

ORDER NO. 8154

DEVELOPMENT REVIEW 012-15: ORENCO WOODS CROSSING NATURE PARK

AN ORDER APPROVING DEVELOPMENT OF A NATURE PARK ON A SITE SPECIFICALLY IDENTIFIED AS TAX LOT 8300 ON WASHINGTON COUNTY TAX MAP 1N2-35 AND TAX LOT 8200 ON TAX MAP 1N2-35CB.

WHEREAS, the City of Hillsboro and Metro, who are owners of certain tracts of land, described below, have filed a written application with the City requesting approval for a development of an approximately 44 acre nature park in the SCR-V Station Community Village - Residential zone; and

WHEREAS, the nature park facilities include parking areas, a nature play park, Parks Maintenance garage, trail system, restroom facility and picnic shelters; and

WHEREAS, improvements associated with the historic McDonald house, located on the northwest portion of the site, is not a part of the approval; and

WHEREAS, having received and considered the materials and testimony submitted, the Planning Commission held a public hearing on May 13, 2015; June 10, 2015; June 24, 2015 and after receiving testimony in support of the application, closed the record, deliberated, and voted to approve the application.

THE CITY OF HILLSBORO PLANNING COMMISSION ORDERS AS FOLLOWS:

Section 1. Based on the testimony and record, the Planning Commission grants approval for development of a nature park, on approximately 44 acres as described in Case File No. Development Review 012-15: Orenco Woods Crossing Nature Park, on the following described property and copies of which are attached as Exhibit C and thereby made a part of this Order:

Tax Lot 8300 on Washington County Assessor's Tax Map 1N2-35, on record as of October 24, 2014, and Tax Lot 8200 on Washington County Assessor's Tax Map 1N2-35CB, on record as of November 27, 2012,

Section 2. The Planning Commission approves this development review application based upon the conditions of approval as set forth in Exhibit A; findings provided in Exhibit B; and reference documentation attached as Exhibit D, Site Plan and Exhibit E, Pavilion Elevations.

Section 3. This order shall take effect immediately upon approval.

Approved by the Planning Commission on this 24th day of June, 2015.

Signed by the Planning Commission President on this 24th day of June, 2015.

ATTEST:


Gretchen Olson, Secretary


Katie Eyre, President

EXHIBIT A
(Conditions)

1. Fire Department access is required within 150 feet of all structures, measured from the farthest point on the structure to the Fire Department access road, including the McDonald House, maintenance buildings and restroom facilities. Fire Department access to picnic structures may exceed 150 feet due to structure design and the location of the structures on the property.
2. Where Fire Department access is required, it shall be a minimum of 20 feet in improvement width with a vertical clearance of 13 feet 6 inches and provide an inside turning radius of 28 feet and outside turning radius of 48 feet. The access shall have an all-weather driving surface and be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds. The access road between the cul-du-sac and the McDonald house shall be increased to a minimum of 20 feet, the turning radius from the cul-du-sac to the driveway shall meet the minimum requirements and the vegetation shall not obstruct these minimum requirements.
3. Where a Fire Department access exceeds 150 feet in length, it shall be provided with a turnaround in accordance with the 2014 Oregon Fire Code, Table 103.4. The cul-du-sac adjacent to the McDonald house shall be a minimum of 96 feet in width – the ability of Fire Department apparatus to navigate the cul-du-sac with the center planter shall be demonstrated by the applicant at the time of permit submittal.
4. A hydrant shall be provided within 400 feet of all portions of all structures. Additional hydrants are needed to meet the spacing requirements to the restroom facility and maintenance building. Hydrant access to the picnic structures may exceed 400 feet due to structure design and the location of the structures on the property.
5. A Fire Department connection and post indicator valve shall be provided for the fire sprinkler system. The Fire Department connection shall be within 100 feet of a public hydrant or private hydrant that is isolated from the Fire Department connection to prevent circular water flow, a minimum of 40 feet from the building and there shall be no control valves between the fire department connection and the fire sprinkler riser. The post indicator valve shall not be installed between the fire department connection and the fire sprinkler riser. The post indicator valve shall be a minimum of 40 feet from the building, but a closer location may be approved by the fire code official. The fire department connection is shown at the McDonald House, which is acceptable; however, it may be beneficial to locate the Fire Department connection at the beginning of the fire line to provide additional pressure to the private hydrants considering the distance from the public water supply.
6. All Fire Department connections shall be provided with locking Knox FDC Plugs.

