

**Application Narrative to City of Hillsboro**  
**Type III Development Review**  
**Major Adjustment Reviews**  
**Sky Harbour Hangars**  
**December 1, 2025; Revised January 29, 2026**

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## Attachments

### A. Application forms and narrative

1. Application Form
2. Narrative (this document)
3. Neighborhood Meeting Documentation
4. Public Records Request for Conditions of Approval

### B. Reports

1. Trip Generation Memorandum
2. Private Stormwater Report
3. Clean Water Services Service Provider Letter
4. Hillsboro Airport Wildlife Hazard Management Plan

### C. Plans and Details

1. Overall Site and Landscape Plan
2. Phasing Plan
3. Civil Plans (including Grading and Utility Plans)
4. Architectural Plans Phase I (including mechanical, fence, trash enclosure details, building renderings)
5. Architectural Plans Phase II (including mechanical details )
6. Landscape Plans
7. Exterior Lighting and Photometrics
8. Building Materials and Cutsheets
9. Alta/NSPS Land Title and Topographic Survey

## Revised Attachments Submitted January 29, 2026

**A.2** Narrative (this document)

**C.1** Overall Site Plan

**C.3** Civil Plans (including grading and utility plans)

**C.4 and C.5** Architectural Plans

**C.6** Landscape Plans

**C.10** (New) Renderings

**C.11** (New) Fuel Farm Canopy Detail

## Site Information

- The site is an area leased by Sky Harbour Group from the Port of Portland.
- The leasehold area is 13.14 acres, abutting NE Brookwood Parkway to the east.
- The map and taxlot number is #1N2280001550.

### Designations

- The site is located in the I-P Industrial Park Zone.
- The taxlot is located within the North Hillsboro Industrial Area Plan District; however the leasehold is not located within the plan district, therefore the plan district is not addressed.
- The leasehold area is 13.14 acres, abutting NE Brookwood Parkway to the east.

- The leasehold contains no floodplains, wetlands, significant natural resources, cultural resources, nor any slopes 25% or greater. The site is generally flat.
- NE Brookwood Parkway is classified as an **Arterial Street** with an existing **Trail** designation per the 2022 Transportation Systems Plan (TSP). In addition, this frontage is a **Washington County Truck Route** and a **Major Emergency Response Route**. NE Brookwood Parkway is also a **Major Pedestrian Route** and a **Major Transit Route** as shown in Figure 12.01.500-G. There is a nearby **Major Transit Stop** at the signalized intersection of NE Brookwood Parkway and NW Airport Road.

## Proposal

### Development Summary

The proposal is for a private development of private aircraft hangars on a 13.14-acre area leased by Sky Harbour Group from the Port of Portland. It consists of:

- Six private aircraft hangars in 6 separate buildings meeting separation requirements of the building code and fire code. Hangars are labeled 1-5, with Hangars 3a and 3b being two separate, but similar building types. Hangars will accommodate approximately 38-42 aircraft total.
- Accessory office and customer lounge space.
- A ground support equipment (GSE) building attached to hangar 5.
- Aircraft ramp area.
- A total of 198,694 square feet of floor area.
- A fuel farm (above ground) with partial canopy over fuel containment area.
- Sixty vehicle parking spaces.
- Vehicle access via private driveway from NW Airport Road driveway.
- Closure of existing curb cut and driveway access from NE Brookwood Parkway.
- Two trash and recycling storage areas.
- Associated landscaping, pedestrian connections, and fencing.
- Publicly accessible plaza and respite area adjacent to NE Brookwood Pkwy.
- No loading spaces are proposed; overhead doors on the pedestrian sides of the hangars are “nose notches” that allow for maneuvering and parking of aircraft within the hangars or for controlled access of ground support equipment (GSE) equipment into the hangars.

