



## PLANNING COMMISSION MEETING

Tuesday, August 27, 2013

6:30 p.m.

Council Chambers

2<sup>nd</sup> Floor City Hall

1300 NE Village Street

### MEETING AGENDA

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1. **CALL TO ORDER:** 6:30 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **REVIEW AND ADOPT MINUTES:** June 25, 2013
4. **PUBLIC HEARING**
  - 2013-25-DR  
VA Clinic Design Review
5. **STAFF UPDATES**
6. **COMMISSION UPDATES**
7. **TENTATIVE AGENDA:** September 10, 2013
  - Joint Work Session with City Council
8. **ADJOURNMENT**

### NEXT PLANNING COMMISSION MEETING IS SEPTEMBER 10, 2013.

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Planning Commission hearings are broadcast live on Comcast Cable Channel 22 and Frontier Cable Channel 33. Replays of the hearing are shown on Comcast Channel 22 and Frontier Channel 33 Saturday at 12:00pm and Monday at 2:00pm, and Comcast Channel 30 and Frontier Channel 39 Wednesday at 7:00pm. Further information is available on our web page at [www.fairvieworegon.gov](http://www.fairvieworegon.gov) or by calling Devree Leymaster, City Recorder, 503-674-6224.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to: Devree Leymaster, 503-674-6224.

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MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, June 25, 2013

PRESENT: Steve Kaufman, Chair  
Jan Shearer, Vice-Chair  
Jack McGiffin  
Gary Stonewall

ABSENT: Ed Jones  
Julius Arceo  
Keith Kudrna

STAFF: Allan Berry, Public Works Director  
Erika Fitzgerald, Development Analyst  
Devree Leymaster, City Recorder

**1. CALL TO ORDER**

Chair Kaufman called the meeting to order at 6:30pm.

**2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**

Chair Kaufman inquired if any person would like to speak on a non-agenda item, hearing none moved to review of minutes.

**3. REVIEW AND ADOPT MINUTES**

Commissioner Stonewall moved to approve the June 11, 2013 minutes and Vice Chair Shearer seconded. The motion passed unanimously.

**4. PUBLIC HEARING**

13-21-ZC, ORD 6-2013  
Final Plat Filing Extension

Chair Kaufman read the legislative hearing statement. Development Analyst Erika Fitzgerald presented the staff report. The amended code language will allow for an additional six month final plat filing extension for 3 final plats due to expire in 2013. Per the code, final plats must be filed with Multnomah County within one year from the date of preliminary plat approval. Due to the state of the economy, City Council approved two code amendments allowing applicants to request additional one year extensions. The ordinance will be presented as an emergency ordinance, meaning it will be presented in one meeting at City Council and will be effective immediately upon adoption.

Chair Kaufman inquired if any person would like to speak in favor of, opposition of, or neutrally about the application. Hearing none, Commissioner Stonewall moved to close the public hearing and Vice Chair Shearer seconded. The motion passed unanimously.

As the Commission has no questions or comments; Commissioner Stonewall moved to refer a recommendation of approval for 13-21-ZC, ordinance 6-2013 to City Council and Commissioner McGiffin seconded. The motion passed unanimously.

AYES: 4

NOES: 0

ABSTAINED: 0

## 5. STAFF UPDATES

a) Staffing: Development Analyst Fitzgerald's scheduled leave begins next week; with her returning September 23, 2013. Interviews for the vacant Development Analyst (previously Lindsey Nesbitt) position went well. Two candidates are being considered. An on-call planner is available to assist with planning decisions and reviews in the interim of filling the vacant Development Analyst position and Development Analyst Fitzgerald's leave.

b) Street Trees/Sidewalks: Councilor Prom, Chair of the Council Sidewalk Subcommittee, presented the subcommittee recommendations at the June 19 City Council and directed staff to prepare an ordinance to implement the recommendations. Staff is preparing a staff report for the next meeting to outline the ordinance process.

The proposal included encouraging, but not mandating, street trees; allowing non-standard sidewalk widths to accommodate existing trees; and implementing a cost share program i.e. 50/50, property owner/city. The current program is complaint driven and the adjacent property owner is responsible for sidewalk repairs.

Chair Kaufman stated street trees are important. They provide a buffer between pedestrians and vehicle traffic, increasing safety.

Commissioner McGiffin inquired if there had been any public outreach. Director Berry responded no, not yet.

Vice Chair Shearer inquired if street trees were to be optional, could sidewalks then be optional.

Director Berry proposed the street tree/sidewalk discussion as a topic for a joint work session with City Council. The Commission agreed.

c) Riverfront: Director Berry stated he had a productive meeting and conversation with Leland Consulting. He relayed the Commission's recommendation to create a master plan for the area. Leland recommended first working with stakeholders and property owners to clearly identify what is wanted prior to beginning a master plan process. An economic development study would be complicated, costly, and time intensive. Director Berry suggested the riverfront discussion as a topic for the joint work session. The Commission agreed.

d) Comprehensive Plan Amendment i.e. MacDonald property: Director Berry stated City Attorney Paul Elsner has been in conversation with Mr. MacDonald's attorney, William Rasmussen. Commissioner McGiffin requested an explanation and definition of the current zone, corridor commercial, be provided in the packet prior to the next meeting regarding this application. Director Berry stated the information would be provided.

**6. COMMISSION UPDATES**

None.

**7. TENTATIVE AGENDA**

Next meeting date and agenda is to be determined. Potentially schedule a joint work session with City Council.

**8. ADJOURNMENT**

Meeting adjourned by consensus at 7:10PM.

Steve Kaufman, Chair

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Devree A. Leymaster  
City Recorder

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Date: \_\_\_\_\_



## PLANNING COMMISSION STAFF REPORT

**TO:** Fairview Planning Commission

**FROM:** Carole Connell, AICP Consulting City Planner

**DATE:** August 27, 2013 Planning Commission Meeting

**PROJECT NUMBER:** 2013-31-DR- VA Clinic Design Review

**REQUEST:** Design Review application to construct a medical clinic for the Veterans Association

**LOCATION:** Located on four tax lots at the northeast corner of NE Halsey Street and Village Street and the northeast corner of Halsey Street and Market Drive

**TAX MAP & LOT:** 1N3E33AB 300, 600, 700 & 800

**SITE SIZE:** Total area of 192,510 square feet (4.13 acres) with the clinic project on 2.9 acres

**ZONING:** Village Commercial VC, Village Mixed Use VMU, Flex FLX

**PROPERTY OWNER:** Donati Properties Oregon, LLC

**APPLICANT:** Jeff Parker, Blackhawk LLC – 1800 Blankenship Rd. Suite 200, West Linn, OR 97068

**EXHIBITS**

1. Applicant's Application and Revised Narrative
2. Site Plan dated 6-19-13 including 5 pages
3. Multnomah County Memorandum – pending
4. Pre-Application Meeting Notes (3-6-13)

## **Action Requested**

Approve application 2013-31-DR VA Clinic Design Review authorizing construction of a 29,900 gross square foot outpatient medical clinic with 27 exam rooms, paved access drives onto Market Drive and Village Street, landscaping, lighting and 120 parking spaces.

## **Background Information**

Uses adjacent to the site include the US Post Office, the First Community Credit Union, a Target store, the Fairview-Columbia Library, a mix of specialty retail and office uses, upstairs residential and other residential uses.



The site is located in the Fairview Village Commercial Center and includes four tax lots abutting three streets including 460 feet of frontage on NE Halsey Street, and frontages on NE Village Street and NE Market Drive. The site area is 4.13 acres total and the site area dedicated to the clinic is 2.9 acres. Staff recommends that the four tax lots be consolidated into two (this will require a separate application), separating the undeveloped southeast portion for future development.

## **Decision Making Process**

Design Review applications are reviewed through the Type III process, which requires a Planning Commission decision subject to requirements of Fairview Municipal Code Section 19.413.030 Type III Procedures. The application was deemed complete upon submission on August 3, 2013, subject to a Trip Generation Analysis which was received on August 13, 2013. The 120-day clock, the time limit in which the application must be decided, including any appeal, expires December 4, 2013. The application is subject to the following criteria:

Fairview Municipal Code Sections:

- 19.110 Village General Provisions
- 19.135 Village Commercial and Mixed Use
- 19.140 Village General Standards
- 19.150 Special Development Standards – VC and VMU Zones
- 19.162 Access and Circulation
- 19.163 Landscaping, Street Trees, Fences, and Walls
- 19.164 Vehicle and Bicycle Parking
- 19.165 Public Facility Standards
- 19.413.030 Type III Procedures
- 19.420 Design Standards
- 19.426 Site Design Review Approval criteria

**Project Description**

The applicant, Blackhawk LLC is proposing construction of new building for the Veteran’s Administration Clinic, which requires a Design Review permit.

The applicant is requesting approval for:

- The construction of a 29,900 gross square foot outpatient medical clinic with 27 exam rooms to be operated by the VA;
- Construction of a storm water swale, landscaping and a prominent building entry on the north side facing NE Halsey Street;
- Construction of a paved access drive from Market Street and a paved access from Village Street through a landscaped parking lot with 120 parking spaces;
- Vacant land for additional parking if needed and future development. All future development including any interim parking will require further land use applications and review.

**Analysis of Key Issues**

Design Review Criteria

As described above, the installation and construction of the new buildings and parking areas requires submission of a Design Review Application. The main components of the Design Review Application are:

- Vehicle and Bicycle Parking
- Street Tree/Landscaping
- Building Ffaçades
- Public Facilities
- Access and Circulation

As demonstrated in the Findings in Support of Approval, staff believes the applicant has or can with conditions demonstrate compliance with the applicable review criteria of the Fairview Municipal Code.

## **Summary**

As conditioned, staff believes the applicant has or can demonstrate compliance with applicable criteria of the Fairview Municipal Code and recommends approving application 2013-31-DR, with conditions authorizing construction within the Fairview Village commercial center.

## **Comments**

Notice was sent to neighboring properties within 250 feet of the site on August 6, 2013. Notice was published on August 9, 2013 and Notice was posted on the site on August 14, 2013. At the time the staff report was written, comments were not received from neighboring parcels. An informational neighborhood meeting was conducted by the applicant on August 12, 2013. The design review application was routed to city departments and other agencies and the following comments were received:

Shawn Durham, Gresham Fire– See Pre-Application Notes (3-6-13)

Linda Hulme, Public Works – See Pre-Application Meeting Notes (3-6-13)

Multnomah County Transportation – See Recommended Conditions in Support of Approval and Attachment 3

## **STAFF RECOMMENDATION:**

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Recommend approval of Site Design Review based on the attached findings and subject to the attached conditions.

## **FINDINGS:**

### **1. SITE AND VICINITY INFORMATION**

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The site is located on the northwest corner of NE Village Street and NE Market Drive and also has an estimated 460 feet of frontage on NE Halsey Street. The site slopes 10 feet from 192 feet at Market and Halsey Street to 182 feet at Village and Halsey Street.

Adjacent development and zoning consists of the following:

North:	Halsey Street adjoined by residential and public water facilities/R7.5
East:	Village Street adjoined by vacant land/VO & VMU
South:	Market Drive adjoined by vacant land and residential use/VMU
West:	Market Drive adjoined by a Target store and a US Post Office/VC

### **2. BACKGROUND INFORMATION**

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#### **Previous Approvals**

The site is located off three public streets and is within the Fairview Village master planned area. The original Fairview Village Comprehensive Plan and Zone Map Amendments as well as

the original Subdivision and Partitioning applications were approved in 1994. In 1996 there was a Lot Line Adjustment approved by the City. There are no other previous land use approvals on this site.

### **3. APPROVAL CRITERIA**

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The following criteria must be met for the Design Review approval.

#### 19.426.020 Compliance with land use district provisions

The application is required to conform with all of the applicable provisions of the underlying land use district including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses. (Ord. 6-2001 § 1)

Staff Comment: The following general Fairview Village provisions, and the Village Commercial VC and Village Mixed Use VMU land use district requirements apply to the subject site:

#### 19.110 Village General Provisions

Staff Comment: The subject site is in the Village commercial core which is designed to provide retail and office uses brought to or near sidewalks with parking in the rear of the site. This section promotes pedestrian-oriented development with good connections via sidewalks, trails and streets. The section also includes sign standards

Staff Comment: The proposed clinic is an office use. It is designed with a major entry and façade improvements facing NE Halsey Street. Another main entrance is on the south side of the building that serves as the primary parking lot in the rear of the site. The proposed plan is integrated into the existing street and sidewalk improvements that exist on all three abutting streets.

Section 19.110.035 states that signs in the Village shall comply with the city sign standards of chapter 19.170 FMC. However, Freestanding Monument Entry signs intended to identify the village entrances have size, height, placement and location regulations in section 19.110.035, including locations identified on Figure V-8. The northwest and northeast corners of the subject site are locations identified for Village entry signs. The clinic proposes to install two monument signs, but they will be located at the driveway entries, not at the above described locations at the two corners on Halsey Street. Signage is not reviewed or approved as part of this application.

#### 19.135 Village Commercial VC and Mixed Use (VMU) Zones

##### 19.135.010 Permitted Uses

The Village Commercial VC and VMU zones permit a medical clinic as an outright use.

Staff Comment: Staff finds that the proposed VA medical clinic is an outright permitted use.

#### 9.135.30 Development Standards

##### 9.135.030(A) Setbacks and Design Elements

1. Within the VC Zone:
  - a. This area shall be occupied by no less than one anchor store prior to occupancy of 50% of the minimum buildable square footage in the zone.

Staff Comment: The existing Target store on NE Halsey Street and Market Drive provides the required anchor store in the VC/VMU zones.

- b. Structure façades shall conform to the blank wall standards of 19.140.100. This standard requires that 50% of the length and 25% of the ground level wall area which abuts a sidewalk, plaza or open space must be occupied by windows.

Staff Comment: There are three walls that face three existing sidewalks on Market, Village and Halsey streets. None of the walls abut the existing sidewalks. The Market and Village sidewalks are abutted by landscaping and parking lot improvements. On the north side the Halsey Street façade is closest to the sidewalk, separated by 24' to 39 feet of landscaping and retaining wall improvements. The north elevation (sheet A3.1) includes extensive storefront window systems. The application indicates that approximately 69% of the length and 45% of the wall area of the north façade is occupied by windows.

- c. All buildings shall be setback at least 15 feet from property lines abutting residential zones.

Staff Comment: There are no abutting residential zones and the building setback from all property lines exceeds 15 feet.

- d. All building façades shall be setback from the NE Halsey Street right-of-way a minimum distance of 20 feet.

Staff Comment: The building is setback between 25 and 39 feet from NE Halsey Street.

- e. All buildings shall have their first floors occupied exclusively by commercial/office uses, except for the special "VC Flex" area located on the extreme western portion of the VC zone where residential uses are allowed on the first floors.

Staff Comment: The building is all one story and is entirely occupied by office use.

2. Within the VMU Zone:

- a. The area within the mixed use designation shall be occupied by townhomes and retail uses utilizing 10,000 SF or less of gross floor area and which are oriented toward the adjacent collector streets.

Staff Comment: An estimated 52,700 square feet of the site is in the VMU zone. The portion of the site zoned VMU is proposed to remain undeveloped unless needed for additional interim parking (no interim parking is approved as part of this application).

- b. Parking lots shall occupy no more than 50% of the street frontage and a pedestrian accessway shall be provided to connecting parking lots at least every 250 feet of street frontage.

Staff Comment: For the reason described above this section of the code does not apply since the VMU zoning is proposed to remain undeveloped.

- c. Retail structural façades must extend to the right of way along at least 75% of the lot line or to within 12 feet of the lot line and such space must be designed as an extension of the sidewalk and committed to active uses such as cafes, vendor stands, etc. In addition, all such façades must conform to the blank wall standard which requires at least 50% of the length and 25% of the ground floor wall area abutting sidewalks and plazas to be glass to 9' above finished grade.

Staff Comment: Again, none of the proposed building footprint is in the VMU zone so that neither the requirement to extend the building to the sidewalk or to meet the blank wall standard applies to this proposal, except as discussed in the VC requirements earlier in this report.

- d. All buildings shall be set back at least 5 feet from property lines abutting residential areas.

