Development Code No. 6094, Section 12.80.120.K, specifies the approval criteria for approval of a preliminary development plan for a proposed planned unit development (PUD). Analysis is based on the application materials deemed complete on March 31, 2015 and department and agency comments received.

K. Concept Plan Approval Criteria. To approve a PUD concept plan, the Planning Commission shall make findings, based on evidence provided, that the following criteria are satisfied:

1. *The development concept demonstrates that the PUD has some significant advantages over a standard development allowed under base zoning standards. "Significant advantages" in this context may include, but are not limited to, one or more of the following:*
 - a. *The PUD is consistent with the provisions of any applicable adopted Community Plan in the Comprehensive Plan and any applicable Plan District in Subchapters 12.60 through 12.65;*

Section 19 of the Hillsboro Comprehensive Plan states that ". . . the Tanasbourne Town Center Plan document is incorporated into the Comprehensive Plan in its entirety" and indicates that The Tanasbourne Town Center General Land Use Plan Map has "the force and effect of the adopted Hillsboro Comprehensive Plan" Land Use Map. The development site is in the town center plan area and is designated "Industrial" on Exhibit 4: General Land Use Plan map. The I-P Industrial Park zone implements the Industrial Comprehensive Plan designation in this area, and an executive suite hotel with a restaurant, and conference rooms as an amenity to serve the industrial/commercial are permitted outright in this zone. This area is not in an identified Plan District in Subchapters 12.60 through 12.65 of the CDC.

Section 18 of the Comprehensive Plan sets forth the Tanasbourne Town Center Goals, Policies, and Implementation Measures. Below are the implementation measures that are applicable to the proposal:

Implementation Measure (A): Development of land within properties designated on the Tanasbourne Town Center General Land Use Plan Map as non mixed-use areas shall be encouraged to use the Planned Unit Development (PUD) process established in the Community Development Code.

City staff encouraged the applicant team pursuant to this implementation measure to use the Planned Unit Development (PUD) process due to this site being in a non-mixed use area in order to achieve a high quality development. The applicant team ultimately elected to use the PUD process to adjust setbacks and the maximum height to allow for a more pedestrian-oriented hotel.

Implementation Measure (B): The following implementation measures contained in Section 2, Urbanization, Subsections (IV)(A) (1-5), (IV)(B), (IV)(G), (IV)(H), (IV)(I), and (IV)(K) shall apply to development within the Tanasbourne Town Center Area.

Section 2 Implementation Measure (IV)(I): Maximum use of urban services available in the Hillsboro Planning Area will be achieved by encouraging new development at the maximum densities prescribed by the applicable Comprehensive Plan/land use ordinance, and through infill of partial developed areas. The potential for poorly designed development to have a negative impact on social and aesthetic values increases with density. Consequently, development proposals above the minimum prescribed density of the applicable zone must demonstrate outstanding compliance with any applicable objective development standards and design guidelines adopted by the City Council or the Planning Commission.

The subject site remains one of the last infill opportunities in the Tanasbourne Town Center Area. Figure 12.64.540-A of the CDC identifies a potential high capacity transit line routing north from the existing Westside Light Rail line near the Quatama MAX station. Additionally, the City recently completed a study, the Tanasbourne Community Plan: A Neighborhood Vision, which serves as the first step in updating the Tanasbourne Town Center Plan and may lead to potential revisions in area zoning. Within this document, high capacity transit is envisioned to travel north through AmberGlen to NW Evergreen Parkway, then head west towards employment centers. Given the anticipated routing of the transit line, the subject site is well suited for maximizing density and promoting a more urban, pedestrian-oriented site plan and design.