7. Fire lane signage meeting the Hillsboro Municipal Code shall be provided where the fire access road is between 20 and 26 feet in width. When curbs are present, fire lanes shall be painted bright red with white letters to read: NO PARKING FIRE LANE.
8. Prior to approval of construction plans, plans shall show that the manual gates on the Fire Department access roads at the main entry and garage shall be provided with a Knox Padlock Model 3770.
9. Prior to approval of construction plans, plans shall show that the bollard for the McDonald house is placed on the Fire Department access road and shall be designed for easy removal (i.e. provide handles or different design) and fire department access (i.e. Knox or breakaway padlock).
10. Prior to approval of construction plans, plans shall show half street improvements to NW 225th Avenue per Street Type "A" Variant of the Orenco Plan District, Community Development Code Figure 12.62.300-D. Improvements shall provide a paved 10 foot travel lane, 3 foot gravel shoulder, 6 foot drainage swale and 11 foot planter strip. Curb and gutter shall not be used. The half street shall be constructed per Community Development Code Section 12.62.300.H which includes depth, width and slope requirements for the drainage swale. Improvements shall also include street trees per Community Development Code Section 12.62.300.E, street tree root barriers, and decorative Option "C" LED street lighting as required to meet photometric standards. Improvements to the intersection of NW 225th Avenue and NW Dogwood Street shall be per City design standards and shall include no parking signage as required to provide unobstructed turning movements for emergency vehicles.
11. Prior to approval of construction plans, ADA ramps shall be shown at public street intersections per City Design and Construction Standards.
12. Prior to approval of construction plans, plans shall show provision for a public storm water quality facility for the proposed improvements within public right-of-way. (If LIDA facilities are proposed, they shall require approval from the City Engineer on a case by case basis). Said facility shall be in accordance with CWS requirements and maintained by City Public Works crews. The applicant shall also provide storm water quality for any on-site impervious surfaces at either the proposed Public Works maintained facility or at a private on-site facility to be maintained by the applicant.
13. Prior to approval of construction plans, applicant shall provide a drainage report with an analysis of the downstream storm system per CWS standards. Said report shall evaluate the existing storm sewer outfall going to Rock Creek with regard to the potential for erosion between the outfall and the creek.
14. Prior to approval of construction plans, plans shall comply with all requirements of the CWS service provider letter for CWS File #06-000301.

15. Prior to approval of construction plans, applicant shall obtain permits from Department of State Lands and US Army Corps of Engineers for work within the existing wetlands and floodplain. Copies of the permits shall be submitted to the City and permit numbers shall be referenced on the plans. Construction plans shall clearly delineate the location of all wetlands, buffers, and floodplain.
16. Prior to approval of construction plans, applicant shall provide an engineered design for any retaining walls exceeding 4 feet in height.
17. Prior to approval of construction plans, the applicant shall address the following Water Department items:
 - a. Water Department does not review fire hydrant locations - contact Hillsboro Fire Department.
 - b. If fire service or hydrant is required by the Fire Marshal or building plans reviewer, the applicant shall obtain a Right-of-Way permit from the Engineering Department.
 - c. New industrial or commercial development fire service will require a DCDA (Double Check Detector Assembly) for backflow protection
 - d. Landscape irrigation meter requires an approved backflow device.
 - e. Backflow device required on domestic water service unless certification is furnished that water well has been decommissioned.
 - f. Wet tap of existing water main shall be done by City-approved contractor.
 - g. All on-site water lines shall be private.
 - h. Coordinate removal of existing meters with Water Department
 - i. Hillsboro Water in partnership with Tualatin Valley Water District has initiated the Willamette Supply Program. Preliminary planning indicates the need for the placement of a WWSP water transmission easement 50 feet in width in the vicinity of the site's western property line. An additional temporary construction easement may also be required. The proposed waterline placement would begin in the site's existing parking lot and end at the northern property line approximately (+/-) 350-feet from the western property line. Prior to the opening of the park, the City Water Department will coordinate with the property owner(s) regarding the configuration of the easement, creation of the easement document; and recordation of the easement.
18. Prior to approval of construction permits, the property owner shall dedicate an 8 foot public utility easement adjacent to the NW 225th Avenue right-of-way frontage.