Staff Comment: The property does abut residentially-zone property.

- e. Awnings may extend up to 4 feet into a public ROW; shall be a minimum of 7.0 feet above finish grade and shall not exceed 12.5 feet in height above the sidewalk. Awnings covering material shall be metal, glass, canvas or any combination thereof.

Staff Comment: No awnings are proposed that would extend into any public right-of-way.

f. Buildings in any of the “four corners area” of the VMU shall have a minimum front façade height of 18 feet as measured from the finished street grade with residential uses restricted to the second and/or third floor.

Staff Comment: The proposed building is not abutting the four corners area at Village Street and Market Drive.

9.135.030(C). Maximum Lot Coverage: Buildings shall cover no more than 75% of each lot in the district.

The following are the coverage ratios by lot (all numbers are approximate as the site development plan did not show the lot lines at the same scale as the proposed building plans):

Lot No	1 <sup>st</sup> Floor Area (sq ft)	Lot Area (sq ft)	Coverage
300	10,235	22,651	45%
600	8,010	42,253	19%
700	10,502	82,764	13%
800	0	30,492	0%

Staff Comment: As the maximum lot coverage is approximately 45% this criterion is met.

9.135.030(D). Height Restrictions. Buildings shall not exceed 45' in height except tower elements which may be 60' in height with a footprint no larger than 400 square feet. Building front façade height, as measured from the street grade, shall be no less than 18 feet.

Staff Comment: The building parapet is 22' 2" and the maximum building height is 28'.

#### 19.140 Village General Standards

##### 19.140.010 Pedestrian ways and trails

Staff Comment: The Fairview Village Parks, Open Space and Circulation map, Figure V-10 in FMC 19.155 illustrates that pedestrian and bicycle circulation paths for the subject block are within the Village Street and Market Drive public right-of-way improvements, which are already built.

19.140.020 On-site pedestrian ways for commercial, multifamily (four or more units), institutional and office development

Staff Comment: See staff comments above under FMC 19.140.010. The pedestrian walkways on site must be ADA compliant, per code.

19.140.030 Streets

Staff Comment: There are no proposed streets, cul-de-sac or intersection improvements planned for this development, other than modifications to the existing street or sidewalk improvements as required. The clinic will utilize the existing public street system. Street improvements to Market Drive are to be reconstructed as required by the City in the pre-application notes so that the sidewalk is 15-foot wide. Street improvements to Village Street also need to be reconstructed to meet the required cross section of 15-foot wide with tree wells. Halsey Street improvements are determined by Multnomah County and their comments are pending. A condition of approval should be included that the final construction drawings shall include street improvements to Village Street and Halsey Street in accordance with City and County standards.

This section of the code also addresses clear vision area. A condition of approval should stipulate that no sign or other site structures or landscaping shall violate the clear vision area standard that applies at the intersections of NE Halsey and Village streets, NE Market Drive and Village Street and NE Market Drive and Halsey Street.

19.140.040 Minimum Required Off-Street Parking Requirements.

Commercial

19.140.040 B.1. (f) General Office use requires 1 space per 500 square feet floor area. The proposed 29,900 square foot building is required to have 60 parking spaces.

Staff Comment: The applicant proposes a medical clinic in the general office use category for purposes of determining parking requirements. The proposed plan includes 120 parking spaces, including 12 ADA stalls. There is also a large bus/van parking stall near the entry. Since there is an excess of parking stalls provided, carpool/vanpool parking stalls are not marked on the site plan. The proposal has an excess of 60 parking spaces.

19.140.040 (D). On-Street Parking. In the VC, VMU, and VO Zones on-street parking which borders the property frontage shall apply toward satisfying the parking standards.

Staff Comment: Bordering on-street parking stalls or shared parking stalls are not

needed to meet the minimum off-street stall requirement for this building because more parking is provided than is required. Stalls meet the standard 9 foot width but not the 19 foot length. Parking lot drive aisles meet the 24 foot width. A condition to lengthen the parking stalls to 19 feet is necessary to meet the standard.

#### 19.140.050 Street Trees

19.140.050 (A). Location. Street trees are required along the street frontage and “the spacing requirement shall be on average one tree per 30 lineal feet.”

Staff Comment: Street trees are currently located on NE Halsey frontage and NE Market frontages. The trees are adequately spaced and in good condition. Some of the street trees along the Halsey frontage are located behind the sidewalk rather than in planter strips. Protection of those trees should be a condition of approval.

19.140.050(B). Characteristics. The characteristics of the street trees shall be consistent with the criteria shown in FMC 19.155 Figure V- 5.

Staff Comment: The tree species identified in Figure V-5 in FMC 19.155 is Chanticleer Pear and the trees which are required on NE Village must comply with this code section. A condition of approval requires Chanticleer Pears to be planted at 30 foot intervals along NE Village Street.

#### 19.140.060 Erosion control standards

The site must be contoured, planted, or developed to prevent erosion, pollution and sedimentation into adjacent natural resource areas within 6 weeks of certified occupancy.

Staff Comments: Erosion control plans are typically provided with the final construction drawings and have not yet been submitted to the city. The criterion can be met with a condition of approval that erosion control techniques must meet city erosion control handbook standards.

#### 19.140.070 Landscape Standards

Where the area to be landscaped is less than 30 feet deep, the requirement shall be on average one tree per 30 lineal feet.

Staff Comment: The area to be landscaped around the site perimeter ranges from 12 feet to 39 feet in depth. The site plan identifies a general landscape concept plan with trees placed at about 55 feet on center. The criterion can be met with a condition of approval that a detailed landscaped plan in compliance with applicable landscape standards shall be provided to the City for approval prior to issuance of a grading permit.

#### 19.140.090 Bicycle Parking

19.140.090(A). Number Required. Commercial use classifications require five percent of the requirement for automobile parking spaces. If 60 parking stalls are required then 3 bicycle parking spaces are required.

19.140.090(B). Dimensions. Uncovered spaces should be 6' x 2' and covered spaces should be 7' x 2'.

19.140.090(C). Required bicycle parking racks. Uncovered spaces shall be located no further than the closest automobile parking space from the major building entrance.

Staff Comment: The site plan indicates bicycle parking will be provided near the main entry on the south side of the building, and in the northwest corner of the building parking lot area. To meet the standard at least three (3) bicycle parking spaces provided in accordance with the dimensional and locational requirements shall be required.

#### 19.150 Special Development Standards – VO, VC and VMU Zones

##### 19.150.020 Access and On-site Circulation

9.150.020(A). Pedestrians. Pedestrian ways shall connect the Village commercial zone with transit facilities.

Staff Comment: Pedestrian sidewalks are already built on all sides of the proposal. The nearest transit stop for westbound riders is on the north side of Halsey just west of the Halsey/Village Street intersection. The intersection is signaled so that pedestrians can safely cross Halsey to and from the bus stop. The nearest eastbound bus stop is closer to the Halsey/223<sup>rd</sup> intersection east of the site.

9.150.020(B). Motor Vehicles. The location, design and development of access and on-site circulation shall comply with the following applicable requirements (unlisted section numbers do not apply):

2. The maximum width for a driveway shall be 35'.

Staff Comment: The driveway from Market Drive is 25 feet wide and the one from Village Street is 30 feet wide.

3. In the VC and VMU a minimum of 5% of parking spaces shall be marked exclusively for carpool and van pool vehicles and located near the primary entry.

Staff Comment: There are no marked car/van pool parking spaces. There is a bus/van parking stall just west of the main south building entry. This criterion can be met with a condition that at least three (3) stalls shall be exclusively marked for car/van pool parking near the entry area.

4. Village parking lots shall be placed behind buildings or behind a five-foot

landscaped buffer provided that such parking lots shall not front more than 50% of the block frontage of any public street.

Staff Comment: Landscape buffers from NE Market Drive and Village Street range from 12' to 20', exceeding the 5' minimum depth requirement. There is an estimated 450 feet of NE Village Street frontage and estimated 205 feet of it is a parking lot, therefore is less than the 50% maximum. There is an estimated 235 feet of Market Drive frontage and an estimated 125 feet of parking lot adjoining it, exceeding the 50% maximum by about 7 feet. In both cases the landscape strip between the parking lot and the street is 12' – 20', which exceeds the 5' minimum and is in addition to the sidewalk and planter strip in the public right-of-way. The proposal exceeds the landscape buffer width requirement and is therefore compliant with this criterion.

#### 19.150.030 Entries

19.150.030(A). Primary entries shall face a public street or designated pedestrian way and shall be accessed from a public sidewalk. The entries shall be open to the public during all business hours.

Staff Comment: A primary entry faces NE Halsey Street. The other entry faces south serving the main parking lot from where most customers will enter the building. The Halsey entry will serve pedestrians and transit riders. To meet the criterion a condition of approval shall require that the NE Halsey Street entry shall be open during all business hours.

19.150.050 Roofs in the Mixed Use Zone (VMU). Hipped, gambrel or gabled roofs are required. Flat roofs are not permitted except for mechanical equipment areas in VMU districts. 30 inch high parapets are required along all street façades where flat roofs are used.

Staff Comment: The proposed building has a flat roof with a 22' 2" parapet wall. However the building is located on the portion of the site that is zoned VC not VMU so that the standard is not applicable.

#### 19.150.060 Materials

Exterior finishes of buildings shall be primarily of materials such as masonry, wood siding, shingles or stucco. Sheet metal, cinder block and T1-11 are prohibited as external wall material.

Staff Comment: Per the plan elevations, it appears that this standard is met through the use of brick masonry soldier course, storefront window systems, metal coping and metal canopy covered walkways and entries. The applicant has not supplied a color/material board for this review. The applicant indicates the building materials will mimic those of existing village buildings.

19.150.070 VO and VC landscaping and street furniture

A minimum of 15% of the developed VC site area shall be used for landscaping. Parking lots shall have a least one tree on average for every six parking spaces, distributed throughout the parking area to provide maximum shading.

Staff Comment: The application is unclear regarding what percentage of the VC site is landscaped. A condition of approval will ensure compliance with this standard. Plant materials are planned to be selected to avoid permanent irrigation requirements. The landscaping plan is conceptual and a detailed plan has previously been determined to be required in this report. Therefore, the requirements for the number of interior trees and their spacing should be added to the landscape plan requirements as a condition of approval.

19.150.080 Screening

A. Primary and accessory uses associated with Village office commercial uses including materials, products and waste, shall be wholly contained within an approved structure.

Staff Comment: To satisfy this standard, staff recommends a condition that medical materials, products or waste associated with the proposed use shall be wholly contained within the structure and shall be properly disposed of in conformance with county and state health standards.

A. Parking and service areas shall be screened from pedestrian ways or public rights of way by a three-foot hedge or sight obscuring wall.

Staff Comment: The conceptual landscape plan illustrates a 5'- wide planter strip adjoining the parking lot, but no materials or structures are described at this time. In addition to other landscape plan details, the plan to be submitted to the City for approval shall include a minimum three-foot hedge or wall to screen the vehicles from the public right-of-way.

B. Loading areas and dumpsters shall be screened public rights-of-way and pedestrian ways by walls, trellises, fences or landscaping.

Staff Comment: In the southwest corner of the parking lot a trash/recycle dumpster is located within a corner of the lot near the Market Drive access entry. The trash/recycle facility and adjoining area shall be landscaped to effectively screen it from public rights-of-way as a condition to meet this criterion.

C. Mechanical equipment and satellite dishes over one meter in size shall be screened from view from any pedestrian way or public right-of-way.

Staff Comment: There are no known satellite dishes over one meter in size proposed on

the plan. Exterior mechanical equipment or satellite dishes over one meter in size shall be screened from public rights-of-way as a condition to meet this criterion.

19.426.040 Compliance with design standards.

The application complies with the design standards contained in Article III of this title. All of the following standards shall be met if not superseded by Fairview Village code requirements. The standards and findings listed below supercede the requirements of the Fairview Village code sections 19.162 through 19.165 if they are more stringent, per FMC 19.110.050, Conflict Clause.

19.426.040 (A) Chapter 19.162 FMC – Access and Circulation;

Staff Comment: In addition to the more restrictive standards of the Fairview Village zones, the project is required to obtain an access permit for each driveway onto a public street; all driveway openings shall comply with the Standard Specifications for Public Works Construction; fire equipment access shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive; and shall provide a minimum vertical clearance of 13 feet 6 inches for their entire length and width.

19.426.040 (B) Chapter 19.163 FMC – Landscaping, Street Trees, Fences and Walls;

Relevant portions of this section that may apply to the proposal include:

1. Significant Trees and Shrubs: Individual trees and shrubs with a trunk diameter of six inches or greater, as measured four feet above the ground (DBH), and all plants with a drip line if such trees and shrubs shall be protected.

Staff Comment: There are numerous trees on the subject site. The applicant proposes to remove all trees in order to construct the clinic and surrounding improvements in compliance with city standards. Staff has determined that due to sloping land on the Halsey Street frontage and street buffering requirements the trees may be removed per Chapter 19.163.20 D.(1) *Significant trees identified as meeting the criteria in subsection (B)(1) shall be retained whenever practicable. Preservation may become impractical when it would prevent reasonable development of public streets, utilities or land uses permitted by the applicable land use district.* However, the street trees located behind the sidewalk on Halsey should be protected to the extent possible and must be replaced if they cannot be retained.

19.426.040 (C) Chapter 19.164 FMC – Automobile and Bicycle Parking;

Staff Comment: In a transit/pedestrian area a maximum of 4.9 parking spaces per 1,000 square feet for a medical clinic is the maximum permitted, or 146 spaces. The application includes 120 parking spaces, including 12 ADA handicapped and wider 8 foot aisles for van spaces.

In this section one bicycle parking spaces is required per 10 vehicle spaces. The 120 space parking lot is required to have 12 bicycle parking spaces. This exceeds the VC/VMU Village bicycle parking requirements and therefore supercedes it. A condition of approval shall include 12 parking spaces. The site plan illustrates bicycle parking in two locations, but does not designate how many.

19.426.040 (D) Chapter 19.165 FMC – Public Facilities Standards;

Staff Comment: Unless otherwise provided, the standard specifications described in the pre-application notes and added as conditions to this report for the construction, reconstruction or repair of transportation facilities, utilities and other public improvements within the city shall occur in accordance with the standards of chapter 19.165.010.

19.426.040 (E) Other standards (telecommunications facilities, solid waste storage, environmental performance, signs), as applicable. (Ord. 6-2001 § 1). Private utility connections and storm water environmental reviews and permits are required.

19.426.040 (F) Chapter 19.170 FMC - Signs: Signs shall be permitted in accordance with an approved sign permit.

19.426.050 Conditions

All conditions required as part of an approval shall be met. (Ord. 6-2001 § 1)

#### **4. REPORT CONCLUSION**

Staff recommends approval of the site design based upon the findings herein. The project shall satisfy the requirements of the applicable Fairview Municipal Code sections with the following conditions of approval:

##### Streets

1. The final construction drawings shall include street improvements to Village Street and Halsey Street as required in accordance with City and County standards. Street improvements to Market Drive and Village Street shall be reconstructed to meet the required cross section of 15-foot wide with tree wells. Halsey Street improvements are required in accordance with by Multnomah County standards.

##### Parking

2. All parallel parking stalls shall meet the City dimensional standards (9 feet x 19 feet) and be striped according to City standards.
3. Three (3) parking spaces shall be marked and signed for exclusive use as carpool/vanpool spaces. This space shall be located closer to the major building entrance than all other spaces, except handicapped spaces.

4. At least twelve (12) bicycle parking spaces (covered or uncovered) shall be provided near an entry that is a minimum of 6 feet x 2 feet.

#### Trees and Street Trees

5. Street trees shall be planted on average of one per 30 lineal feet of street frontage. Trees species shall be chosen in conformance with Chapter 15.555 Figures V-5 and V-6 as determined by the City. The trees must be shown on the building and landscaping plans submitted to the City.
6. The street trees behind the sidewalk shall be protected during construction. Said trees and the protection measure to be used shall be shown on any building and grading plans submitted to the City. Any tree which cannot be retained (as determined by staff) must be marked on the plans and replaced.