### Summary of Requested Reviews

1. **Type III Development Review**
2. **Major Adjustment to front yard setback from 35 feet to 25-feet for a corner portion of hangar 5 (Table 12.25.260-1).** The building footprint area within the front setback is 165 square feet.
3. **Major Adjustment to:**
  - **allow a portion of the required front yard to have parking areas (12.25.280.B.1)**
  - **allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280.B.2.b)**
  - **allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280. B.3.b)**
  - **allow landscaped areas to not have first preference to front yard setbacks adjacent to streets (12.50.220.D.3)**

While a significant portion of the overall site landscaping is in the front setback, 9,005 square feet of the total 36,327 square feet of the front yard setback is proposed for an access driveway, parking area, and parking aisles. These standards are submitted as one major adjustment for the following reasons. They are similar standards. Standards 12.25.280.B.2.b and 12.25.280.B.3.c are identical standards. In addition, the standards in Section 12.25.280 do not have a purpose statement. In order to respond to approval criterion 12.50.156.C.3., Standards 12.25.280.B.2.b and 12.25.280.B.3.c do refer to Section 12.50.220 which does include a purpose statement, while standard 12.25.280.B.1 does not have a referenced purpose statement. The collection of standards will be addressed using the purpose statement in Section 12.50.220.

**4. Major Adjustment to allow a portion of the front yard to be improved with driveways and parking areas instead of irrigated landscaping or hardscaping. (12.50.850.C.1).**

While a significant portion of the overall site landscaping is in the front setback, 9,005 square feet of the total 36,327 square feet of the front yard setback is proposed for an access driveway, parking area, and parking aisles. This standard is submitted as a separate major adjustment. Though it is similar to the collection of standards stated above, Section 12.50.850 has its own purpose statement which must be addressed in order to respond to approval criterion 12.50.156.C.3. This standard will be addressed using the purpose statement in Section 12.50.850.

## Site Activity Statement

Sky Harbour Group is a private developer and operator who has leased the development site from the Port of Portland. They currently have 9 campuses in operation and 9 campuses in development nationwide.

- Home Base operator with the aircraft assigned a home base for storage, fueling, servicing, etc. and distinguished from a fixed base operator which serves transient aircraft customers.
- Sub-lessors may be private individuals or business and corporate aircraft owners.
- Sub-lessors may lease space for one aircraft, or lease an entire hangar for multiple aircraft.
- Employees will have access to golf carts to maneuver around the large site for easier access to areas like waste and recycling storage areas.
- The campus is controlled access for tenants, employees and other users of the aircraft only. They are accessible 24 hours a day and do not operate on a typical 8 am – 5 pm schedule, or any fixed schedule.
- Users include aircraft owners and passengers, pilots, flight attendants, and ramp and line crews. Not all tenants or employees will be on the property every day. Pilots and passengers may arrive at the site, depart on a flight and return several days later when they return with the aircraft. Also, there may be extended periods of time where users of a particular aircraft do not visit the site at all.
- There are no planned shifts, rather use of the site is on-demand as needed by tenants.
- Based on the Trip Generation Memo (Attachment B.1), and based on employee data from similar campuses, the employee projections are:
  - Two pilots per aircraft,
  - One mechanic for every two aircraft,
  - One scheduled guest/admin/flight attendant per aircraft.
- The trip generation calculations project up to 126 weekday trips. However, this is a worst-case trip generation scenario, where 100 percent of the jets are active on a given day. The hangars are typically expected to have approximately 60 percent of jets active at one time; therefore the expected daily trips to the site are expected to be less than the maximum estimate.

- Minor mechanical work such as windshield or wheel replacement or the like may occur. However, no major maintenance will be occurring on-site, and there are no mechanical “shop” areas on the site.
- No loading spaces are proposed; overhead doors on the pedestrian sides of the hangars are “nose notches” that allow for maneuvering and parking of aircraft within the hangars.
- Fire truck access is provided with adequate driveways and truck turnarounds.
- The buildings and the site plan will meet applicable building and fire code standards for hazard management and life safety.
- No industrial wastes are anticipated; there is no manufacturing or other activities that produce waste. There may be minimal amounts of waste fuel. This is typically stored in 55 gal. barrels on secondary containment pallets and ultimately disposed of via an agreement with an appropriate disposal company. Additionally, spill kits will be located throughout the facility.
- There are no major impacts on traffic, noise, glare, or air pollution to warrant any mitigation measures.

## Phasing

The project will be constructed in 2 phases. Phasing details are shown in Attachment C.2.

This proposal is to construct the project in two phases. As allowed under 12.70.140, a “different period of time” is proposed for the permitting and construction schedule.