19. The building permit submittal for the smaller pavilion, shall include a base design that is proportional to the smaller pavilion's columns and roof and is also visually similar to the larger pavilion. The base shall also serve as a bench and, if necessary, a retaining wall.

EXHIBIT B
(Findings)

The Planning Commission incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in the application. In addition, the Commission adopts the following findings:

1. The City complied with all required notice and hearing procedures for the Planning Commission's May 13, 2015, June 10, 2015 and June 24, 2015 hearing in this matter. At the commencement of the hearing Senior Planner Ruth Klein made the disclosures and announcements required by ORS 197.763(5) and (6) and 197.796. No member of the 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 Commission in this matter, and no one requested a continuance or that the record be kept open.
2. At each hearing date, Senior Planner Ruth Klein provided a verbal summary of the 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 at the May 13th and June 24th hearing dates. The applicant stated that the conditions recommended in the staff report were accepted.
3. Public testimony was heard regarding the proposal from a neighborhood property owner regarding maintaining the street cross-sections that were unique to the Orenco neighborhood. The applicant responded to these concerns to the satisfaction of the Planning Commission.
4. The Planning Commissioners deliberated about the application discussing the applicable criteria and the recommended conditions. A motion was made to approve the application with a modification to the conditions. The motion passed unanimously.
5. The Planning Commission motion to approve the application was based on the following findings:

Community Development Code 12.80.040 Development Review.

A. Approval Criteria. To approve an application for Development Review, the Review Authority shall make findings of fact based on evidence provided that the following criteria are satisfied:

1. The proposal complies with all of the development standards of the base zone, unless a minor adjustment has been approved concurrently with the Development Review application;

Per Community Development Code Section 12.24.400, the SCR-V Station Community Residential – Village zone allows Parks and Open Space as a Conditional Use. The base zone does have some development standards, however, none are applicable to a park development. The applicant submitted a conditional use application which received preliminary Planning and Zoning Hearings Board approval on June 17, 2015. This criteria is met.

2. The proposal complies with any applicable provisions of Subchapter 12.27;

Subchapter 12.27 addresses overlay zones. The overlay zones applicable to this site are the Significant Natural Resource Overlay and the Regulatory Floodplain Overlay. The applicant has applied for a Significant Natural Resource (SNR) permit to address the encroachment of the proposed trails into the natural resource. The SNR permit is a Type II permit with public notice and a decision issued by the Planning Director. Finalization of this permit is contingent on the confirmation of the trail locations during the Development Review decision making process. The Planning Director will be issuing a decision following the Planning Commission's decision.

The applicant has not proposed any modifications to the Regulatory Floodplain Overlay and the 2013 modification approved by the Planning Commission as Order No. 8098 remains in effect.

This criteria is met.

3. The proposal complies with any applicable provisions of Subchapter 12.40;

Subchapter 12.40 addresses special use standards. The proposed nature park does not contemplate any of the special uses listed within this subchapter, therefore this criteria is not applicable.

4. The proposal complies with the development standards in Subchapter 12.50;

The Planning Department Urban Design Planner worked with the applicant on making slight changes to the proposed large pavilion. The revised plans are attached to this staff report.

During the discussion the following items were considered:

- *Proportions: Base/Columns/Roof (referencing existing shelters)*
- *Details: Attention to timber connections; foundation/truss/purlins*
- *Materiality and Durability: Concrete/Stone/Wood/Metal (possible basalt bid alternate)*
- *Visibility and Accessibility to the shelters: for security and recreation (children)*

Following collaboration, the City Planning staff's response is that the design and detail work reveals an elegant, simple set of structures referencing the agrarian past of Orenco and complementing the craftsman style of the main house. The re-establishment of a strong base element, shown in the revised drawings as a concrete bench/retaining wall, makes all the difference. The concrete bench-walls contribute well to the proportions of the shelter, and elevate the simplicity of the framing.

With a condition that the same attention to base design is incorporated into the smaller shelter, this criteria is met.