#### Landscaping and Screening

7. A detailed landscaped plan in compliance with applicable landscape standards shall be provided to the City for approval prior to issuance of a grading permit including
  - i. A minimum three-foot hedge or wall to screen the parked vehicles from the public streets right-of-way;
  - ii. The trash/recycle facility and adjoining area shall be landscaped to effectively screen it from public rights-of-way to meet this criterion;
  - iii. All mechanical equipment and satellite dishes over one meter in size shall be screened from view from any pedestrian way or public right-of-way;
  - iv. The number of interior parking lot trees, tree types and their spacing shall be added to the landscape plan.
  - v. Indication that a minimum of 15% of the VC portion of the site is to be landscaped .
8. All storage of materials, products, or waste shall be required to be contained within the main structure. No outdoor storage is permitted. Medical materials, products and waste shall be properly disposed of in conformance with county and state health standards.

#### Right of Way and Utilities

9. A right of way permit shall be obtained. The project is required to obtain an access permit for each driveway onto a public street; all driveway openings shall comply with the Standard Specifications for Public Works Construction; fire equipment access shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive; and shall provide a minimum vertical clearance of 13 feet 6 inches for their entire length and width.
10. All necessary permits shall be obtained to connect to City sewer, water, and storm drainage systems. In accordance with the pre-application meeting notes the construction drawings shall include at a minimum:
  - i. Water: an approved backflow assembly, on-site private fire hydrants, and Storz adapters on new and existing hydrants shall be installed to City specifications.

The City may request dedication of a public waterline easement along the north property line boundary;

- ii. Stormwater: On-site swales shall be designed to connect to the Chinook Detention Pond in accordance with City specifications;
  - iii. Ground water Well Head Protection: The Hazardous Materials Inventory Form and site plan shall be submitted with the building permit and site improvements shall meet all applicable requirements based on the inventory;
11. Fire: Compliance with Fire Marshal specifications 1 – 17 as outlined in the pre-application meeting notes and Oregon Fire Code (OFC) safety standards.
  12. All utility lines shall be placed underground, except for some surface mounted equipment. The developer shall make all necessary arrangements with the utilities to provide the underground services.
  13. Clear vision areas shall be kept clear for vehicular traffic. No sign or other site structures or landscaping shall violate the clear vision area standard that applies at the intersections of NE Halsey and Village streets, NE Market Drive and Village Street and NE Market Drive and Halsey Street.

#### Other

14. Building design shall provide fire separations between R, M and B occupancies per Oregon Building Code requirements at the time of building permit submittal.
15. The project shall be built according to the plans and information submitted.
16. The NE Halsey Street building entrance shall be open during all business hours.
17. All signage proposed for the buildings shall be submitted for sign permit review.
18. All erosion control techniques must be detailed on any building and grading plans submitted and shall meet city erosion control handbook standards.



**Office Use Only**

Date filed: \_\_\_\_\_  
 Amount/Fee: \_\_\_\_\_  
 Receipt No: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Deemed Complete: \_\_\_\_\_  
 120 Day Deadline: \_\_\_\_\_

**LAND USE PERMIT APPLICATION**

APPLICATION NO. \_\_\_\_\_

Type I  Type II  Type III  Type IV

ZONE CHANGE		SIG. ENVIRONMENTAL CONCERN		DESIGN REVIEW	<input checked="" type="checkbox"/>
COMP. PLAN CHANGE		CONDITIONAL USE PERMIT		MINOR LAND PARTITION	
VARIANCE		PRE-APPLICATION		SUBDIVISION/PUD**	
OTHER: _____					
SITE ADDRESS: NE Halsey St, Fairview, OR 97024					
MAP AND TAX LOT: 1N3E33AB 300, 600, 700 & 800			SITE SIZE: 179,779 sf / 4.13 acres		
PRESENT ZONING: VC / VMU / FLX			PROPOSED ZONING: _____		
PROJECT DESCRIPTION:					
New construction of a 29,900 sf medical office building. See attached for detailed project description.					
(attach separate sheet if needed)					
APPLICANT: Blackhawk LLC		ADDRESS: 1800 Blankenship Rd, Suite 200			
TELEPHONE #s: 503-742-1942		CITY: West Linn		STATE: OR	ZIP: 97068
APPLICANT IS: LEGAL OWNER <input type="checkbox"/> OPTION HOLDER <input checked="" type="checkbox"/> AGENT <input type="checkbox"/> OTHER: <input type="checkbox"/>					
PROPERTY OWNER: DONATI Properties LLC		ADDRESS: 19730 HEDGUA Drive			
TELEPHONE #s: 408-395-7724		CITY: Los Altos		STATE: Calif	ZIP: 95030
DATE OF PURCHASE BY CURRENT OWNER OR OWNER'S FAMILY: _____					
JURISDICTION PROPERTY WAS UNDER AT TIME OF PURCHASE (i.e. Mult. Co. or Fairview): _____					
<b>I AGREE TO REIMBURSE THE CITY OF FAIRVIEW FOR ALL APPLICABLE REVIEW COSTS.</b>					
APPLICANT SIGNATURE (S)			OWNER SIGNATURE (S)		
			 8/15/13		

**Office Use Only**  
 Date filed: \_\_\_\_\_  
 Amount/Fee: \_\_\_\_\_  
 Receipt No: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Deemed Complete: \_\_\_\_\_  
 120 Day Deadline: \_\_\_\_\_

# LAND USE PERMIT APPLICATION



**APPLICATION NO.** \_\_\_\_\_

Type I  Type II  Type III  Type IV

ZONE CHANGE	SIG. ENVIRONMENTAL CONCERN	DESIGN REVIEW	<input checked="" type="checkbox"/>
COMP. PLAN CHANGE	CONDITIONAL USE PERMIT	MINOR LAND PARTITION	
VARIANCE	PRE-APPLICATION	SUBDIVISION/PUD**	
OTHER:			

**SITE ADDRESS:** NE Halsey St, Fairview, OR 97024

**MAP AND TAX LOT:** 1N3E33AB 300, 600, 700 & 800      **SITE SIZE:** 179,779 sf / 4.13 acres

**PRESENT ZONING:** VC / VMU / FLX      **PROPOSED ZONING:** \_\_\_\_\_

**PROJECT DESCRIPTION:**  
 New construction of a 29,900 sf medical office building. See attached for detailed project description.

**(attach separate sheet if needed)**

<b>APPLICANT:</b> Blackhawk LLC	<b>ADDRESS:</b> 1800 Blankenship Rd, Suite 200
<b>TELEPHONE #s:</b> 503-742-1942	<b>CITY:</b> West Linn <b>STATE:</b> OR <b>ZIP:</b> 97068
<b>APPLICANT IS:</b> _____ <b>LEGAL OWNER</b> _____ <b>OPTION HOLDER</b> <input checked="" type="checkbox"/> _____ <b>AGENT</b> _____ <b>OTHER:</b>	

<b>PROPERTY OWNER:</b>	<b>ADDRESS:</b>
<b>TELEPHONE #s:</b>	<b>CITY:</b> <b>STATE:</b> <b>ZIP:</b>

**DATE OF PURCHASE BY CURRENT OWNER OR OWNER'S FAMILY:** \_\_\_\_\_

**JURISDICTION PROPERTY WAS UNDER AT TIME OF PURCHASE (i.e. Mult. Co. or Fairview):** \_\_\_\_\_

**I AGREE TO REIMBURSE THE CITY OF FAIRVIEW FOR ALL APPLICABLE REVIEW COSTS.**

<b>APPLICANT SIGNATURE (S)</b> 	<b>OWNER SIGNATURE (S)</b>



# VA Outpatient Clinic

22000 NE Halsey St – Fairview Oregon

## SITE DEVELOPMENT PERMIT APPLICATION

### PROJECT NARRATIVE

The project site is located on NE Halsey Street in Fairview Oregon with approximately 460 feet of frontage on Halsey. The site is bordered by Village Street to the east and Market Drive to the west and south. The project site consists of (4) separate tax lots that will be consolidated into (2) future lots. One for the VA Outpatient Clinic and the other to the south for future development. All parcels combined add up to 4.13 acres with 2.9 acres reserved for the VA Outpatient Clinic. See attached property map showing the existing site configuration. See A1.1 Site Plan for proposed lot line consolidation. The site slopes approximately 10 feet from west to east over the 460 foot Halsey Frontage. This is considered a light slope and poses no large development hazards for this proposed project. A site retaining wall is proposed at the corner of NE Halsey and Village to establish the required parking and maintain accessibility from the parking areas. See attached site maps showing existing topography. The site is directly served by City of Fairview Utilities in Village Street including storm, sewer, and water. See attached Utility Map. The site area is zoned VC, FLX, and VMU. The proposed use is permitted in these zones.

The proposed project is a 29,900 SF outpatient clinic for the Veterans Affairs. The site contains 120 parking spaces, a 4.6/1000 ratio, based on 26,000 net rentable square feet. All site and parking lot lighting will be cut off fixtures to control light pollution. The building is one story in height and fronts NE Halsey. The buildings parapet is at 22'-2" and the maximum height as show for mechanical screening is 28'-0". The buildings exterior cladding will be brick masonry with aluminum windows. Overhead awnings provide weather protection for patients on the west side near parking areas. The building setbacks are shown on A1.1 Site Plan. The project is 25' from the NE Halsey right of way. Bike parking is included at the main entry near the passenger drop off and at the employee/loading entrance at the northwest. A trash enclosure has been located near the entry on Market Drive. This trash area will be enclosed so trash is not visible to the public.

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
BRANDING

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Portland & Seattle

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Seattle, WA 98104  
206.576.1600

ankrommoisan.com

*Blackhawk LLC / Parker Development NW*  
1800 Blankenship Road, Suite 200, West Linn, OR 97068  
503-742-1942



# Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204  
Phone: (503) 227-LIST (5478) E-mail: [csrequest@fnf.com](mailto:csrequest@fnf.com)



Ref Parcel Number : 1N3E33AB 300, 600, 700, 800

SEE MAP IN 3E 28DD



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



**Prudential**  
Northwest Properties  
**Commercial**

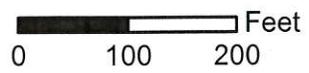


**Fidelity National Title**  
Insurance Company

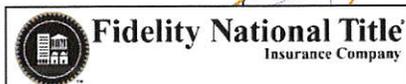
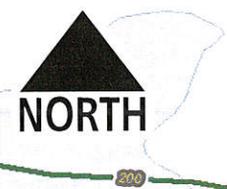
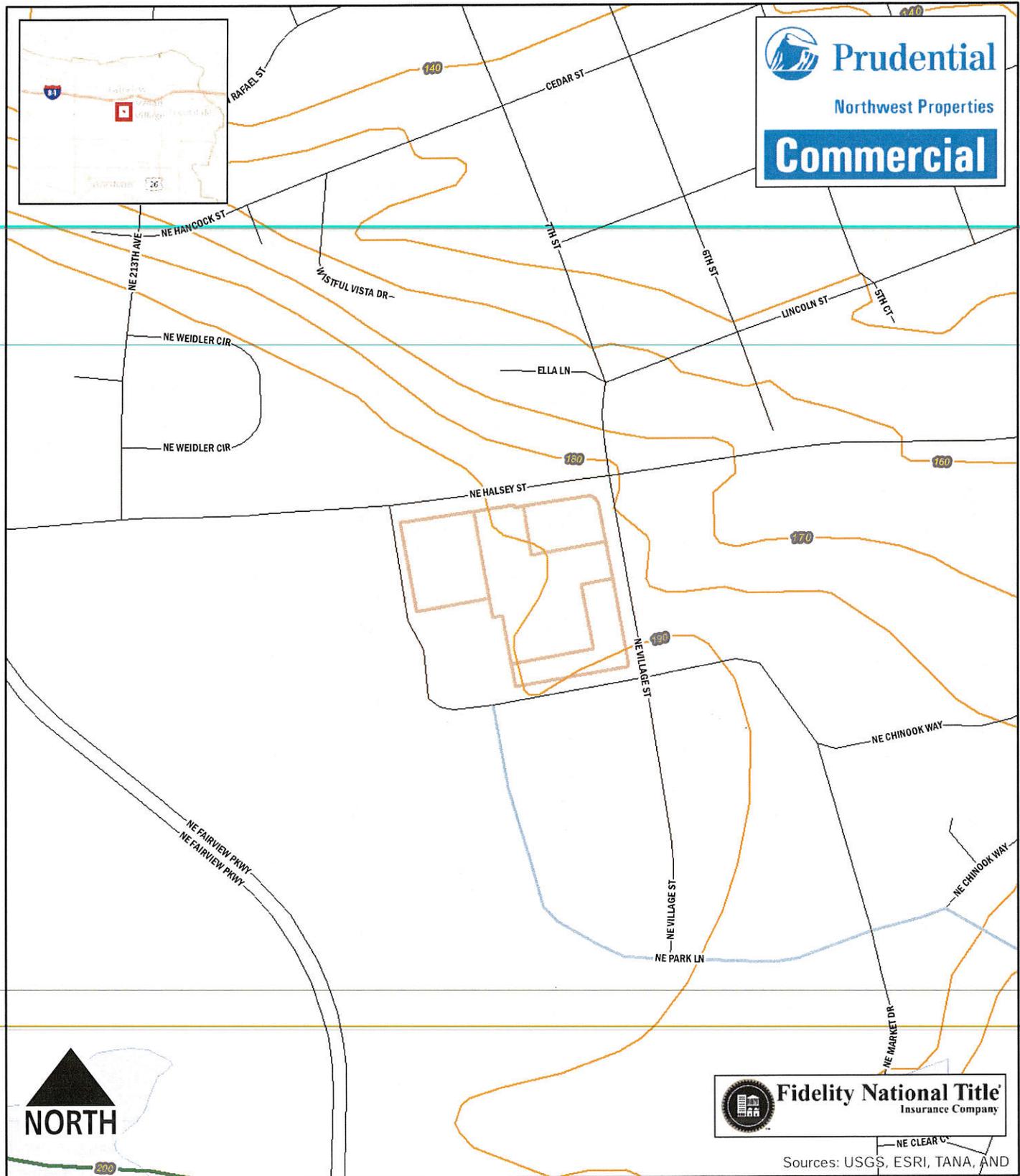
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**Fairview I**

- Property of Interest
- Stream
- 100' Contour
- 10' Contour
- River
- Wetland
- Floodplain



Map prepared 1/15/2013 by:  
 Sherri Michl ~ Fidelity National Title  
 503.227.5478 ~ csrequest@fnf.com  
 Data Source: Metro RLIS, ESRI  
*This information is reliable, but it is not guaranteed. This map is not a survey.*