The planned unit development is consistent with the provisions of the adopted Tanasbourne Town Center Community Plan in the Comprehensive Plan. This criterion is met.

c. The general arrangement of proposed uses in the PUD better integrates future development into the surrounding neighborhood, either through more compatible street layout, architectural styles and housing types, or by providing better transitions between the surrounding neighborhood and the PUD with compatible development or open space buffers;

To the south of the subject site there are multi-family garden style apartments with smaller setbacks along the NW Evergreen Parkway corridor. Recent commercial infill development along the north

side of NW Evergreen Parkway between NW 188th Avenue and NW 185th Avenue has been typified by smaller front yard setbacks. A hotel developed on this site to the I-P Industrial Park zone setback standards would be in sharp contrast to the trend towards all types of development on the NW Evergreen Parkway corridor in this area having reduced setbacks; therefore the adjustment to setbacks is appropriate in the context of this proposal. This criterion is met.

d. Any requests for Adjustments included in the concept plan, including requests for increased density, comply with the applicable standards in Sections 12.80.154, 12.80.156 and 12.80.158 as applicable;

The applicant requested adjustments to the minimum setbacks for all front yards, and requested an adjustment to the maximum building height. Analysis related to this criterion are addressed separately in these findings under Sections 12.80.156 and 12.80.158.

e. Areas of open space, their intended levels of use, and their relationship to other proposed uses in the PUD provide enhanced opportunities for “third place” gathering areas;

There is no open space required for this type of development. This criterion is not applicable.

f. The PUD features outstanding sustainability in site design and construction; including best management practices for on-site storm water management, green building materials, water and energy efficiency, and/or urban agriculture;

The applicant did not choose to address this criterion as one or more of the significant advantages that the PUD would have over a standard development allowed under base zoning standards. This criterion is not applicable.

g. Site design in the PUD will create a diverse neighborhood including age- or disability-friendly features such as “visitability”; and

The site plan includes a plaza/walking corridor to its main entry that is accessed via the intersection of NW 196th Terrace and NW Evergreen Parkway. The plaza provides for an entryway that does not require stair steps, which is an age-friendly and disability friendly feature. This criterion is met.

h. The PUD features enhanced opportunities for walkability or transit ridership, including separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.

There is currently a transit line, TriMet Bus Route #47, that runs along NW Evergreen Parkway between the Portland Community Creek – Rock Creek Campus and Hillsboro Transit center in downtown Hillsboro. There is a westbound stop on the northside of NW Evergreen Parkway east of the intersection with NW 196th Terrace, with an eastbound stop on the southside of NW Evergreen Parkway west of the intersection with NW Venetian drive in close proximity to the subject site. Reducing the setbacks and enhancing the building’s presence along NW Evergreen Parkway results in easier access for current transit users and encourages walkability on and to the site as well as throughout the Tanasbourne Area. This criterion is met.

2. *Any adjustment(s) proposed meet the approval criteria for the specific adjustment(s) as set forth in Section 12.80.158; and*

The applicant requested adjustments to the minimum setbacks for all front yards, and requested an adjustment to the maximum building height. Analysis related to this criterion are addressed separately in these findings under Sections 12.80.158.

Section 12.80.156 Type III Adjustments

The applicant is requesting adjustments to the front yard setbacks for frontages along NW Evergreen Parkway, NW 196th Terrace and NW Tanasbourne Drive and the maximum building height. The amount of the adjustment from the base standard exceeds those allowed in Type II Adjustments, therefore the applicant is requesting Type III adjustments. Per CDC Section 12.80.156, Type III Adjustments can only be submitted with a Type III land use application which is a Planned Unit Development.

C. *Approval Criteria.* *To approve a Type III Adjustment, the Review Authority shall make findings of fact, based on evidence provided, that all of the following criteria are satisfied:*

1. *Granting the requested adjustment will not obstruct on- or off-site pedestrian or vehicular movement;*

The proposed planned unit development concept plan would improve the pedestrian street-scape experience along NW Evergreen Parkway and NW 196th Terrace and not obstruct the experience or movement along NW Tanasbourne Drive. An urban oriented hotel provides for greater visual interest and establishes the area as a place that is comfortable for pedestrian travel. In addition, reducing the setbacks and the resulting more urban street-scape can also contribute to traffic calming, which benefits pedestrian movement while not hindering vehicle movement.