5. The proposal complies with any applicable Plan District standards in Subchapter 12.60;

Subchapter 12.60 addresses plan district standards. The proposed nature park is not within a plan district, therefore this criteria is not applicable.

6. The transportation system can safely and adequately accommodate the proposed development;

Traffic Impacts to nearby roadways within the study area of the park are being looked at as part of the Conditional Use application for the nature park and the McDonald house combined. The trips associated with the nature park alone do not trigger the requirements for a traffic impact study. It does however trigger those for a traffic management plan.

The applicant submitted a TIA prepared by DKS and dated December 2014. This TIA addresses the requirements for the traffic management plan. City Transportation staff has no concerns associated with the nature park. However, staff has requested some revisions to the study be made for the Conditional Use. The revisions will address the specific uses that the McDonald House will accommodate and conditions will be placed on that decision as deemed appropriate by the Planning and Zoning Hearings Board. This criteria is met.

7. Parking areas and entrance-exit points are designed to facilitate on-site vehicular circulation and pedestrian safety and avoid congestion on public streets;

The proposed parking areas and entrance-exit points match what was reviewed and approved during the modification to the Orenco Woods Crossing Concept Development Plan in 2013. The Concept Plan addresses the limited access points due to direct vehicular access on to NW Cornelius Pass Road being prohibited by Washington County and coordination with the Orenco neighborhood on a single access point along the park's western boundary.

There are two proposed vehicle access points. The first is on the western portion of the site off of NW Birch Street. This is the original access point to the golf course and McDonald house and the proposed western vehicular access point to the nature park. The second access point is off of NW Quatama Road and is the only vehicular access point to the residential development and is also be an eastern access point to the nature park. There is also a gated emergency access point on to NW Cornelius Pass Road at the northeastern edge of the residential development.

Pedestrian connections support a trail system that would have pedestrian access points at NW Birch Street, NW Chestnut Street, NW Dogwood Street and NW Elm Street. The trail system is also proposed to have two access points along the northern edge of the residential development. There is a pedestrian connection to the trailhead between Lots 4 and 5 and a trailhead adjacent to the parking lot at the northern end of NE Samuelson Street.

The eastern parking lot, which was approved as part of the Polygon NW residential development, will help facilitate circulation. Additionally, the trail system provides a connection to both parking lots via a pedestrian bridge. This criteria is met.

8. Public utilities can accommodate the proposed development;

Public utilities can be provided to the proposed nature park development provided the applicant complies with the conditions generated by Public Works Engineering Division, Water Department, and Building Department. This criteria is met with the conditions of approval recommended within this decision.

9. Any special features of the site (such as topography, hazards, vegetation, significant natural and cultural resources, etc.) have been integrated into the site development plan;

The applicant's proposal demonstrates that consideration of community needs as well as site features were taken into consideration when planning the activities within the nature park. This criteria is met.

10. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses; and

This nature park will have activities such as trail walking, small gatherings within picnic shelters and children playing within the nature play park. These are activities that have a low impact and are compatible with the adjacent residential uses both within the Polygon NW residential development in the southeast corner of the site and the Orenco neighborhood on the western side of the site.

There is potential for the operation of the McDonald house to have an impact on the adjacent western neighborhood. For example, parking during a large event would need to be considered. At a broad level, these impacts are being evaluated during the Conditional Use process for the nature park and McDonald House, Case File No. Conditional Use 001-15. However, this Development Review application is specific to the nature park and does not include the McDonald house. The design and operating characteristics of the facility will be addressed by the applicant in a future Development Review application. This criteria is met and the specifics of the McDonald house redevelopment will occur with a subsequent Development Review application and Cultural Resource Alteration application.

11. Negative impacts of the development have been sufficiently minimized or mitigated.

No negative testimony has been received regarding the proposed nature park and no comments regarding negative impacts have been received during departmental and agency review. A comment was received from the Oregon Department of Transportation Rail Division requesting that the applicant coordinate with them regarding fencing along the light rail corridor. The City Parks and Recreation Department has contacted ODOT Rail to discuss fencing type and location. It will be the responsibility of the property owners to obtain a Fence Permit per Community Development Code Section 12.80.060 prior to installation of the fence. Therefore, with no testimony or comments to the contrary, this criteria is met.