Sources: USGS, ESRI, TANA, AND

**Fairview I**

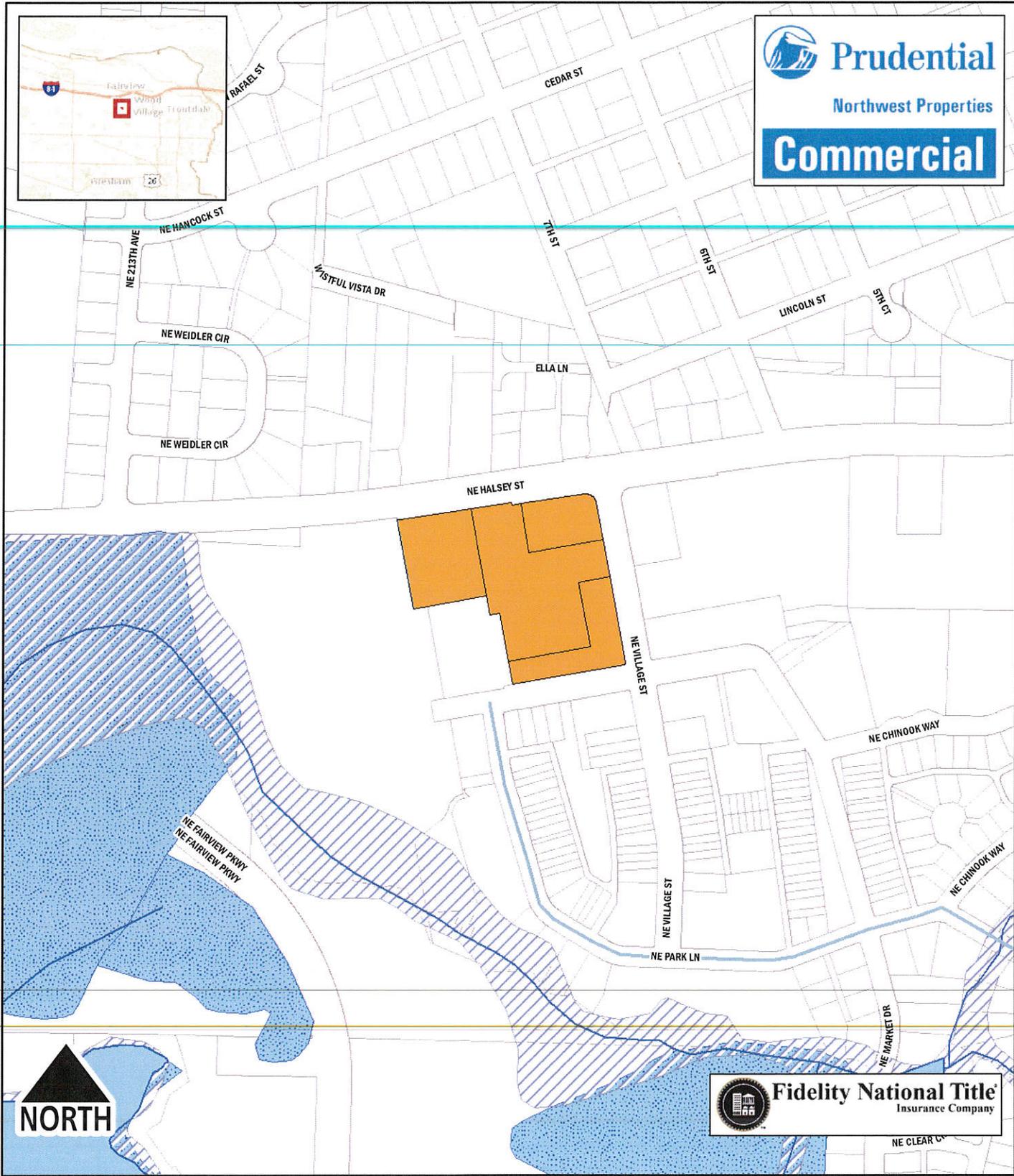
-  Property of Interest
-  100' Contour
-  10' Contour
-  Water Bodies



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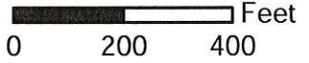


**Prudential**  
Northwest Properties  
**Commercial**

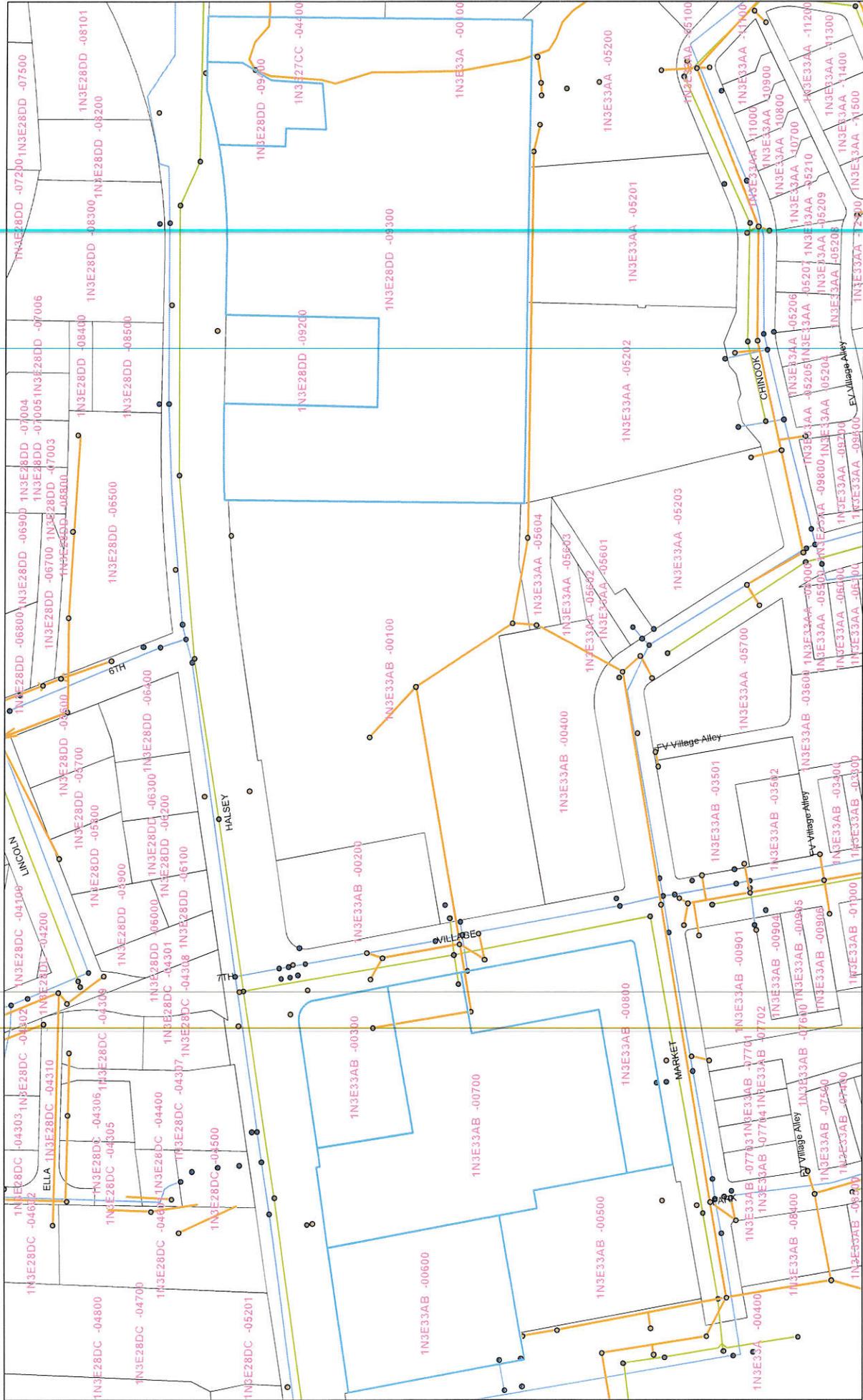


**Fidelity National Title**  
Insurance Company

- Fairview I**
- Property of Interest
  - Stream
  - Water Bodies
  - Floodplain
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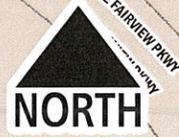


**Legend**

- Electric
- Gas
- Water

**Utility Map Request**  
 Fairview, Oregon  
 1N3E28DD - 9300, 9400 and 1N3E33AB - 300, 600, 700, 800



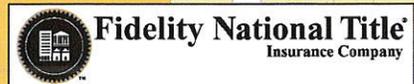
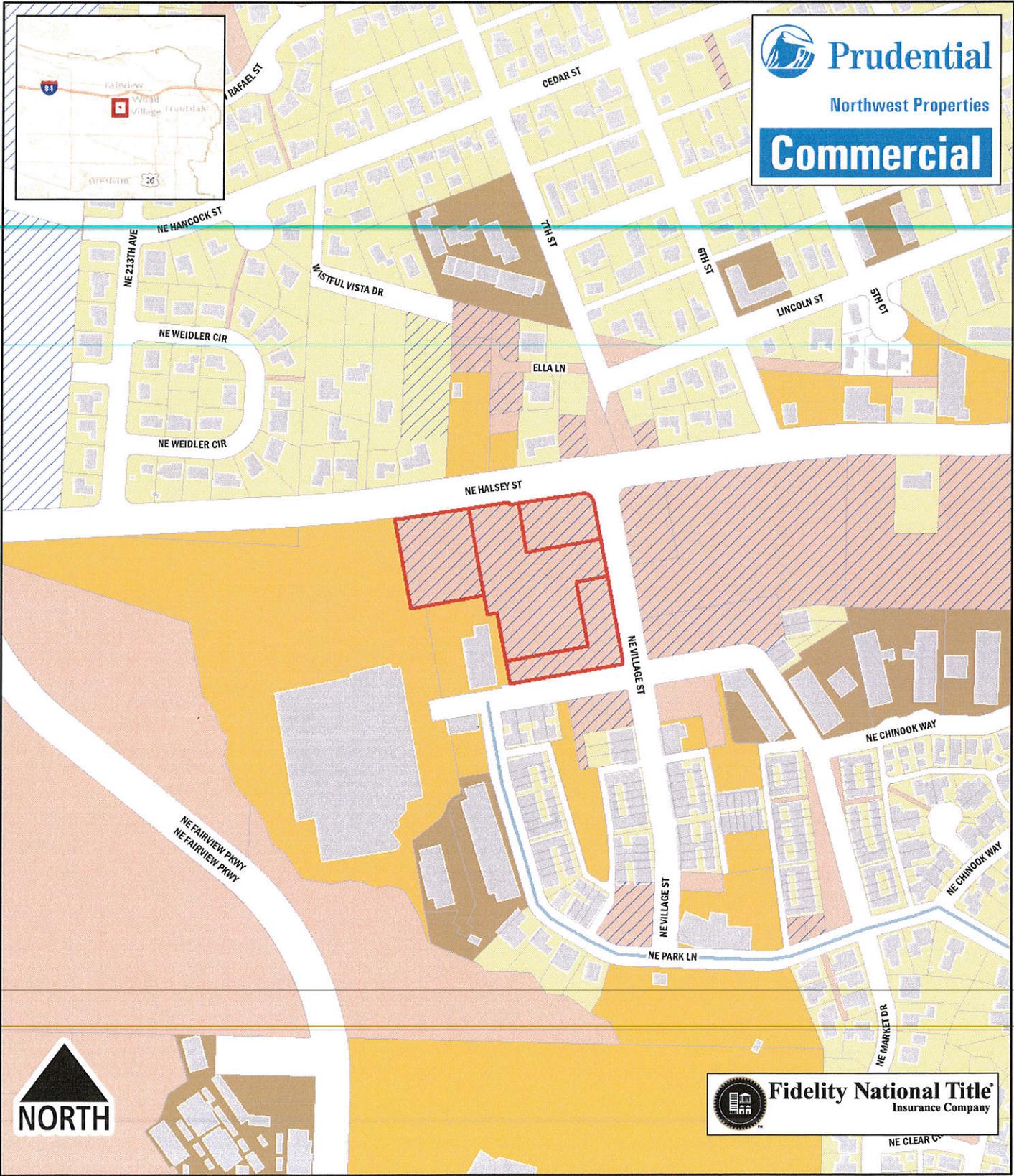


**Fairview I**

- |                      |                 |               |               |
|----------------------|-----------------|---------------|---------------|
| Property of Interest | Fairview, FV    | Fairview, RMF | Fairview, VO  |
| County Line          | Fairview, R     | Fairview, TCC | Fairview, VSF |
| <b>Zoning</b>        | Fairview, R-7.5 | Fairview, VA  | Fairview, VTH |
| Fairview, FLX        | Fairview, R/MF  | Fairview, VC  |               |
|                      | Fairview, R/CSP | Fairview, VMU |               |

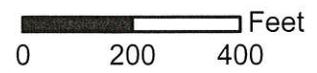


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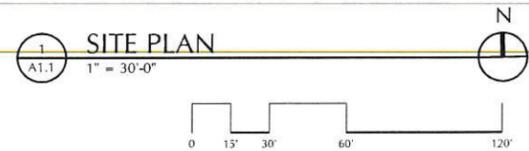
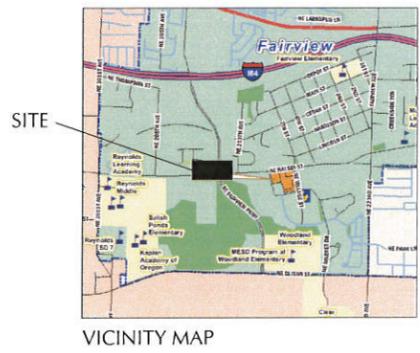
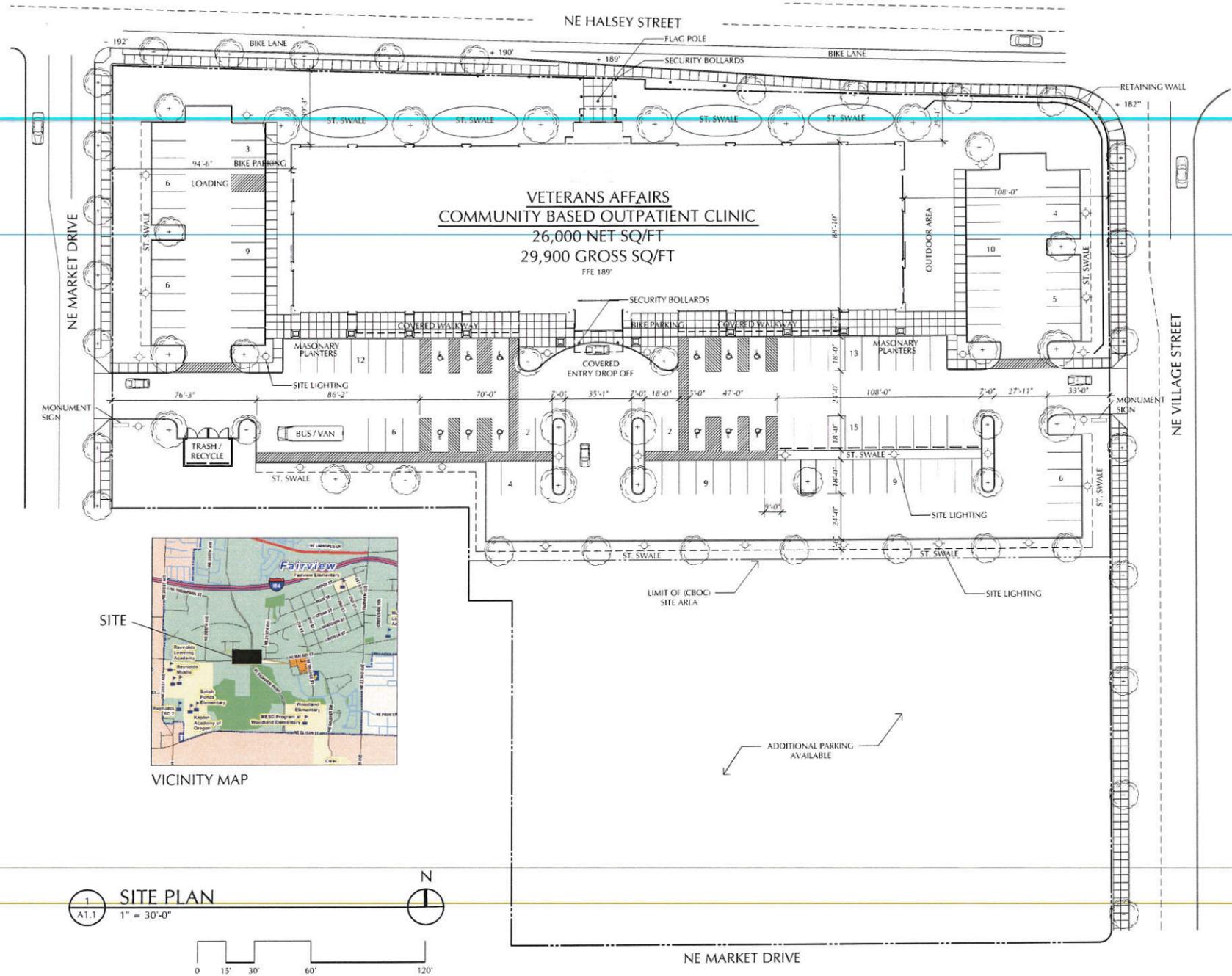
**Fairview I**

-  Property of Interest
-  Vacant Area: *As defined by Metro: This layer represents land appearing unimproved on aerial photography. The inventory reflects the status of vacant land on the date the photos were flown. No conclusions regarding capability or availability for development should be made.*
-  Building Footprint
- Land Use by Taxlot**
-  Commercial
-  Multi-family
-  Single Family
-  Vacant
-  Unknown