Irrespective of the design of the hotel, vehicular site access would not be permitted on NW Evergreen Parkway or on NW 196th Terrace due to City and County access spacing standards for Collector and Arterial roadways. Vehicular site access via NW Tanasbourne Drive and a cross-easement over the adjacent property minimizes the potential for conflict while still allowing reasonable site accessibility. This criterion is met.

2. *City-designated significant natural or cultural resources, if present, will be preserved if the adjustment is approved;*

The applicant has provided documentation that there are no sensitive areas identified by Clean Water Services on the site or within 200 feet of the site. There is no City of Hillsboro Significant Natural Resource Overlay or Cultural Resources on the site. This criterion is not applicable.

3. *The development will remain consistent with the overall purpose of the base zone after the adjustment or the combined adjustments if more than one is proposed;*

The I-P Industrial Park is the base zone for the subject site and an executive suite hotel with a restaurant, and conference rooms as an amenity to serve the industrial/commercial business

community are permitted outright. Section 12.25.210.B states that one of the purposes of the I-P zone is to provide for high-quality, attractive industrial parks, and identifies such amenities as deeper setbacks and increased landscaping. While the application has proposed a reduction in the front yard setbacks, their landscaping plan includes retention of the mature trees that line NW Evergreen Parkway and have been prominently highlighted as a notable feature in Tanasbourne in the Tanasbourne Community Plan: A Neighborhood Vision document.

The requested maximum building height of 65', while significantly greater than the 45' base zone standard would still be lower than that of the nearby Kaiser Permanente Westside Medical Center. Allowing a greater building height minimizes the necessary building footprint for the given floor area and provides for more flexibility for future site infill/redevelopment while also providing the needed number of rooms and amenity facilities. Pulling the building up to the southeast corner of the site as far as possible without adversely impacting the tree corridor and allowing for a taller maximum building height aligns with the multiple characteristics noted in the I-P base zone purpose statements and also aligns with the Tanasbourne Community Plan document. This criterion is met.

4. *The request for the Adjustment includes building, structure, or site design features, such as the public benefit standards in Section 12.50.900 or the habitat friendly practices in Section 12.50.930, that compensate for the requested Adjustment or better meet the purpose of the standard being adjusted;*

There are limited opportunities for habitat friendly practices on this site, therefore the applicant has focused on the public benefit standards as noted in Section 12.50.900.

12.50.920 Building and Site Design Guidelines.

- A. *Public assembly and civic buildings such as theaters, hotels, cultural centers, schools, churches, and government buildings should include appropriately-scaled landmark features, such as towers, cupolas or pediments.*

Revisions to the originally proposed elevations have included the southeast corner being clad in stone and projecting vertically to give the sense of a tower. The top of the tower element includes a block-shaped cupola that steps back in two successive steps. Additionally this tower element ties into the key intersection at NW Evergreen Parkway and NW 196th Terrace to better highlight its significance. This public benefit standard criterion is met.

- B. *Edges of development projects should be designed to harmonize with and enhance adjoining public and private streets. Edges adjacent to transit streets and major pedestrian routes should include street furniture such as seating, shelters, ornamental pedestrian scale lighting and an inside row of canopy trees to complement those in the curbside landscape strip.*

The edges of the development embrace the tree lined NW Evergreen Parkway and NW 196th Terrace. While NW Evergreen Parkway is not a major pedestrian route, it is a transit street, and the building orientation and defining of individual stories of the building provide a pedestrian scale feel. In addition, the reduced setbacks greatly achieve a more harmonious site design with surrounding street scape. This public benefit standard criterion is met.

D. Building design should be site specific, fit into the context of the area, preserve important view corridors, complement the natural setting and other nearby buildings, and relate to adjacent public and private streets.