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1N 2 35CB

Exhibit C



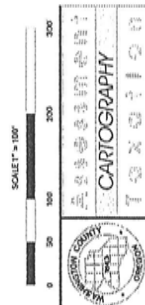
WASHINGTON COUNTY OREGON
NW1/4 SW1/4 SECTION 35 T1N R2W W.M.
SCALE 1" = 100'

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12	7	6	5	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.ORG



Cancelled Taxlots For: 1N235CB
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3600,1700,1800,1900,4300.



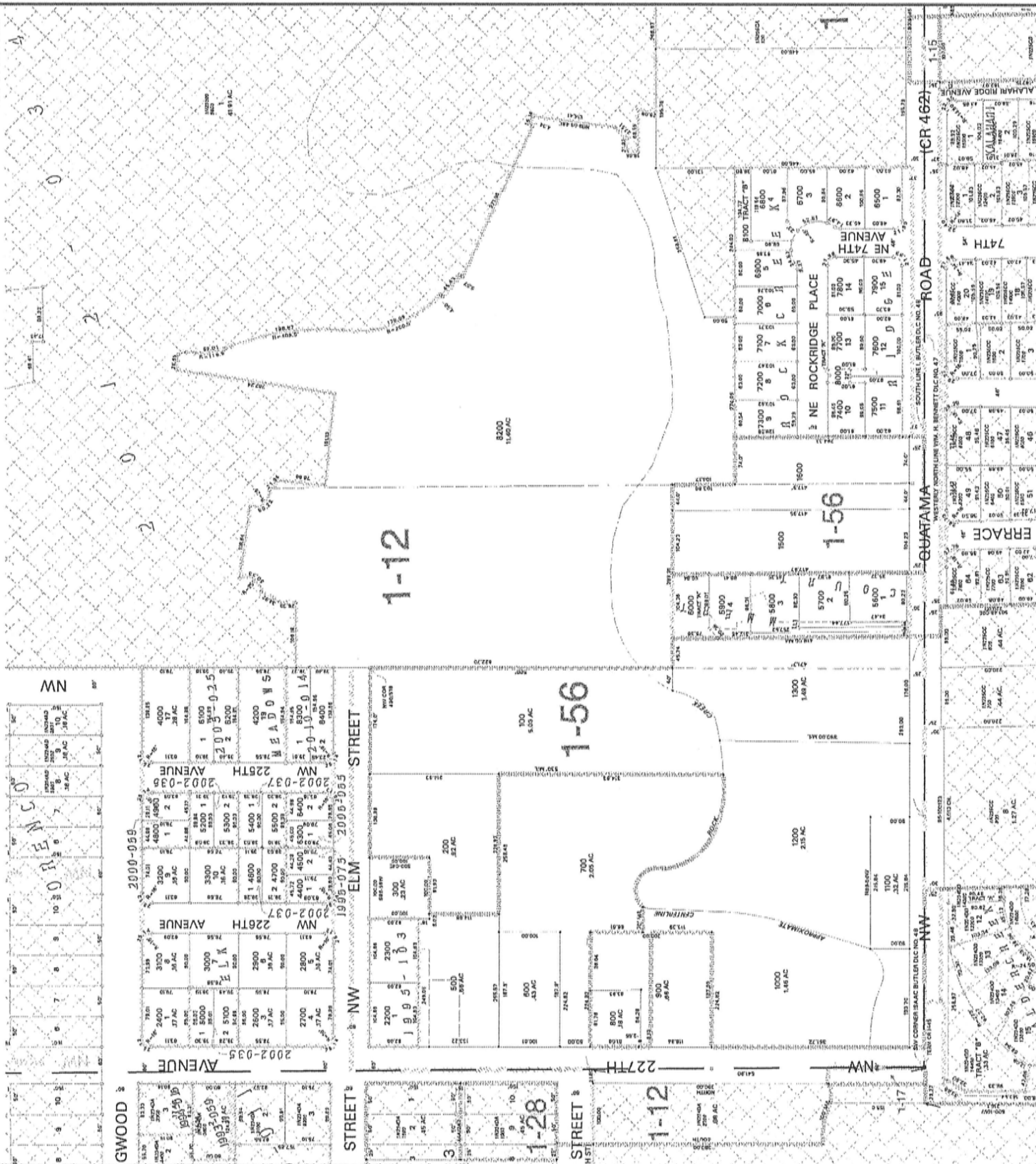
PLOT DATE: November 27, 2012
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated for other uses are not a certified map
person can be reference only and may not become a map
current property lines and boundaries are not guaranteed
by the assessor's office