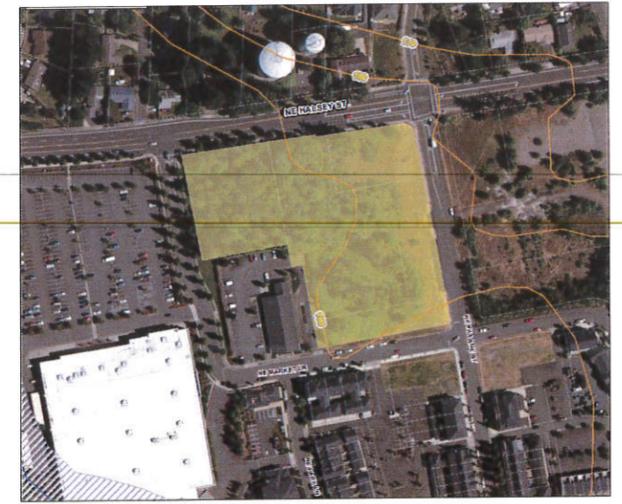
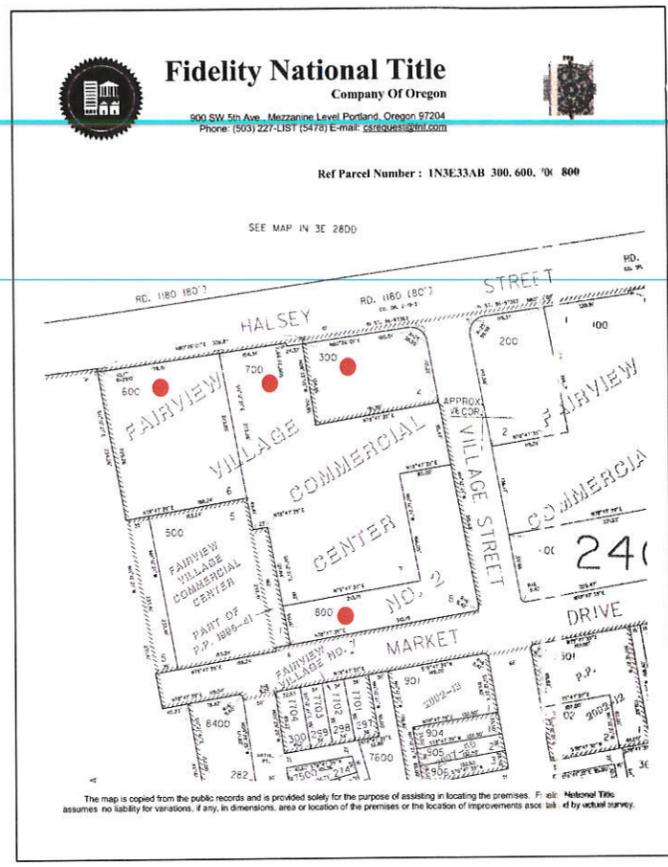


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# Vicinity Map with Building Footprint



- SITE PLAN NOTES**
1. SITE AREA: SITE AREA DEDICATED FOR THE VA COMMUNITY BASED OUTPATIENT CLINIC (CBOC) 129,510 SF (2.97 ACRES) TOTAL SITE AREA IS 192,510 SF (4.4 ACRES)
  2. TOTAL SITE PARKING SHOW IS 120 SPACES. 10% OR 12 SPACES ARE DESIGNED AND DESIGNATED FOR THE HANDICAPPED. 5' ACCESS ISLES ARE LOCATED ON BOTH SIDE OF H.C. STALLS. 8' ACCESS ISLES ARE PROVIDED AT VAN SPACES
  3. PARKING LOT STORM DRAINAGE IS DESIGNED TO UTILIZE SWALES LOCATED AT THE PARKING LOT PERIMETER AS WELL AS THE CITY STORM WATER UTILITY SYSTEM.
  4. ALL SIDEWALK, STREET, DRIVEWAY APRON CONSTRUCTION TO CONFORM TO THE CITY OF FAIRVIEW PUBLIC WORKS REQUIREMENTS. SITE LIGHTING TO BE PROVIDED EXCEEDING CODE MIN. FOR ENHANCED SECURITY. UTILITIES FOR THE PROPERTY ARE LOCATED IN NE VILLAGE STREET.
  5. PARKING LOT LANDSCAPING TO BE A COMBINATION OF STREETS, SHRUBS, AND GRASSES. PLANT MATERIALS ARE SELECTED TO AVOID PERMANENT IRRIGATION REQUIREMENTS.



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© ANKRUM MOISAN ARCHITECTS, INC.

**BLACKHAWK, LLC**  
**PARKER DEVELOPMENT NW**  
1800 BLANKENSHIP ROAD  
WEST LINN, OREGON

**VETERANS ADMINISTRATION**  
**Community Based Outpatient Clinic (CBOC)**  
NE HALSEY STREET & NE VILLAGE  
FAIRVIEW, OREGON

REVISION	DATE	REASON FOR ISSUE

<b>SITE PLAN</b>	
DATE 06-16-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER
SCALE	<b>A1.1</b>

# VA Outpatient Clinic

22000 NE Halsey – Fairview Oregon

## SITE DEVELOPMENT PERMIT APPLICATION

### INTRODUCTION

Parker Development NW has proposed a pivotal new project for the Fairview Community at the corner of NE Halsey and Village Street that will deliver a new state of the art Outpatient Clinic for the Department of Veterans Affairs at the gateway to Fairview Village. Designed to be an integral part of this “Great Planned Community” as recognized by the leading authority of Urban Design, the Urban Land Institute, as one of the most innovative new communities, this project contributes and enhances the vision of the master plan. This project is designed to be a high quality building similar to other structures in Fairview Village. The medical clinic will provide an asset, bringing jobs, services, and patrons to the Fairview Community.

### PROJECT NARRATIVE

#### **Site Analysis**

The project site is located on NE Halsey Street in Fairview Oregon with approximately 460 feet of frontage on Halsey. The site is bordered by NE Village Street and NE Market Drive. The site is adjacent to the existing City of Fairview Post Office located to the southwest of the project site. The public right of way is fully developed on Halsey and Market Street to the west. Village Street is mostly complete with the exception of street trees. The corner of NE Halsey Street and NE Village Street is a signalized intersection with dedicated turn lanes on and off of Halsey. This site is not within any natural hazard areas and contains no marsh, streams, or wetland areas. The project site consists of (4) separate tax lots that will be consolidated into (2) future lots. One for the VA Outpatient Clinic and the other to the south for future development. All parcels combined add up to 4.13 acres with 2.9 acres reserved for the VA Outpatient Clinic. See attached property map showing the existing site configuration. See A1.1 Site Plan for proposed lot line consolidation. The site slopes approximately 10 feet from west to the east over the 460 foot Halsey frontage. This is considered a light slope and poses no large development hazards for this proposed project.

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
BRANDING

Ankrom Moisan Architects  
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503.245.7100

117 S Main St  
Suite 400  
Seattle, WA 98104  
206.576.1600

ankrommoisan.com

#### **Site Plan**

The proposed project will be developed on 2.9 Acres. This site has approximately 460 feet of frontage on Halsey, 260 feet on Village, and 230 feet on Market Street. There are

no existing site features that will remain, except those within the public right of way. The site is zoned VC, FLX, and VMU. The proposed use is permitted in these zones. Access to the site is from Village Street on the East, and Market Street on the West. Primary access would be from Village Street with the existing signalized intersection. These access points are 24 feet wide and provide fire access through the site. The proposed access driveway and sidewalk construction details will conform to all City of Fairview public street standards. The project is 25' from the NE Halsey right of way. The building setbacks are shown on A1.1 Site Plan. Bike parking is included at the south entry near the passenger drop off and at the employee/loading entrance at the north. A trash enclosure has been located near the entry on Market Drive. This trash area will be enclosed so trash is not visible to the public.

The site is directly served by City of Fairview utilities in Village Street including storm, sewer, and water. See attached Utility Map. All utility connections, meters, and construction details will conform to all City of Fairview standards. An approved backflow assembly shall be installed at all service connections.

### **Architectural**

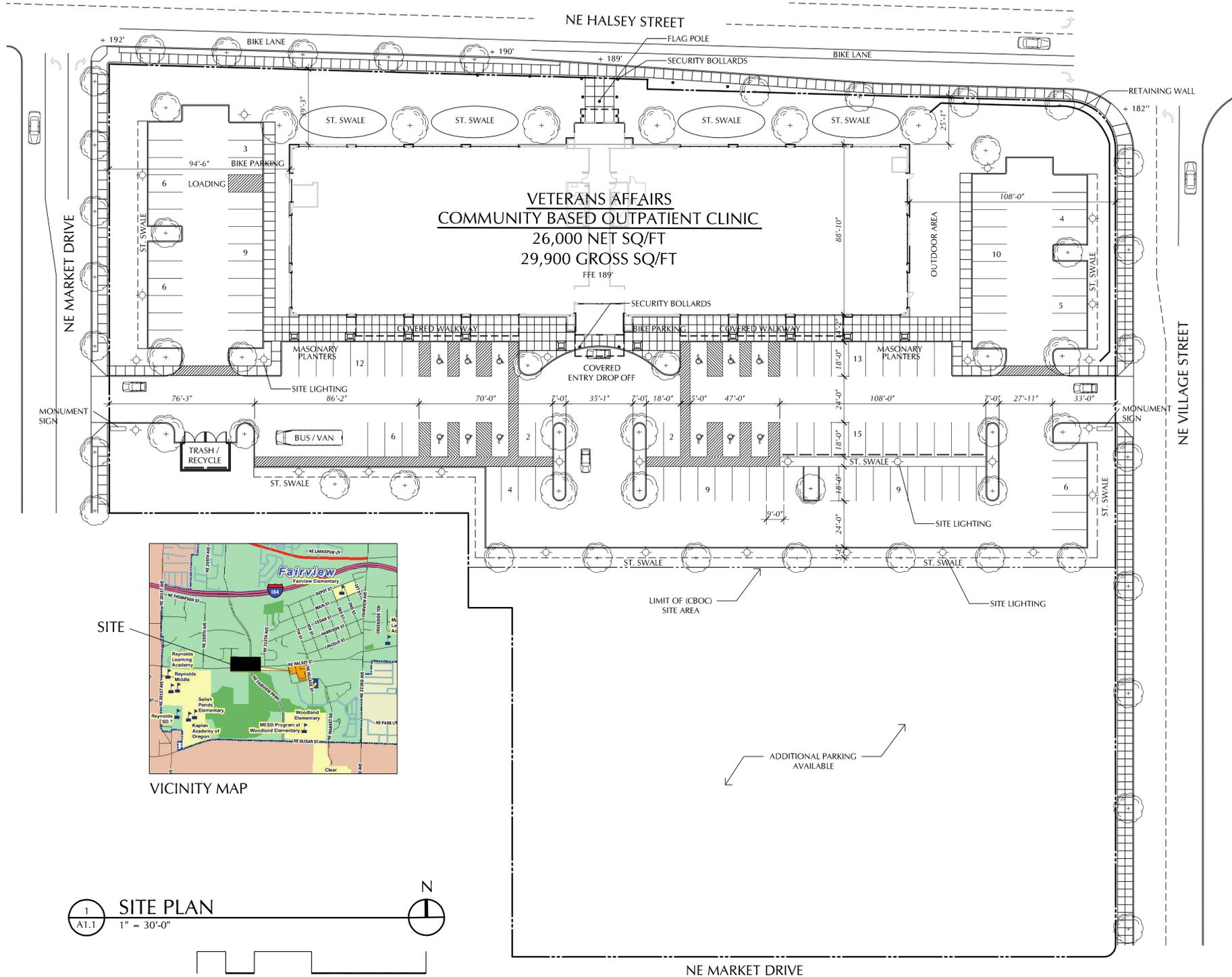
The proposed project is a 29,900 SF outpatient clinic for the Department of Veterans Affairs. The site contains 120 parking spaces, which surround the building on three sides, a 4.6/1000 ratio, based on 26,000 net rentable square feet. This is above the minimum parking requirements per the zoning code. All site and parking lot lighting will be cut off fixtures to control light pollution. The building is one story in height and fronts NE Halsey. The buildings parapet is at 22'-2" and the maximum height as show for mechanical screening is 28'-0". The building's exterior cladding will be a blend of red brick masonry with aluminum windows, matching the character of the surrounding Fairview Village buildings. The building has large windows on all sides. The primary entrance from the street is located on Halsey and connects through the middle of the building to an entry drop off from the buildings parking area on the south. The building entries are accented by a large façade that extends above the typical parapet height with a decorative canopy and accented traditional cornice. The building will have decorative light fixtures at the brick pilasters between the windows and a decorative brick soldier course at the parapet. Final signage design will be presented to the City for approval and will conform to City of Fairview standards with no modifications. Overhead awnings provide weather protection for patients on the south side near parking areas.

### **Preliminary Grading**

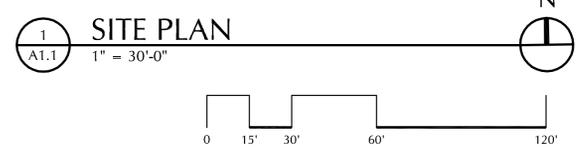
The building's floor elevation has been established at 189' near sidewalk grade at the Halsey Street sidewalk for pedestrian access. The site is fairly level on the west side gently sloping several feet down toward the projects drop off entry within the parking area. The site will be raised on the east side to accommodate the building and parking areas. Terraced site retaining walls (2) at 2'-6" are proposed at the corner of NE Halsey and Village Street to establish the required parking and maintain accessibility from the parking areas. See attached site maps showing existing topography. The site access on Village St and Market will conform to the existing grade with no adjustments to the public right of way. Before any grading activities begin on the site the contractor will submit Erosion Control Plans indicating site areas to be graded, silt fencing, run off direction, and storm water protection details.

## Landscaping

The existing street trees on NE Halsey and Market Street will not be affected by this development. New street trees on Village St will be added matching the existing and conforming to City of Fairview requirements. Tree wells currently exist in the sidewalk on Village for the installation of these street trees. All site areas that are not built on will be covered with new landscaping meeting the City's landscape area standards for the town center commercial district. Landscape materials will be native vegetation with a combination of deciduous and evergreen trees, shrubs, and ground cover. The parking areas will contain a minimum of five percent landscape consisting of shade trees mixed with shrubs and ground covers. Distribution of trees and design for planting area will meet City of Fairview requirements as outlined in the development code. All parking areas are separated from building areas by a raised pathway or landscape buffer. The trash enclosure will be screened by a decorative fence and evergreen hedge.