The request for phasing is due to the size of the leasehold (13.14 acres), the need to appropriately manage market availability, and to phase the investment expenditures to construct the initial four hangars; as the demand for additional hangars is increased, the site readiness provides the capability to respond quickly with the construction of the remaining two hangars

Sky Harbour’s lease with the Port of Portland specifies that Phase II construction shall begin no later than the 5<sup>th</sup> anniversary of the certificate of occupancy for Phase I. This agreement builds in flexibility and it is likely that Phase II will be completed before that time. A phasing plan is proposed as follows:

### Phase I

- Hangars 3a, 3b, 4, and 5, and GSE building, totaling 111,864 sq. ft. of floor area.
- Private interior access driveway from NW Airport Road parallel to Brookwood Pkwy.
- Fuel Farm
- Vehicle parking east of hangars 4 and 5; access driveway to hangars 4 and 5
- Vehicle parking west of hangars 3a and 3b; temporary access driveway to hangars 3a and 3b
- One trash and recycling storage area enclosure
- Landscaping within Phase I boundary
- Temporary security fence including fuel farm

### Phase II

- Hangars 2 and 3, totaling 85,760 sq. ft. of floor area.
- Vehicle parking west of hangars 1 & 2; permanent access driveway to hangars 1, 2, 3a, and 3b
- All site landscaping
- Final security fencing

### Proposed Phasing Timeline

- **Phase I:** Substantial construction to begin within 2 years of land use approval, consistent with expirations of decisions stated in 12.70.140.A and Table 12.70.140-1. In reality, construction is planned to begin immediately after land use approval and issuance of permits.
- **Phase II:** Construction to begin no later than 5 years after the certificate of occupancy of buildings in Phase I.
- **Phase I and Phase II Completion:** Both phases complete and all certificates of occupancy obtained no later than 10 years from land use approval.

## **General Considerations**

### Site Constraints

The site layout is proposed to address limitations that affect where the proposed development can be located. To the east, the curved frontage of NE Brookwood Parkway affects the layout of rectangular buildings, to the west, there are restrictive height limit lines ranging from 20-48 ft parallel to the runway extension. These height limits (restricted building lines) are required to maintain safety for the flight pathways as required by the FAA. See site plan below. In the center of the site, a minimum taxiway width of 220 feet is necessary to allow for aircraft maneuvering. These limitations on the east and west, squeeze the development and results in the need for the requested Adjustments related to the front yard setback along NE Brookwood Parkway. The building setback adjustment is only for a small corner of the building (a 165 square foot footprint). The landscaping setback adjustments will continue to maintain the building setbacks, but will allow vehicle areas within the front yard setback. These adjustments are necessary to provide vehicle access to all the hangars while respecting the front yard setbacks as much as possible, meeting the restricted building line height limitations, maintaining the minimum 220 feet between hangars for aircraft maneuvering, and providing the needed number and size of hangars.





## NW Airport Road

NW Airport Road is classified as a *planned Collector* per the TSP. The TSP identifies this part of NW Airport Road for a future refinement plan that *might* occur after identification of a locally preferred alternative (LPA) alignment and traffic analysis in approximately 2030.

## From Chapter 5 of the 2022 TSP

### FUTURE REFINEMENT PLANS

*City of Hillsboro intends to defer decisions regarding the function, general location, and/or mode of the following roadway segments as refinement plans. The decision of the preferred alternative for these segments require more detailed traffic analysis, conceptual designs, public involvement, and a state or county approval process that cannot reasonably be made available within the time allowed for preparation of the TSP. The deferral does not invalidate the assumptions upon which the TSP is based or preclude implementation of the remainder of the TSP. Some or all of these refinement plans may lead to future LPAs. The results from these refinement plans will be adopted into the City of Hillsboro's TSP in the future.*

*30th Ave/Springer Street Extension to Brookwood Parkway—The Port of Portland identified in the 2018 Airport Master Plan that Springer Street might extend to Brookwood Parkway at the Hillsboro Brookwood Library traffic signal. Port of Portland will need to manage and coordinate with Washington County and the City of Hillsboro on developing a LPA alignment and traffic analysis for this segment. If*

*this extension moves forward, the bicycle facility on the extension may need addition analysis and coordination with the appropriate agencies. The expected date to identify the LPA alignment may be around 2030.*

For purposes of this application, NW Airport Road is considered a private driveway. NW Airport Road does not currently meet the definition of a street, because it is not a right of way or a tract. The lease boundary extends to the south edge of NW Airport Road, however because NW Airport Road is not a “right-of-way” by definition, the north boundary is not considered a street frontage. Therefore, the development site is not considered to be a corner lot, nor is it subject to development standards that apply based on relationship with a “street” or “frontage” such as building setbacks or perimeter landscaping.