HILLSBORO
1N 2 35CB

1N 2 35CB

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1N 2 35CB

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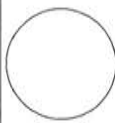
City of Hillsboro
Parks & Recreation
10000 SW 24th Ave., Hillsboro, OR 97123



WALKER STACY

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ORENCO
WOODS
NATURE
PARK
HILLSBORO, OREGON



PROJECT NUMBER: P2003.01
DRAWN BY: CH
CHECKED BY: AD

PHASE: COMPONENT REVIEW
& CONDITIONAL USE
ISSUE DATE: 2/1/2015
REVISIONS:

Sheet Title:
Picnic Shelter (Large) -
Floor Plan

A1.21

NOT FOR CONSTRUCTION

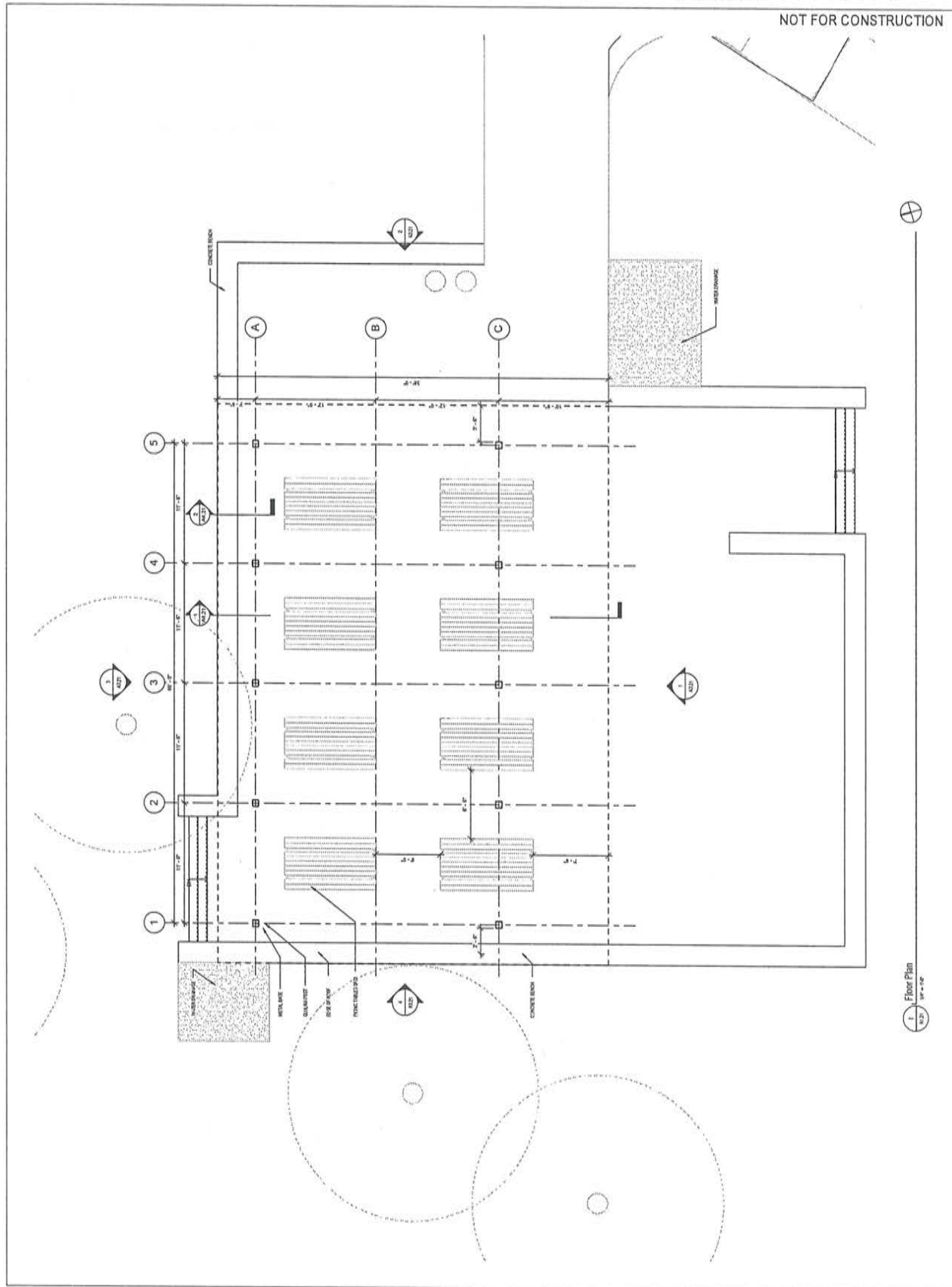


Exhibit E

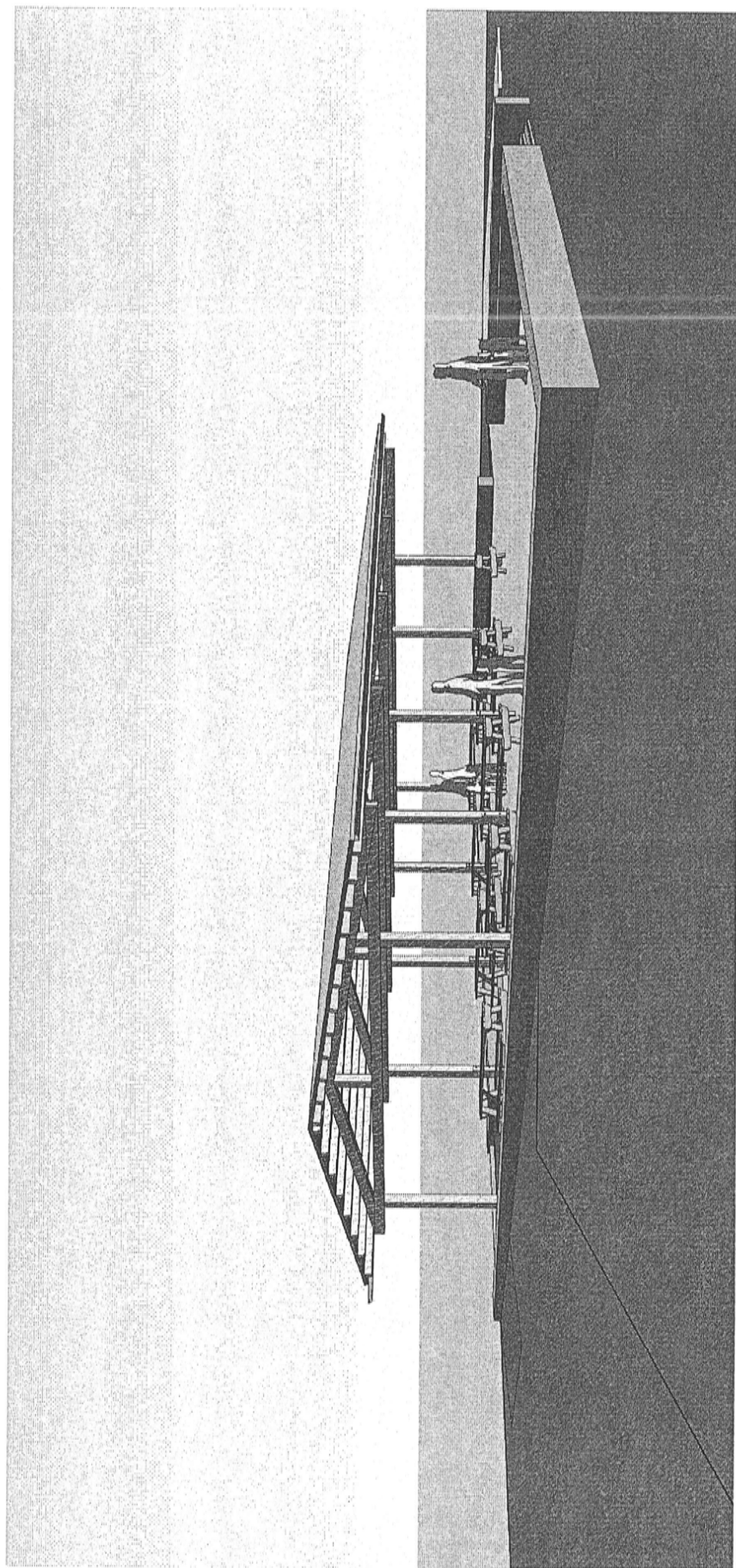


Exhibit E

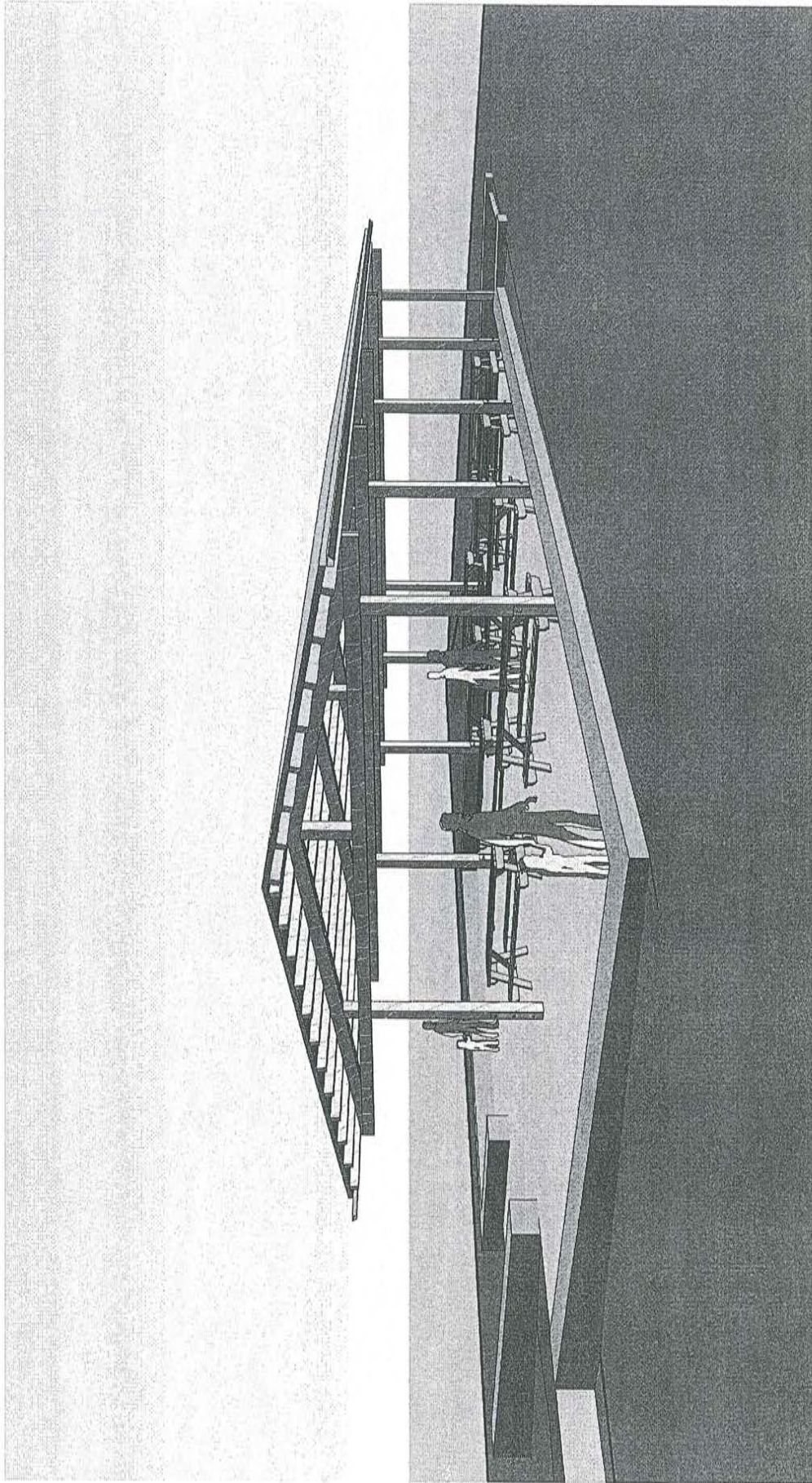


Exhibit E