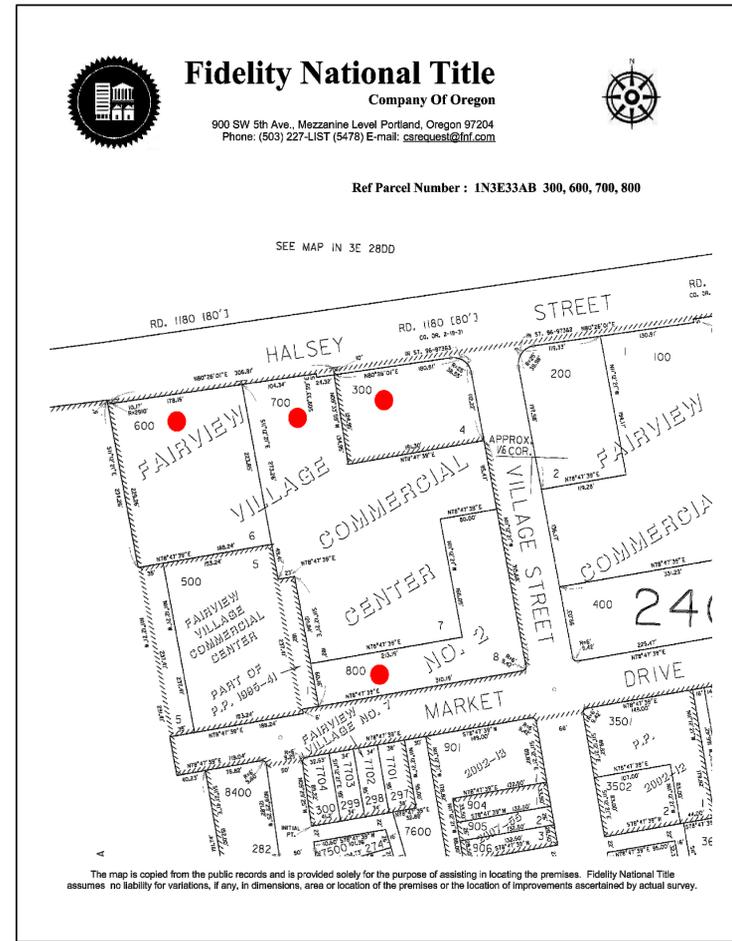


VICINITY MAP



**SITE PLAN NOTES**

1. SITE AREA: SITE AREA DEDICATED FOR THE VA COMMUNITY BASED OUTPATIENT CLINIC (CBOC) 129,510 SF (2.97 ACRES) TOTAL SITE AREA IS 192,510 SF (4.4 ACRES)
2. TOTAL SITE PARKING SHOW IS 120 SPACES. 10% OR 12 SPACES ARE DESIGNED AND DESIGNATED FOR THE HANDICAPPED. 5' ACCESS ISLES ARE LOCATED ON BOTH SIDE OF H.C. STALLS. 8' ACCESS ISLES ARE PROVIDED AT VAN SPACES
3. PARKING LOT STORM DRAINAGE IS DESIGNED TO UTILIZE SWALES LOCATED AT THE PARKING LOT PERIMETER AS WELL AS THE CITY STORM WATER UTILITY SYSTEM.
4. ALL SIDEWALK, STREET, DRIVEWAY APRON CONSTRUCTION TO CONFORM TO THE CITY OF FAIRVIEW PUBLIC WORKS REQUIREMENTS. SITE LIGHTING TO BE PROVIDED EXCEEDING CODE MIN. FOR ENHANCED SECURITY. UTILITIES FOR THE PROPERTY ARE LOCATED IN NE VILLAGE STREET.
5. PARKING LOT LANDSCAPING TO BE A COMBINATION OF STREETS, SHRUBS, AND GRASSES. PLANT MATERIALS ARE SELECTED TO AVOID PERMANENT IRRIGATION REQUIREMENTS.



PROPERTY INFORMATION



TOPOGRAPHY / ADJACENT PROPERTIES

**Ankrom Moisan**  
 6720 SW MACADAM AVENUE, SUITE 100  
 PORTLAND, OR 97219  
 T 503-245-7100  
 117 SOUTH MAIN STREET, SUITE 400  
 SEATTLE, WA 98104  
 T 206-576-1600  
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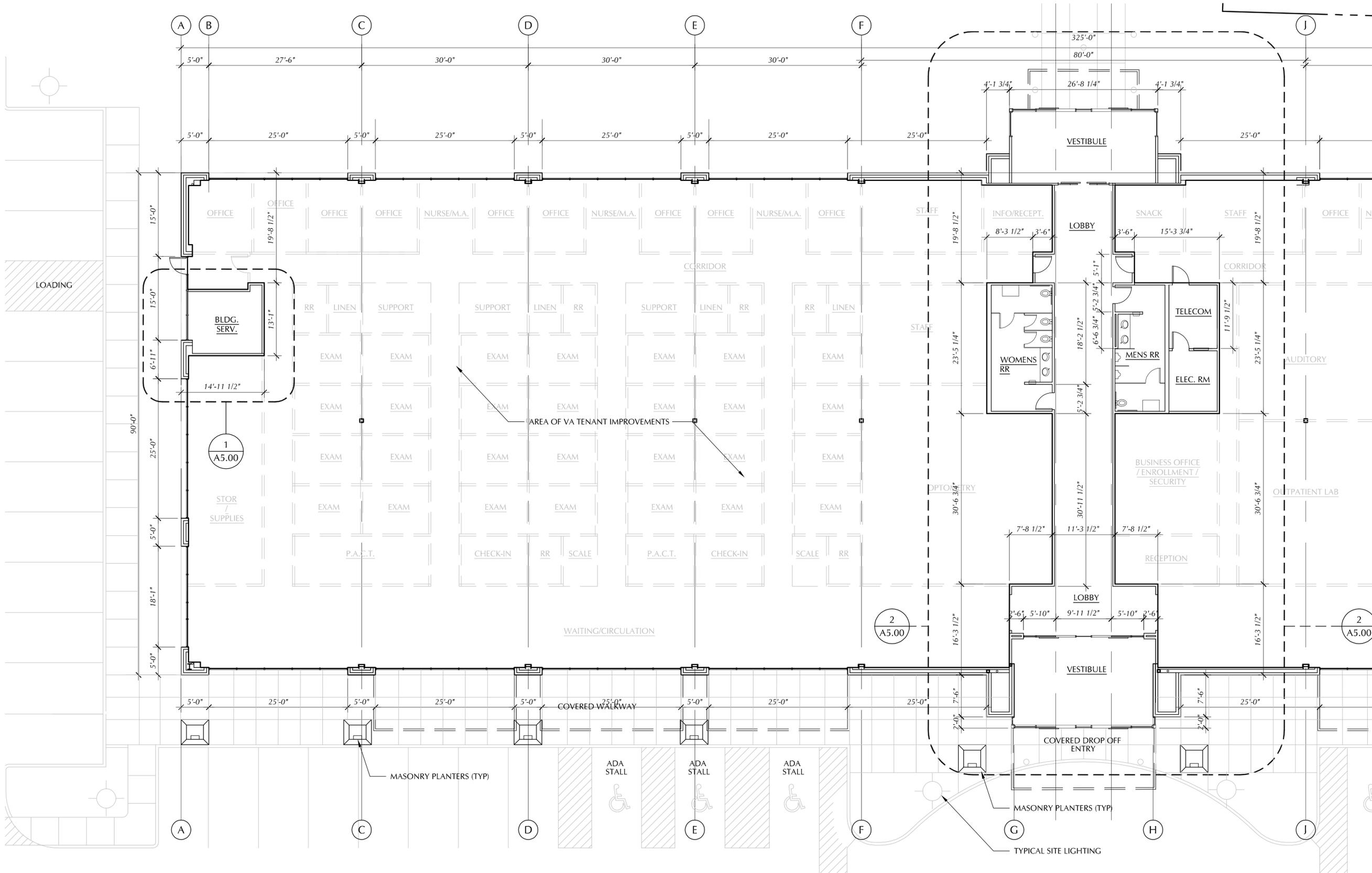
**BLACKHAWK, LLC**  
**PARKER DEVELOPMENT NW**  
 1800 BLANKENSHIP ROAD  
 WEST LINN, OREGON

**VETERANS ADMINISTRATION**  
 Community Based Outpatient Clinic (CBOC)  
 NE HALSEY STREET & NE VILLAGE  
 FAIRVIEW, OREGON

REVISION	DATE	REASON FOR ISSUE

<b>SITE PLAN</b>	
DATE 06-19-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER <b>A1.1</b>
SCALE	

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 6720 SW MACADAM AVENUE, SUITE 100  
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 117 SOUTH MAIN STREET, SUITE 400  
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 Community Based Outpatient Clinic (CBOC)  
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 FAIRVIEW, OREGON

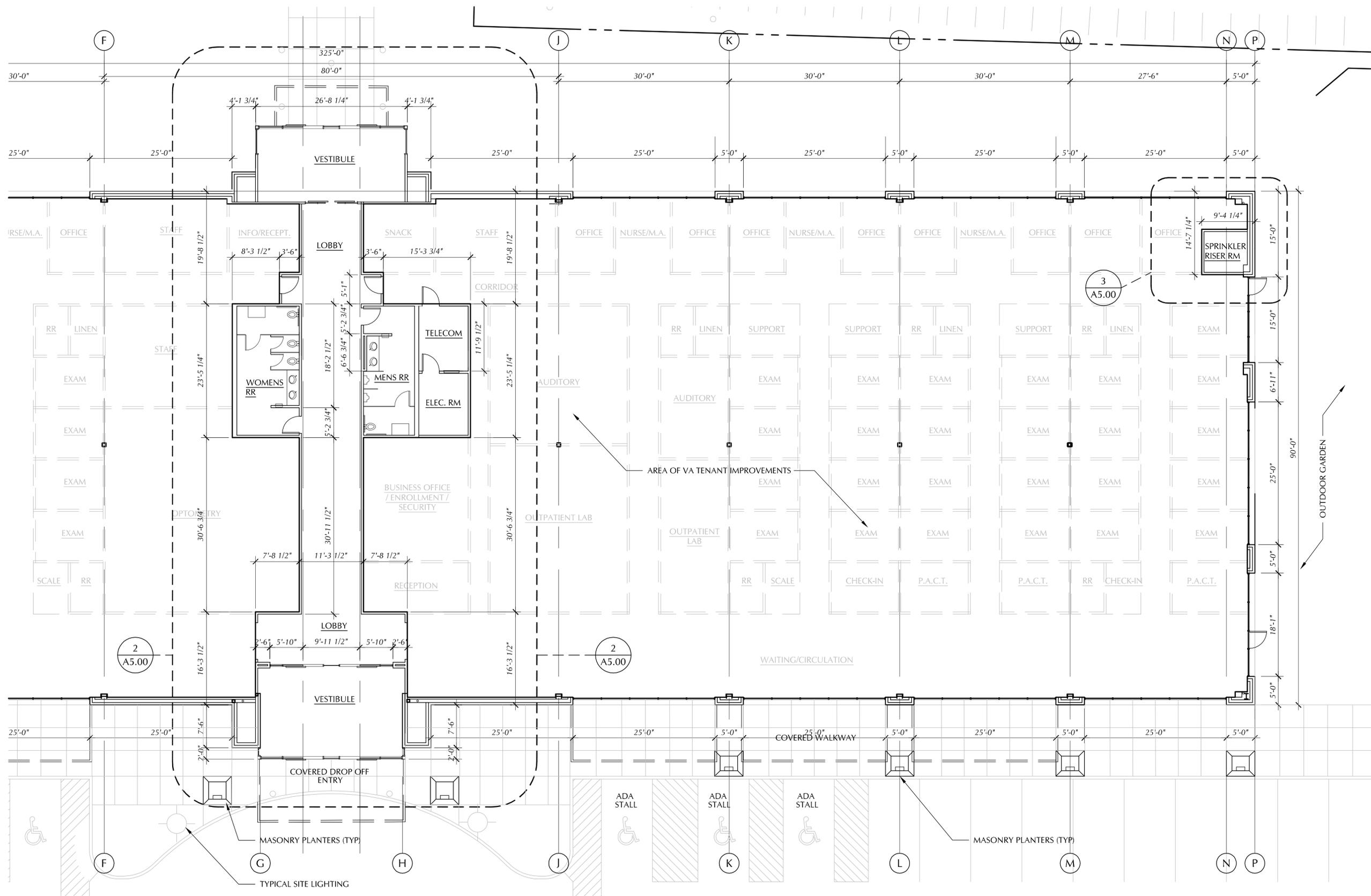


REVISION	DATE	REASON FOR ISSUE

<b>FLOOR PLAN - WEST</b>	
DATE 06-19-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER <b>A2.0</b>
SCALE	

**1** FLOOR PLAN-WEST  
 1/8" = 1'-0"  
 26,000 SQ. FT.

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**1**  
A2.1  
**FLOOR PLAN EAST**  
1/8" = 1'-0"  
26,000 SQ. FT.

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6720 SW MACADAM AVENUE, SUITE 100  
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Community Based Outpatient Clinic (CBOC)  
NE HALSEY STREET & NE VILLAGE  
FAIRVIEW, OREGON



REVISION	DATE	REASON FOR ISSUE

FLOOR PLAN EAST

DATE 06-19-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER <b>A2.1</b>
SCALE	

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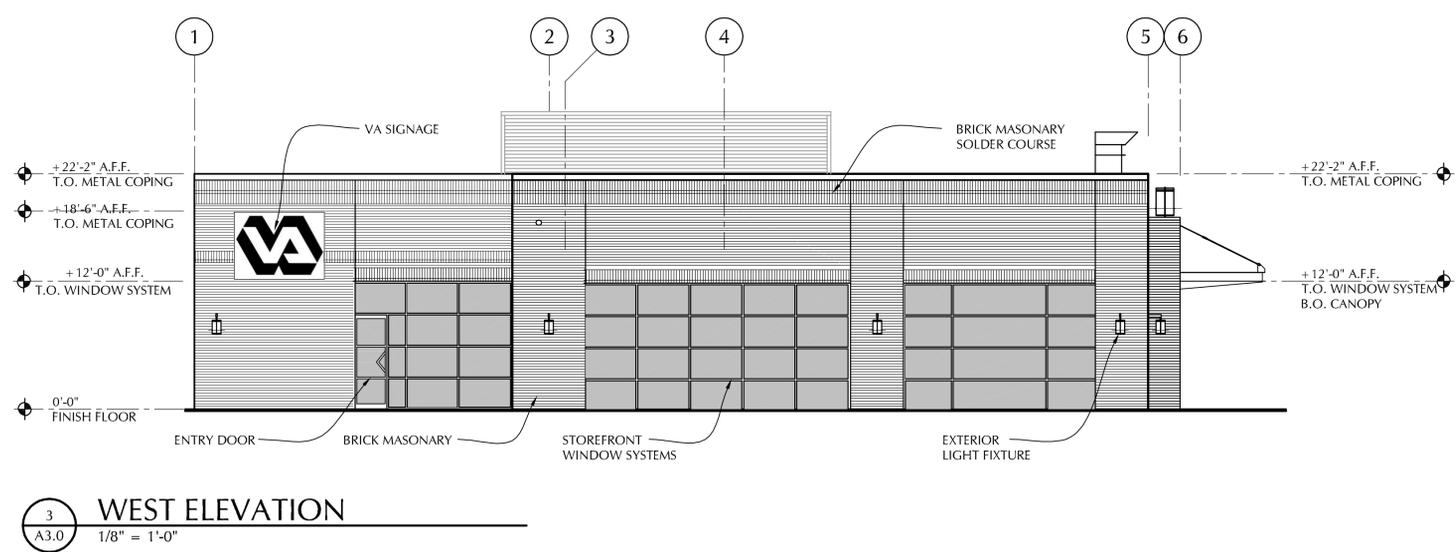
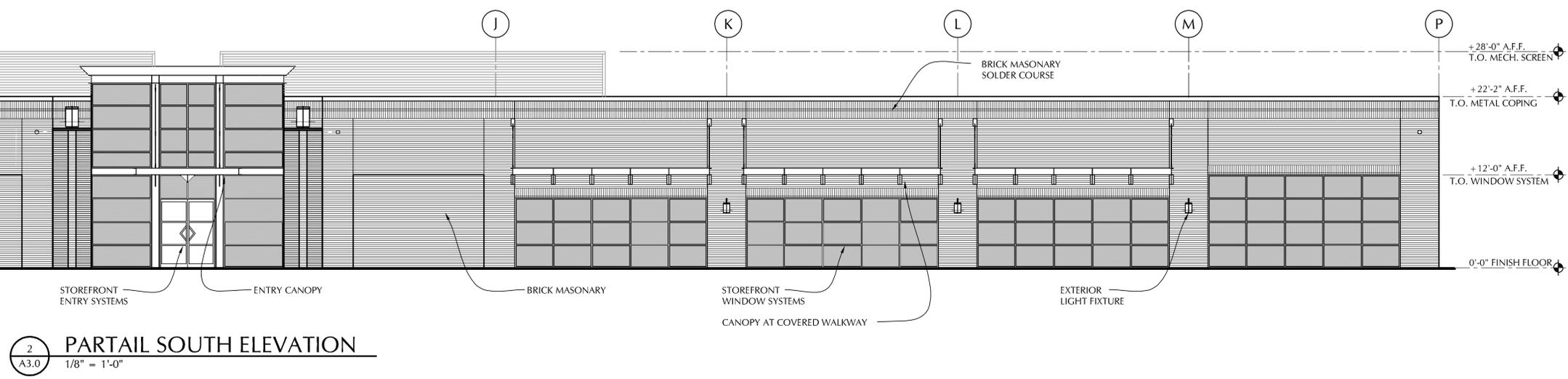
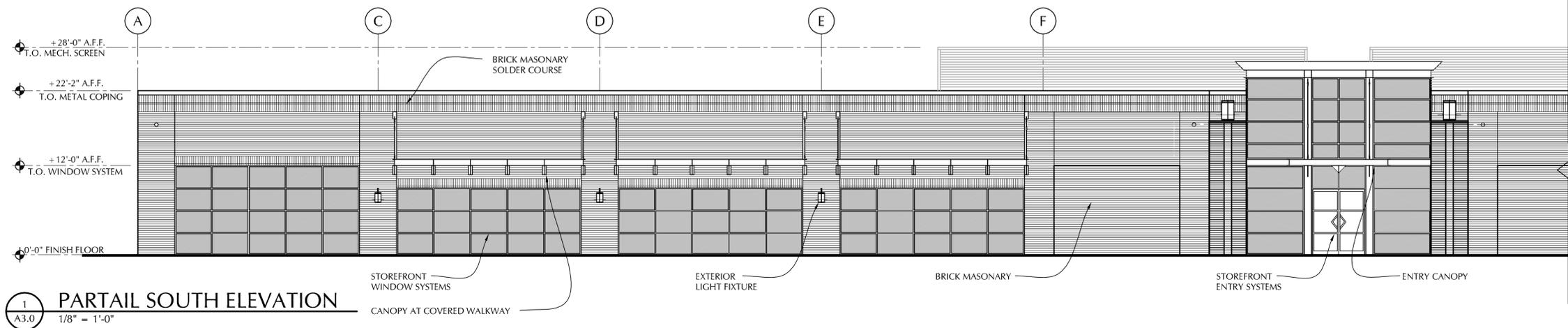
6720 SW MACADAM AVENUE, SUITE 100  
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 Community Based Outpatient Clinic (CBOC)  
 NE HALSEY STREET & NE VILLAGE  
 FAIRVIEW, OREGON