The proposed development does not preclude any future discussion regarding extension of streets onto the parent taxlot outside the lease boundary.

## **12.01.500 Definitions**

### **Street.**

*A right-of-way or tract intended for motor vehicle, pedestrian or bicycle travel and/or access to abutting property. For purposes of this Code, facilities with other names meeting this definition (such as road, avenue, or highway) are also considered streets. Transportation studies referenced in Section 12.70.200 may also use the interchangeable term "roadway." A "street" does not include alleys, railroad rights-of-way, or the Sunset Highway (U.S. Highway 26). The Transportation System Plan categorizes streets into the classifications listed below: dimensions and construction standards for each street classification are found in Subchapter 9.04 of the Hillsboro Municipal Code (HMC).*

### **Right-of-Way.**

*An area of land dedicated, deeded or granted to the public to accommodate public uses such as a portion of a transportation system or public utility system. Examples of rights-of-way include transportation routes for motor vehicles, transit, bicycles and pedestrians and public utility corridors for water, sewer, and storm water lines, and for power lines and gas lines where adequate public utility easements are not available.*

### **Frontage.**

*The length of the front lot line of a lot, parcel or tract which abuts a public street or alley, or platted Private street or alley, usually measured in feet. Lot frontage may be approximately equal to lot width on a regular lot, but may differ on other shapes of lots.*



# Procedure and Submittal Requirements for Development Review and Adjustments

## 12.70 Procedures

### 12.70.090 Pre-Application Conference

**Response:** A pre-application conference is required and was held on May 14, 2025.

### 12.70.100 Neighborhood Meeting

**Response:** A neighborhood meeting was held on Wednesday, October 29, 2025. The mailing list was obtained from the City of Hillsboro. The notice was mailed and the on-site sign was posted on Saturday, October 18, 2025. A copy of the notice, affidavits of mailing and sign posting, sign in sheet, materials presented at the meeting, and meeting notes are attached with this application.

### 12.70.140 Expiration of Decision.

- A.** *Unless a different period of time is established within the Decision, or under subsection D below, a land use action or permit granted pursuant to this subchapter expires and becomes void automatically as provided under Table 12.70.140-1 unless one of the following circumstances has occurred:*
- 1. With the exception of a land use decision that includes a preliminary plat, substantial construction has begun in compliance with the land use action, permit approval, or Zoning Review approval; or*
  - 2. The approved land use has begun and is continuing operation in compliance with any applicable conditions of approval; or*
  - 3. An approved partition or subdivision plat has been recorded prior to the expiration date of the approved preliminary plat or application with consolidated preliminary plat; or*
  - 4. A first or second extension application has been filed pursuant to Section 12.70.150; or*
  - 5. A multi-phase project extension has been approved pursuant to Section 12.70.150; or*
  - 6. A modification decision has been approved prior to expiration of the primary decision which changes the expiration date of the primary decision. This option is available if a change to the expiration date is secondary to the primary purpose of the modification decision.*
- B.** *If multiple applications are processed concurrently, the Review Authority shall specify in the Notice of Decision a uniform expiration period for the concurrent applications.*
- C.** *If a final local decision is on appeal, the effective date of the decision and corresponding valid period before expiration shall begin when the final decision is issued on the appeal.*
- D.** *Exceptions.*
- 1. A Zone Change or Comprehensive Plan Amendment processed under Section 12.80.160 is not subject to expiration or extension.*
  - 2. Approval of a Zoning Review application processed under Section 12.80.170 is valid for a period of one year.*

3. *Approval of a preliminary plat for an ELD or MHL D processed under Subsections 12.80.099.C and D is valid for a period of three years.*