The hotel's orientation to the southeast of the property fits into the context of the area which is seeing in buildings in all types of development having smaller setbacks and a more urban scale. This trend will likely continue as the Tanasbourne Town Center Plan update evolves and contemplates further intensification of development within the area. The proposal has retained the Home2 Hilton branding while making significant design changes upon consultation with City staff to fit within the context of the area. This public benefit standard criterion is met.

E. Building façades should balance features which make them more prominent while retaining pedestrian scaled detailing. Diversity of architectural styles is encouraged. Building architecture is particularly important at intersections, where special corner architectural features should be incorporated.

Pedestrian scale features include the main entry point of the hotel on NW Evergreen Parkway being framed by a protruding band or canopy above the plaza/entry corridor and ground level hand railing. The southeastern corner of the hotel is the most prominent and visible at the intersection of NW Evergreen Parkway and NW 196th Terrace, and the applicant has proposed emphasizing it with stone, the Home2 Hilton branding and the walkway leading to the main entrance. This public benefit standard criterion is met.

G. Exterior building materials and colors should be harmonious and compatible with materials and colors in adjacent developments. Soft lighting of the building exterior which complements the architectural design is encouraged if the light source is not visible.

The building materials include manufactured stone masonry for the tower, EIFS synthetic stucco in two main colors with two colors that are complementary/contrasting. In particular, the proposed materials and colors will harmonize with the Kaiser Permanente Westside Medical Center and the Standard Insurance Company Corporate Headquarters. This public benefit standard criterion is met.

H. Where masonry is used for exterior finish, decorative patterns should be employed. 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 used in conjunction with materials such as concrete or stucco.

The hotel uses manufactured stone along with stucco in a layered patterns on the southeastern corner and at the main entrance. This public benefit standard criterion is met.

I. Ornamental features such as molding, entablatures, pediments and friezes are encouraged at the roofline. Linear features such as molding should be at least 8-inches wide.

The design includes linear features greater than 8-inches in width at all rooflines. This public benefit standard criterion is met.

L. Upper stories should be articulated with features such as bays and balconies.

The upper stories are articulated with recessed windows, and differing levels of depth for the EIFS. This public benefit standard criterion is met.

M. To balance horizontal features on longer facades, vertical building elements should be emphasized.

Vertical elements are provided such as the tower and associated cupola at the southeastern corner of the building and the manufactured stone emphasizing the main entryway along NW Evergreen Parkway.

N. Windows allowing views into interior activity areas or displays in non-residential buildings are encouraged. At the pedestrian level, glass curtain walls, reflective glass and painted or darkly tinted glass, smooth faced concrete block, concrete panels, steel panels, and non-durable materials are discouraged unless privacy issues are involved.

Large glass storefronts are located along the entrance on NW Evergreen Parkway, and the entrance on the north side of the building (near the porte cochere). There will likely be use of spandrel glass on the first floor due to privacy concerns for hotel tenants. This public benefit standard criterion is met.

O. Building entrances should include clearly recognizable features such as: canopies, porticoes, recessions, projections, arcades, and raised cornice parapets. Pedestrian spaces at entrances incorporating landscaping and eating amenities are encouraged.

The building entrance along the north that will likely be the most heavily used includes a porte cochere and a large glass storefront to signify its location. The entrance along NW Evergreen Parkway is slightly recessed with manufactured stone cladding, along with a walkway/plaza from the intersection of NW Evergreen Parkway and NW 196th Terrace to make it clearly recognizable. This public benefit standard criterion is met.

Section 12.80.156 Type III Adjustments (continued)

C. Approval Criteria. To approve a Type III Adjustment, the Review Authority shall make findings of fact, based on evidence provided, that all of the following criteria are satisfied:

5. The Adjustment complies with any applicable additional standard-specific criteria in Section 12.80.158; and

The applicant requested adjustments to the minimum setbacks for all front yards, and requested an adjustment to the maximum building height. Analysis related to this criterion are addressed separately in these findings under Sections 12.80.158. This criterion is met.