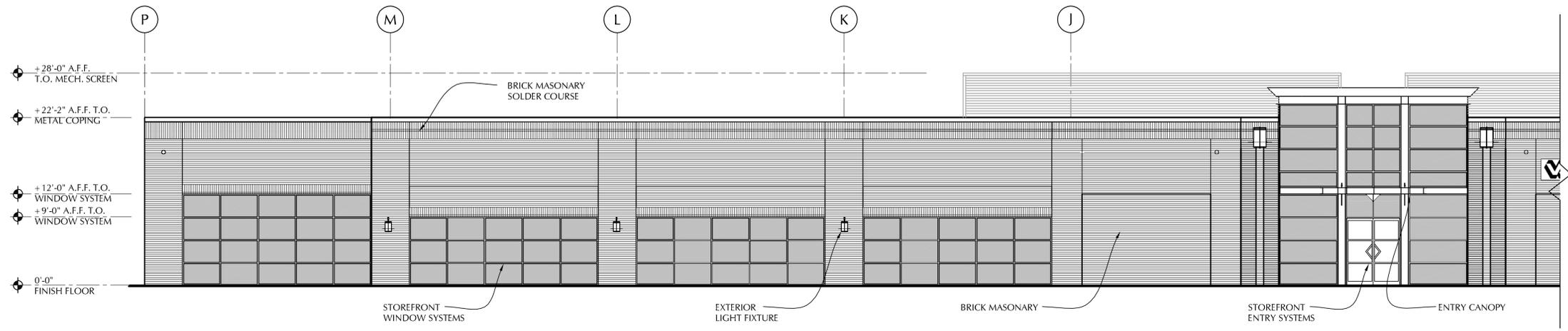


REVISION	DATE	REASON FOR ISSUE

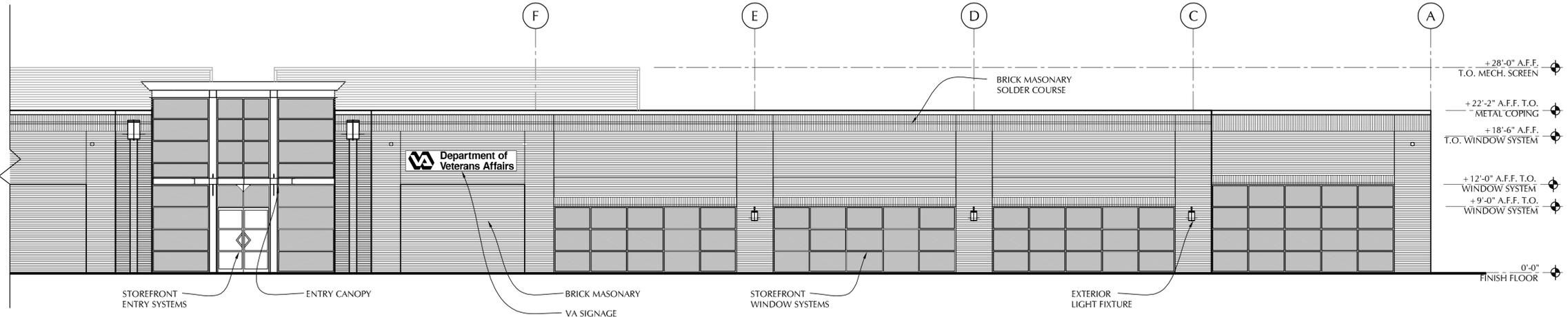
EXTERIOR ELEVATIONS

DATE 03-05-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER A3.0
SCALE	

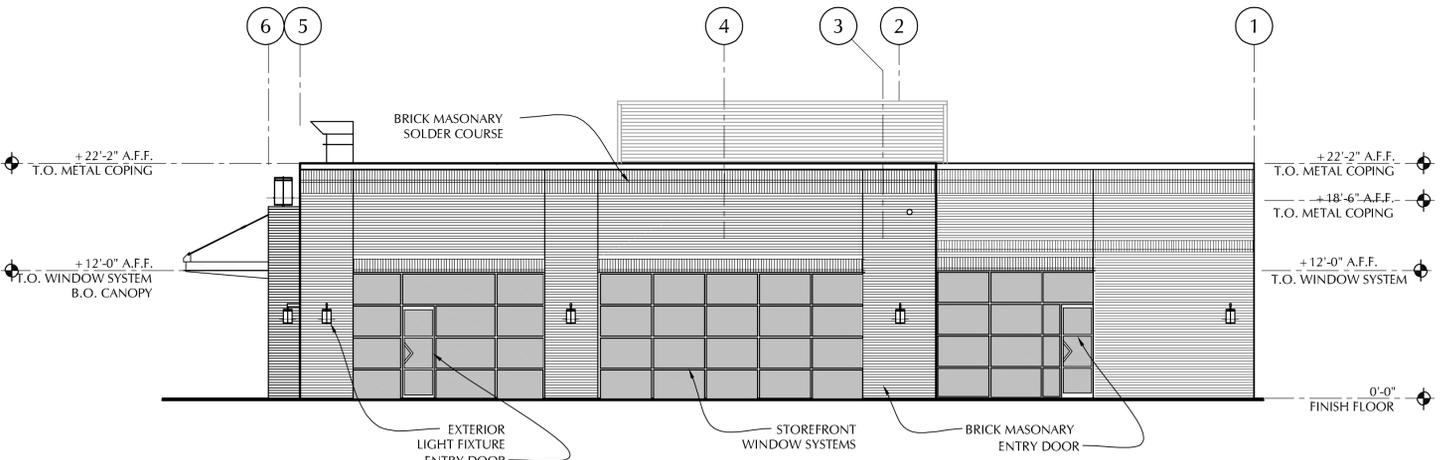
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1 PARTIAL NORTH ELEVATION  
A3.1 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION  
A3.1 1/8" = 1'-0"



3 EAST ELEVATION  
A3.1 1/8" = 1'-0"



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117 SOUTH MAIN STREET, SUITE 400  
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VETERANS ADMINISTRATION  
Community Based Outpatient Clinic (CBOC)  
NE HALSEY STREET & NE VILLAGE  
FAIRVIEW, OREGON



REVISION	DATE	REASON FOR ISSUE

EXTERIOR ELEVATIONS

DATE 03-05-2013	REVISION
PROJECT NUMBER 132075	SHEET NUMBER A3.1
SCALE	

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# KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

610 SW Alder Street, Suite 700, Portland, OR 97205 P 503.228.5230 F 503.273.8169

## MEMORANDUM

Date: August 13, 2013

Project #: 13809

To: Jeff Parker  
Parker Development NW, Inc.  
1800 Blankenship Road, Suite 200  
West Linn, OR 97068



From: Brian Dunn, P.E. and Derek Cheah

Subject: Trip Generation Analysis for Outpatient Medical Clinic in Fairview Village – Fairview, OR

Kittelison & Associates, Inc. (KAI) has prepared this memorandum to present the findings and conclusions of a trip generation analysis for a proposed Outpatient Medical Clinic in Fairview Village. Findings include estimates of average weekday and weekday p.m. peak hour trip ends for the proposed outpatient medical clinic as well as trips associated with all other current land uses in Fairview Village, and a comparison these trips against the trip generation numbers documented in the 1994 Fairview Village traffic impact study, also prepared by KAI. The result of this comparison shows that vehicle trips for the current plus proposed land uses in Fairview Village will be lower than the trip profile outlined in the 1994 traffic study.

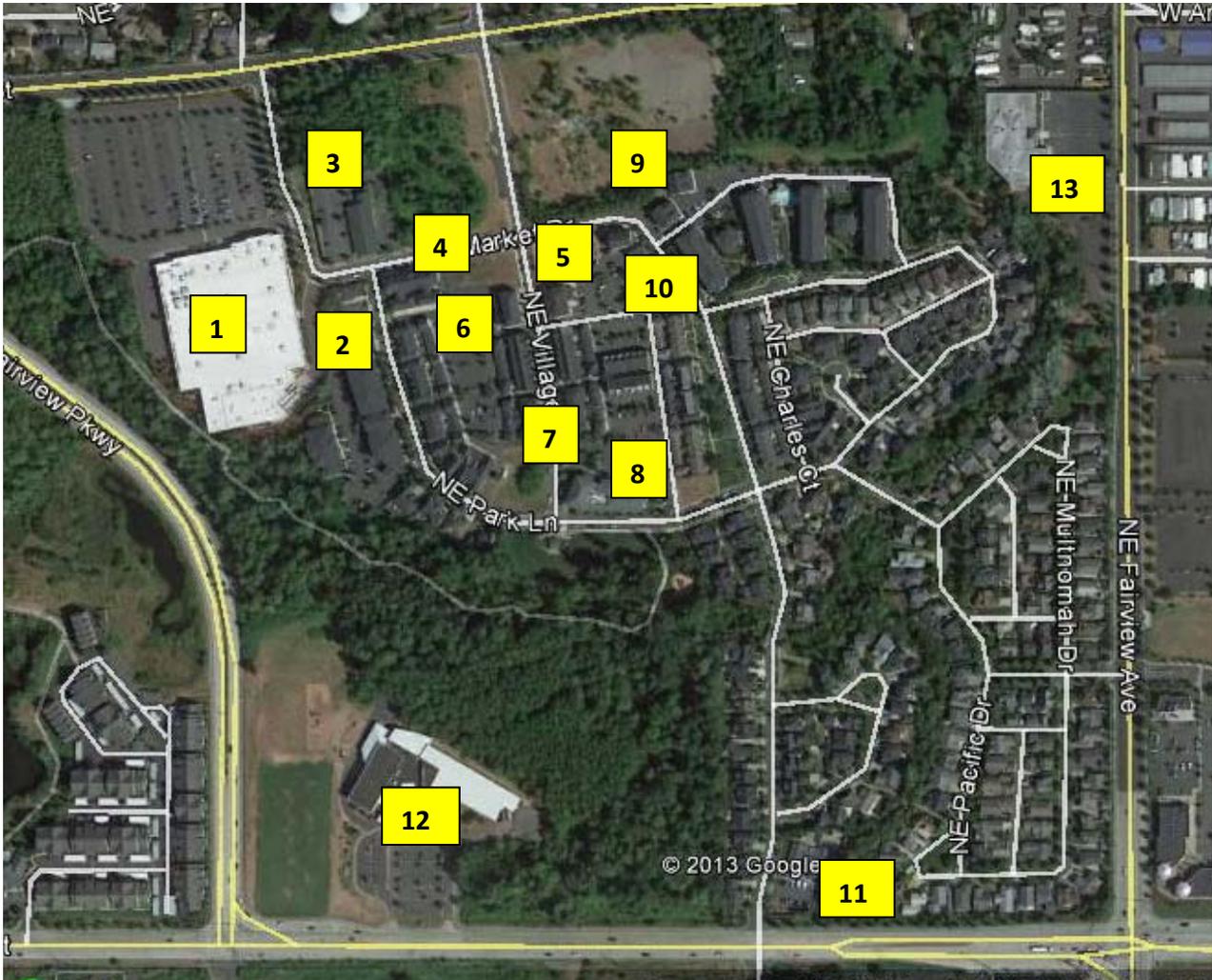
Based on this finding and the fact that the trips associated with the original land use approval for Fairview Village are still vested and that all required public street improvements conditioned on Fairview Village have been completed, no formal transportation impact analysis is needed for the proposed outpatient medical clinic. The following sections of this memorandum provide additional supporting details.

### CURRENT LAND USES

Fairview Village is a mixed-use community development located in Fairview, Oregon, consisting of a variety of residential, retail, institutional, and office land uses. All existing retail, institutional, and office uses are shown in Figure 1 and they include:

1. Target Store
2. First Community Credit Union
3. Post Office
4. Mix of specialty retail uses, including small businesses/offices (with residential on second story)
5. Fairview-Columbia Library
6. Same description as (4)

7. Same description as (4)
8. Fairview City Hall
9. Same description as (4)
10. Same description as (4)
11. LaPetite Academy Preschool
12. Woodland Elementary School
13. Retail building previously occupied by Bally's Total Fitness



**Figure 1:** Map of all existing retail, institutional, and office uses in Fairview Village

## PROPOSED LAND USE

The proposed location of the outpatient medical clinic is along the south side of NE Halsey Street, and between NE Market Drive and NE Village Street. Future access to the site will be provided by driveways to Market Drive and Village Street, with no direct access to NE Halsey Street except for a pedestrian sidewalk. The proposed outpatient medical clinic building will be 29,900 gross square feet in size.

## ESTIMATED TRIP GENERATION (CURRENT AND PROPOSED LAND USES)

Weekday p.m. peak hour and average daily trip generation estimates were prepared for the current retail, institutional, and office uses located within Fairview Village as well as the proposed outpatient medical clinic. These estimates were prepared in accordance with the ITE *Trip Generation Manual, 9<sup>th</sup> Edition*, published by the Institution of Transportation Engineers (ITE). The results are shown below in Table 1, with additional supporting details that follow.

**Table 1: Estimated Trip Generation for Fairview Village (Current and Proposed Land Uses)**

Map Legend	Description	ITE Land Use Code and Category	Size (SF)	Weekday PM Peak Hour Trips			Average Daily Trips
				Total	In	Out	
<b>Current Land Uses</b>							
1	Target <i>Pass-by reduction (28%)</i>	#813 Free-Standing Discount Superstore	137,060	596 (167)	292 (82)	304 (85)	6,956 (1,948)
2	First Community Credit Union	#911 Walk-in Bank	2,420	29	16	13	294*
3	US Post Office	#732 United States Post Office	7,498	84	43	41	811
4	Mixed-Use Retail and Small Business/Office	#826 Specialty Retail Center	4,620	13	6	7	205
5	Fairview-Columbia Library	#590 Library	8,826	64	31	33	496
6	Mixed-Use Retail and Small Business/Office	#826 Specialty Retail Center	4,472	12	5	7	198
7	Mixed-Use Retail and Small Business/Office	#826 Specialty Retail Center	21,930	59	26	33	972
8	City Hall	#730 Government Office Building	22,546	27	8	19	273*
9	Mixed-Use Retail and Small Business/Office	#826 Specialty Retail Center	1,432	4	2	2	63
10	Mixed-Use Retail and Small Business/Office	#826 Specialty Retail Center	2,052	6	3	3	91
11	LaPetite Academy Preschool	#565 Day Care Center	9,560	118	55	63	708
12	Woodland Elementary School	#520 Elementary School	476 students	71	35	36	614
13	Former Bally's Fitness	#492 Health/Fitness Club	30,119	106	46	60	1,063*
<b>Proposed Land Use</b>							
	Outpatient Medical Clinic	#720 Medical-Dental Office Building	29,900	32	11	21	266
<b>Total Trips (Current + Proposed Land Uses)</b>				1,054	497	557	11,062

\* - ADT estimated by multiplying PM peak hour trips by a factor of 10.