**Response:** See response under the following section, 12.70.150 Extension of Decision.

**12.70.150 Extension of Decision.**

- A.** *Written Request for Extension Required. A written request to extend the expiration date of a decision made pursuant to this Code must be filed before the decision expires.*
- B.** *First and Second Extensions. A maximum of two extension requests may be granted by the Review Authority for the applicable periods of time as specified in Table 12.70.140-1. If granted, an extension is vested against any Code changes adopted since the original decision. The first and second extensions are subject to the following approval criteria:*
  1. *The extension is necessary because it is not practicable to complete development, or record the final plat, within the allowed time for reasons beyond the applicant's reasonable control; and*
  2. *There have been no significant changes in the development or traffic patterns in the immediate vicinity of the project site since the initial approval; and*
  3. *There have been no changes in regulations or statutes that would result in major modifications to the project or conditions of approval if reviewed under the current regulations.*
- C.** *Extensions for Multi-Phase Projects. Extension requests may be granted by the Review Authority as specified in Table 12.70.140-1. At the discretion of the Review Authority, a phasing extension may be vested against Code changes adopted since approval of the original decision. The extension is subject to the following approval criteria:*
  1. *The extension is necessary because it is not practicable to complete development, or record the final plat(s), within the allowed time for reasons beyond the applicant's reasonable control; and*
  2. *The previous land use decision will not be modified in design, use, or conditions of approval; and*
  3. *There have been no changes in circumstances, applicable regulations or statutes likely to necessitate modification of the previous land use decision or conditions of approval since the effective date of the previous land use decision; and*
  4. *The revised phasing schedule demonstrates there is less than 10 years between the original approval date and the revised expiration date of the final phase.*
- D.** *Exceptions. Decisions for the following applications are not eligible for extension:*
  1. *Zoning Review.*
  2. *Preliminary plat for Expedited Land Division.*
  3. *Preliminary plat for Middle Housing Land Division.*

**Response:** This proposal is for a phased development, a "different period of time" as allowed to be established by the decision, and if approved, the standards in this section would be superseded. Table 12.70.140-1 designates a default expiration date of 2 years from land use approval to the beginning of substantial construction, with up to 2 additional extensions of 2 years each, if the standards in Subsection C, above are met. Rather than rely on the ability to meet the approval standards for extensions in Subsection C a specific phasing schedule as described above under Proposal; Phasing, is requested.

The request for phasing is due to the size of the leasehold (13.14 acres), the need to appropriately manage market availability, and to phase the investment expenditures to construct the initial four hangars; as the demand for additional hangars is increased, the site readiness provides the capability to respond quickly with the construction of the remaining two hangars.

The specifics of the proposed phasing plan and timeline are discussed above under Proposal; Phasing and shown in Attachment C.2.

#### **12.80.040. Development Review.**

**A.** *Purposes.*

**B.** *Applicability. Approval of a Development Review application is required in all of the following circumstances:*

1. *New development in any zone excluding the exemptions listed in subsection D below;*

**Response:** None of the exemptions in subsection D apply. Development Review is required.

**C.** *Optional Applicability.*

**Response:** Optional Applicability does not apply. Development Review approval is required.

**D.** *Exemptions.*

**Response:** None of the exemptions in subsection D apply. Development Review is required.

**E.** *Procedure. Development Review applications are subject to the Type II procedure as described in Section 12.70.040, unless any of the following circumstances apply:*

1. *The applicant chooses to submit an application for a Type III procedure;*
2. *The Development Review application is submitted concurrent with a Type III primary application which includes a Type III Adjustment; or*
3. *The Type III process is required for Development Review by the Review Authority as a condition of approval on a previous or related land use approval.*

**Response:** This application is for a Development Review with concurrent major adjustments. Therefore, it is a Type III procedure.