6. The Type III Adjustment is not a response to special conditions over which the applicant has no control, which would be more appropriately addressed under a Variance procedure.

The Type III Adjustments that the applicant is requesting are to better align with the Tanasbourne Town Center Plan and the trend toward more urban, pedestrian-oriented site plans, therefore the Variance procedure is neither requested nor appropriate for this request. This criterion is met.

Section 12.80.158 Standard-Specific Approval Criteria for Variances and Adjustments

In addition to the criteria listed in Subsection 12.80.154.C or 12.80.156.C, applications for Variances or Adjustments from the standards listed below shall comply with standard-specific criteria listed below as applicable:

B. Criteria for Adjustments to Building Setback Requirements. Building setbacks may be reduced or increased below or above the minimum and maximum setbacks of the underlying base zone if the following criteria are met:

- 1. The requested adjustment has been verified compliant with building codes by the Building Official;*

The requested changes to building setbacks has been reviewed by the City Building Official and Fire Department regarding potential issues, with none being raised. This criterion is met.

- 2. The requested adjustment will not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard; and*

The wide right-of-way width for adjacent streets helps to mitigate any adverse effects on adjoining properties in terms of light, air circulation, noise levels, or privacy. The Fire Department has reviewed this proposal and sited no concerns with potential for greater fire hazard. This criterion is met.

- 3. The requested adjustment provides at least one of the following:*

- a. More efficient use of the site;*
- b. Preservation of Significant Natural Resource Areas or Habitat Benefit Areas which will be incorporated into site design; and/or*
- c. Safer vehicular and pedestrian access and circulation to and within the site.*

The requested adjustments to building setbacks provide for easier and safer access for pedestrians to the site, as well as funnel vehicular traffic to entries/exit points where there is lower traffic volume and lower potential for conflicts on NW Tanasbourne Drive. The more vertical layout of the floor area is also a more efficient use of the site. This criterion is met.

- 4. Building is located outside of the influence area of an intersection identified in Figure 12.65.910.E as requiring special setbacks for accommodation of future transportation growth.*

This criterion is only applicable to intersections within the South Hillsboro Plan District, therefore it does not apply to this proposal.

D. Criteria for Adjustments to Maximum Building Height. Building height may be increased above the maximum height of the underlying base zone if the following criteria are met:

- 1. The transportation system can accommodate any increased traffic resulting from additional floor area created by the additional building height;*

The City Traffic Analyst and Washington County Transportation staff reviewed the Traffic Impact Analysis provided by the applicant. No concerns were raised with respect to the transportation system being able to accommodate the development as proposed with a higher maximum building height. This criterion is met.

2. *Adequate public utilities are available to serve additional floor area created by the additional building height;*

The City Public Works Department and Tualatin Valley Water District reviewed the proposal to ensure that adequate sanitary sewer, storm sewer and water services can be provided to the development. No concerns were raised with respect to the utilities being inadequate to service the development. This criterion is met.

3. *The proposal complies with Federal Aviation Regulations Part 77; and*

The development does not impact Federal Aviation Regulations Part 77 because the height of the proposed structure does not encroach within the height limits of Federal Aviation Regulations Part 77 due to the site's distance from the Hillsboro Airport. This criterion is met.

4. *The current level of solar access is maintained to existing solar energy devices on adjacent property.*

There are no identified solar energy devices on adjacent properties, nor have property owners raised concern about reduction in solar access. This criterion is met.

Based upon the findings set forth in this decision and the applicant's justification for the proposal set forth in the application materials, these applicable approval criteria have been conditionally met.

Exhibit C



WASHINGTON COUNTY OREGON
 SE1/4 NW1/4 SECTION 25 T1N R2W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1N225BD
 100-C1,



PLOT DATE: July 08, 2011
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