\*\* - Total trips reflect pass-by trip reduction associated with Target store.

Several assumptions were made to generate the trip generation profile in the table above:

- 1) Due to the large size of the Target store and its location along Halsey Street, a discount for pass-by trips was applied as allowed by ITE procedures. No pass-by reductions were made to any of the other retail uses within Fairview Village, yielding a conservative estimate of total trips for current land uses.

- 2) No reductions were made to account for trip internalization between the land uses within Fairview Village, further emphasizing the conservative nature of the overall trip generation totals.
- 3) For land uses that do not have available ITE data for average daily trip generation, a blanket estimate of ten times the weekday p.m. peak hour trip generation estimate was used, which is a typical traffic pattern observed for urban areas. These adjustments are indicated with an asterisk (\*) in Table 1.
- 4) Building sizes for large land uses were obtained from building records cited by City of Fairview staff. Building sizes for smaller land uses such as the specialty retail uses were estimated using aerial photography of the building footprints.
- 5) For the purposes of estimating trip generation for the proposed outpatient medical clinic, the trip rates for Medical-Dental Office Building (ITE category #720) land use were employed as this land use most closely resembles the proposed use.

As shown in Table 1, the estimated trip totals for the current and proposed land uses within Fairview Village are 1,054 weekday p.m. peak hour trips and 11,062 average daily trips.

## ORIGINAL TRIP GENERATION FOR FAIRVIEW VILLAGE

The 1994 Fairview Village traffic impact study, conducted by KAI, documented a specific trip generation profile for the entire village. Isolating the trip generation profile for the retail and office components of the village yielded 1,490 total weekday p.m. peak hour trips and 10,707 total average daily trips. These trips are shown in Table 2 below along with a comparison to the estimated trip profile for the current and proposed land uses within the village.

**Table 2: Fairview Village Trip Generation Comparison (1994 Traffic Study VS. Estimated Total Trips)**

	Weekday PM Peak Hour Trips			Daily Trips
	Total	In	Out	
A. 1994 Fairview Village Traffic Study	1,490	705	755	11,965
B. Estimated Total Trips (Current + Proposed Land Uses)	1,054	497	557	11,062
<b>Excess or Residual Trips (A-B)</b>	<b>+436</b>	<b>+208</b>	<b>+198</b>	<b>+903</b>

As the comparison in Table 2 shows, the estimated trip generation profile for current plus proposed land uses within Fairview Village is lower than the trip generation documented in the original 1994 traffic study.

## SUMMARY

The findings of this memorandum indicate that the proposed outpatient medical clinic, in concert with existing land uses, will not generate traffic levels above what were originally estimated in the 1994 traffic study for Fairview Village and accepted by the City of Fairview. Given that the trips associated

with the original land use approval are still vested, a formal transportation impacts study is not required for the proposed outpatient medical clinic development.

We trust that this memorandum provides adequate documentation of the proposed development and its associated trip generation. If there are any questions, please call us at (503) 228-5230.

EXHIBIT 3 -  
MEMORANDUM FROM MULTNOMAH COUNTY  
TRANSPORTATION

(Not received as of 08/20/13

This and any other agency comments will be  
forwarded to planning commissioners and  
other interested parties as soon as they are  
received)



## Pre-Application Meeting Notes

---

### VA Medical Clinic

Project Number: 13-10-PRE

Applicant: Jeff Parker, Parker Development NW, Inc.

Conference Date: March 6, 2013

Attendees: Lindsey Nesbitt, Development Analyst  
Allan Berry, Public Works Director  
Erika Fitzgerald, Development Analyst  
Derrick Yates, Public Works Lead Worker  
Linda Hulme, Senior Engineering Technician  
John Stelzenmeuler, Building Official  
Shawn Durham, Gresham Fire Department  
Joanna Valencia, Multnomah County  
Rachel Ferdaszewski, Multnomah County  
Jeff Parker, Parker Development NW, Inc (applicant)  
Fred Paintner, Senior Associate Ankrom Moisan

Project Address:  
Map and Tax Lot: 1N3E33AB – 300, 600, 700, 800

Zoning: Village Commercial (VC), Village Mixed Use (VMU), FLEX

Applicable  
Requirements: Fairview Municipal Code (FMC) Sections:  
19.110 Village General Provisions  
19.135 Village Commercial and Mixed Use  
19.140 Village General Standards  
19.150 Special Development Standards – VSF, VC, and VMU Zones  
19.400 Administration of Land Use Review  
19.413.030 Type III Procedures  
19.424 Site Design Review – Application Review Procedure  
19.425 Site Design Review – Application Submission Requirements  
19.426 Site Design Review – Approval Criteria  
19.450 Master Planned Developments

### Project Description

The proposed project is construction of a 26,000 square foot medical clinic with future phases of development of an apartment complex and mixed use retail/commercial/residential buildings.

**Development Analyst, Planning: Contact Lindsey Nesbitt (503) 674-6230  
nesbittl@ci.fairview.or.us**

***NOTE: Limited information at this time. More detailed information on design standards and land use requirements will be provided to the applicant when more detailed information regarding the proposed development is provided to the City.***

The subject properties are zoned Village Commercial (VC), Village Mixed Use (VMU), and FLEX (FMC 19.135). The site for the proposed medical clinic is zoned Village Commercial in which medical clinics are a permitted use under FMC Section 19.135.010(20).

The proposed development is subject to all design standards for the zone outlined in FMC 19.110 and 19.150. Based on an initial review of the site plan provided, staff has the following comments:

- Primary building entrances are required to face a public street (FMC 19.150.030.A).
- Buildings located in the VMU/VC zone (other than the property zoned FLEX) are required to have commercial on the first floor. Buildings in the FLEX zone are permitted to have residential on the first floor (FMC 19.135.030.A.1.e).
  - o The applicant may wish to consider a zone change for the property with the proposed apartment building (Tax Lot 1N3E33AB- 800). This process would not interfere with the construction of the medical clinic on Tax Lots 1N3E33AB- 300 & 700 as medical clinics are a permitted use in the Village Commercial Zone.
- A 20 foot setback is required for all buildings with a façade along Halsey Street (FMC 19.135.030.A.1.D). Staff is going to look into this requirement as there are some inconsistencies within the City's zoning code regarding the intent behind this setback standard. This process will not impact the process to move forward with the construction of the medical clinic.
- All buildings proposed for the Village Commercial and Village Mixed Use zones are subject to the blank wall standards in Fairview Municipal Code Section 19.104.100.
- There is a 45 foot height restriction on buildings in the Village Commercial zone (FMC 19.135.030.D).

**Design Review Process**

As proposed, the proposed medical clinic is subject to a Type III Design Review process (FMC 19.413.030) which requires approval by the Planning Commission.

- Submission of the Type III applications should include the following items (FMC 19.425):
  - Site plan, drawn to scale, showing the proposed location of the buildings, existing conditions, landscaping, parking and access and drive aisles.
  - Written narrative demonstrating compliance with the applicable sections of the Fairview Municipal Code.
- Submission of a signed application form, written narrative demonstrating compliance with applicable materials, site plans, and applicable fees is required. The application materials

should be submitted at least 45 days prior to the preferred Planning Commission hearing date. The Commission meets the second and fourth Tuesday of every month (subject to work load and the need to meet).

- Once the application has been submitted, staff will review it for completeness. If the application is incomplete, staff will draft a letter detailing the missing/incomplete items. Once the application is made complete or deemed complete, a public hearing will be scheduled. Staff will then route the application materials to city departments and other agencies for review and comment.
- The applicant may want to consider the master planned development process (FMC 19.450) through which the Planning Commission would approve a concept plan and the subsequent design review for each building phase in the planned development would be reviewed as Type II land use applications with are staff level decisions. This would allow the applicant to more easily phase the project.

**Public Works Department Comments: Contact Linda Hulme (503) 674-6234  
hulmel@ci.fairview.or.us**

Water

1. Two 8-inch water laterals were installed to this site at two locations, one on Village Street halfway between Halsey Street and Market Drive and one on Market Drive south of Halsey. In addition, a 10-inch City water main is located in Village Street and a 12-inch City water main is located in Market Drive.
2. Domestic water services were installed with the Fairview Village Commercial Center improvements, a 1.5" service is located on Village Street near Halsey, a 2" service is located on Village Street about halfway between Halsey and Market Drive and a 2" service is located on Market Drive just west of Village Street.
3. An approved backflow assembly shall be installed at service connections.
4. On-site fire hydrants shall be private and shall be installed to comply with the City's Standard Specifications.
5. Storz adapters shall be installed on new and existing hydrants serving this property.
6. A double check detector assembly is required for fire service connections.
7. The City may request dedication of a public waterline easement along the north property boundary.

Sanitary Sewer

1. Sanitary sewer is available to this site from an existing lateral stub-out located on Village Street halfway between Halsey Street and Market Drive. In addition, 8-inch City sewer mains are located in Village Street and a portion of Market Drive.

### Stormwater

1. Storm sewer is available to this site from an 8-inch lateral on Village Street halfway between Halsey and Market Drive and by a 15-inch lateral stub-out located at the south west corner of parcel 600.
2. Stormwater detention and treatment is provided by the Chinook Detention Pond.

### Access

1. A one foot wide non-vehicular access strip abutting the Halsey Street frontage of parcel 300 was recorded on the Village Street Commercial Center plat.

### Frontage Improvements

1. The sidewalks on Village Street and Market Drive shall be installed/reconstructed to meet the required cross section of 15 feet wide with tree wells.

### Well Head Protection

1. This property is located in the Columbia South Shore Well Field Wellhead Protection Area (WHPA). The Hazardous Materials Inventory Form and site plan shall be submitted with the building permit submittal.
2. Site improvements shall meet all applicable requirements based on the results of the inventory.

### **Building Department Comments: Contact John Stelzenmueller (503) 674-6206 stelzies@msn.com**

No comments at this time. More detailed review will be completed at time of submission of a building permit.

### **Fire Marshal Comments: Contact Shawn Durham (503) 618-2347 shawn.durham@greshamoregon.gov**

***NOTE: Limited information at this time. Provide Fire Access and Water Supply plans on separate pages of the building plans. All of the following will need to be clearly indicated.***

1. Secondary/Additional Fire Access will be required from the apartment parking lot. We will require access from the North of the Office Building Parking lot to NE Halsey also. ***OFC 503.1.2***
2. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for Commercial and Multifamily buildings varies based on construction type and square footage. ***OFC App B Table B105.1.***

3. Prior to applying for a building permit provide a fire flow test and report. The fire flow report will verify that the correct fire flow is available and will be required to have been conducted within the last 12 months. Contact the City of Fairview to discuss. **OFC 507.3 & B-101.1**
4. Temporary address of 6" shall be provided at EACH construction entrance prior to ANY construction materials arriving on site. Prior to the building final, permanent address placards will be required on the buildings per Gresham Fire Addressing Policy. I can email the policy to you. **OFC 505 & 1401**
5. Required fire hydrants and access road shall be **INSTALLED AND APPROVED PRIOR** to any construction material arriving on site. Fire hydrants are not indicated on the plans to verify spacing and reach. **OFC 1412.1 & App C.**
6. All Fire Dept. Access Roads shall be drawn to scale and shown clearly on plans. The access roads shall be constructed and maintained prior to and during construction. The minimum width is 20' for buildings under 30' in height and 26' wide for locations where buildings are over 30' in height. Access roads in areas where fire hydrants are located are required to be a minimum width is 26' for a length of 20'. **OFC 1410, 503.2.1 & D103.1**
7. Required Fire Dept. Access Roads on site shall be designed to support an apparatus weighing 75,000 lb. gross vehicle weight. Provide an engineer's letter stating the access road meets those requirements at time of building permit submittal. **OFC, Appendix D, Section D102.1**
8. The turning radius for all emergency apparatus roads shall be: 28' inside and 48' outside radius. Show fire access dimensions and direction on the plans. **OFC 503.2.4**
9. No Parking Fire Lane signage or curb marking will be required. Fire access roads 20' – 26' wide require the marking on both sides. Indicate on the building permit plans. I can email you our policy. **OFC D 103.6**
10. Each Commercial building may be required to be provided with fire sprinklers throughout. Fire sprinklers are required in all Apartment (R-occupancies) buildings. This would include balconies, decks and ground floor patios. **OFC 903.2.8, 903.2.**
11. A fire alarm system may be required. **OFC 907.2 & 907.2.11.2.**
12. If a gate is installed on a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. This policy can be faxed to you if requested. **OFC 506.1**
13. Each public and/or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel

or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.

14. Without knowing the building construction types or sizes, a fire hydrant is required to be within 225 feet of the main entrance driveways. The furthest point on each building shall be no more than 400 feet from a hydrant. Fire hydrants shall ALSO be installed along the fire access road. Show on the building plans where the nearest existing and new hydrants are located. Additional fire hydrants may be required at the discretion of Gresham Fire. ***OFC Appendix C and 507***
15. A fire hydrant shall be within 50 feet of the fire sprinkler system “FDC”. ***OFC Appendix C 102.2 & NFPA 13E***
16. Supra Lock Boxes will be required on the buildings. ***OFC 506.1***
17. Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be BLUE. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the marker accordingly. ***OFC 508.5.4***

**Joanna Valencia, Multnomah County Transportation Planner, 503-988-5050**  
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***NOTE: Limited information at this time. More detailed information will be provided to the applicant once Multnomah County staff completes additional research regarding the project site.***

The Multnomah County Transportation Program has reviewed the submitted information and site plan as part of the developer inquiry for the referenced development. The subject property is adjacent to NE Halsey Street which is a County road with a Minor Arterial functional classification. County Transportation does not object to this proposal provided that the measures outlined are addressed as part of the land use permit process. The comments provided are based on the preliminary information provided by the applicant. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available. It is the understanding of County staff that additional information will be provided at the time of formal application, which may include a pre-application meeting.

#### Traffic Study Requirement

1. Complete a traffic study to determine what, if any, traffic mitigation is needed as a result of this proposal.

A traffic study is required to determine the impact of this proposed development on the public roadway system and to identify mitigation measures needed to address those impacts. Needed mitigation measures could include on and/or off-site improvements. Prior to commencement of the traffic study, please contact the Multnomah County Engineer, Brian Vincent, at (503) 988-5050 ext.

29642 to determine the scope. Initial review finds that at a minimum the following intersections should be reviewed: Fairview Parkway/Halsey, Market/Glisan, 223<sup>rd</sup>/Halsey, and Market/Halsey.

Off-site improvements are required by County code (*Multnomah County Road Rules, Section 8.100*) as conditions of approval in order to satisfy safety requirements, development created capacity needs, County road maintenance requirements, Uniform Fire Code requirements, ADA requirements, and other public service requirements, and to protect the public from detrimental effects of a proposed development.

#### Access

1. Access shall be limited to the lower classification streets, which in this case is off of Village Street or Market Street.

Multnomah County Road Rules requires that access should come off of the lower classification street for lots with more than one frontage off a public right-of-way. Market and Village Street are the lower classification streets. The initial site plan shows access points off of Village and Market Street and no proposed access of Halsey Street. A comment from the local fire department is requiring access off of Halsey Street. Access off of Halsey will require a Road Rules Variance, provided that there are no other restrictions that would limit consideration of such a variance. Review of the previous approval of the Fairview Village development still needs to occur in order to determine if past conditions prohibit access off of Halsey.

#### Other

1. Note that any work in the right of way, including the removal of trees, or any increase in storm-water drainage from the site to the right of way will require review and a permit from Multnomah County. [MCRR 18.750, DCM 5.1]

2. Any deviation from the County Standards, as set forth in the Road Rules or the County's Design and Construction Manual, shall be reviewed through the variance process as described under Road Rules Section 16.000.