**F.** *Submittal Requirements. Type II application submittal requirements are set forth in Section 12.70.040 and more specific submittal requirements are provided on application forms and checklists as authorized in Section 12.70.110. At a minimum, an application for Development Review shall include the following:*

1. *An application form signed by the property owner or owner's representative and the applicant or applicant's representative;*
2. *Full payment of the application fee, based on the fee schedule in effect on the date of submittal;*
3. *Plans and descriptions including the following:*
  - a. *Existing Conditions Plan,*

- b. *Site Development Plan, including vehicular and pedestrian connectivity within and adjacent to the site,*
- c. *Grading and Erosion Control Plan,*
- d. *Landscape Plan,*
- e. *Exterior Lighting Plan,*
- f. *Waste and Recycling Facilities Plan,*
- g. *Architectural Elevations,*
- h. *Exterior materials board and color palette, unless alternative submittal materials have been approved by the Review Authority,*
- i. *Floor plans, and*
- j. *Descriptions of materials to be used on proposed structures;*
- 4. *Narrative. A narrative clearly describing the project and addressing compliance with all approval criteria and applicable standards;*
- 5. *Site Activity Statement. For commercial or industrial developments, a written statement identifying:*
  - a. *The nature of the proposed use,*
  - b. *The planned number of shifts and the maximum number of employees per shift,*
  - c. *Plans for treatment and disposal of industrial wastes, and*
  - d. *Mitigation plans for traffic, noise, glare, air pollution, fire, or safety hazards;*
- 6. *Transportation Studies. Technical reports as authorized by Sections 12.70.200 through 12.70.230, may also be required based on the specific location and anticipated impacts of the Development Review proposal. The Planning Director shall make every reasonable effort to identify submittal requirements for technical reports at the preapplication conference.*

**Response:** Minimum submittal requirements have been provided. The site activity statement applies to Industrial or Commercial developments. Per 12.10.510, the proposed use is an Aviation use, which falls under the Infrastructure and Utilities Categories, so the site activity statement requirement does not apply. Nonetheless, that information is provided at the beginning of this narrative under Proposal.

- G. *Concurrent Applications for Minor Adjustments. A request for a Minor Adjustment to any numeric development standard excluding residential density may be consolidated with and processed concurrently with a Development Review application in accordance with Section 12.80.154. The Minor Adjustment process cannot be used to vary or take an exception from the standards listed in Subsection 12.80.150.C.*

**Response:** There are no concurrent requests for minor adjustments.

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

**Response:** Approval criteria are addressed later in this narrative under Development Review and Adjustment Approval Criteria.

### **12.80.150 Variances and Adjustments.**

- A.** *Purpose. Variance applications and Adjustment processes allow flexibility in applying the standards in this Code if a proposed development meets the intended purpose of those standards. As part of a discretionary review process, Variances and Adjustments may provide opportunities for provision of public benefits (pursuant to Section 12.50.900) to mitigate impacts of the Variances and Adjustments.*
- B.** *Applicability of Provisions; Exemptions.*
1. *The Variance application (VAR) shall be used if pre-existing conditions on a lot or parcel create a hardship in developing the lot or parcel consistent with the standards of this Code.*
  2. *The Minor Adjustment process shall be used only under the following circumstances:*
    - a. *As part of a Type II Development Review, Partition, or Minor Subdivision application; or*
    - b. *As part of a Type III Development Review, Major Subdivision, or Planned Unit Development application.*
  3. *The Major Adjustment process shall be used only as part of a Type III Development Review application or a Type III Planned Unit Development application.*
  4. *With the exception of the standards listed in subsection C below, Minor Adjustments, and Major Adjustments may be submitted to request flexibility in the application of standards as shown in Table 12.80.150-1.*
  5. *The lot dimension variations specified in Section 12.50.110 are permitted without the approval of a Variance or Adjustment, subject to compliance with the standards of that section.*
  6. *Applications for land divisions to divide duplexes or townhouses into separate lots are exempt from the variance and adjustment processes, provided that the parent parcel meets the minimum lot dimension standards of the applicable underlying zone.*

**Response:** No Variances are proposed. No adjustments related to lot dimension standards or land divisions are requested. The major adjustments requested are part of a Type III Development Review application. All requested adjustments comply with Table 12.80.150-1.

- C.** *Limitations on Cumulative Adjustments.*

**Response:** The limitations on cumulative adjustments in this section are not applicable. The proposal is not for a partition or subdivision. The proposal already contains major adjustments, so the adjustment requests are already processed with a Type III Development Review.

### **12.80.154 Minor Adjustments.**

- C.** *Approval Criteria. To approve a Minor Adjustment, the Review Authority shall make additional findings of fact, based on evidence provided by the applicant, that all of the following criteria are satisfied:*
1. *Except for Adjustments subject to Subsection 12.80.158.K, the Adjustment is for 10% or less of a numeric or dimensional standard. "Dimensional standard" in this context does not include minimum or maximum residential density;*

**Response:** None of the requested adjustments can meet approval criterion C.1 for minor adjustments; therefore, they are all major adjustments. The adjustment to front building setback

exceeds 10% of a dimensional standard. The remainder of the adjustments do not refer to a dimensional or numeric requirement, therefore they are major adjustments.

#### **12.80.156 Major Adjustments.**

- A.** *Procedure. A request for a Major Adjustment may be submitted only as part of a Planned Unit Development or a Type III Development Review application, and shall be reviewed as part of the Type III application.*
- B.** *Submittal Requirements. In addition to the submittal requirements of the primary application, requests for Major Adjustments shall include a narrative clearly identifying each applicable standard from which an adjustment is requested, citing the reasons for the request, and addressing compliance with the general approval criteria in Subsection C, and the standard specific criteria in Section 12.80.158 if applicable. Major Adjustments shall also be clearly identified on all plans in the primary application.*

**Response:** Approval criteria for Minor Adjustments and standard-specific criteria in Section 12.80.158 are addressed later in this narrative under Development Review and Adjustments Approval Criteria. All Adjustments are identified in Attachment C.1.

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

**Response:** Approval criteria are addressed later in this narrative under Development Review and Adjustments Approval Criteria.



## Approval Criteria and Development Standards Summary

The proposed development is subject to the following standards and approval criteria. In some cases, standards apply but do not apply to this particular proposal. Discussion of each code section, their applicability, and how the proposal meets requirements follows in the remainder of this narrative. Where sections or parts of sections are not included, they are not applicable to the proposal. Some sections and applicability statements are included in order to explain why they do or do not apply.

**Note: Code standards within this narrative have been updated per the Climate Friendly and Equitable Communities (CFEC) amendments adopted via Ordinance No. 6488.**

### **12.10.030 Special Use Standards**

#### **12.10.510 Aviation Uses**

#### **12.25.200 Industrial Park (I-P) Zone**

##### **12.25.230 Uses**

##### **12.25.240 Accessory Uses and Structures Permitted by Right**

##### **12.25.250 Special Provisions Regarding Uses**

##### **12.25.260 Development Standards**

##### **12.25.270 Variances and Adjustments**

##### **12.25.280 Other Pertinent Regulations**

#### **12.50.200 Site Design**

##### **12.50.210 Usable Open Space**

##### **12.50.220 Landscaping**

##### **12.50.230 Tree Preservation**

##### **12.50.240 Exterior Lighting**

##### **12.50.250 Fences, Free-Standing Walls, Hedges and Berms**

##### **12.50.260 Sight Distance/ Vision Clearance**

##### **12.50.270 Waste and Recycling Facilities**

#### **12.50.300 Vehicle Parking**

##### **12.50.310 Purpose, Applicability and Maintenance Responsibilities.**

##### **12.50.320 Number of Spaces**

##### **12.50.350 Vehicle Parking and Loading: Location**

##### **12.50.360 Vehicle Parking and Loading: Design and Improvements**

#### **12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity**

##### **12.50.410 Bicycle Parking**

##### **12.50.420 Pedestrian and Bicycle Circulation**

##### **12.50.430 Connectivity and Design Standards at or near Transit Stops**

#### **12.50.500 Access and Street Standards**

##### **12.50.510 Purpose Applicability and Exceptions**

##### **12.50.520 Street Connectivity and Access**

##### **12.50.530 Public Streets and Alleys Design and Improvements**

##### **12.50.540 Private Streets Design and Improvements**

##### **12.50.550 Sidewalk Widths; Design and Location**

##### **12.50.560 Street Trees; Design and Location**

#### **12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration.**

##### **12.50.610 Purpose, Applicability and Exceptions**

##### **12.50.620 Public Utilities General Requirements.**

- 12.50.625 Power and Communications Utility Undergrounding
- 12.50.630 Site Grading
- 12.50.640 Storm Water Facilities Site Integration
- 12.50.800 Design Standards for Non-Residential and Mixed-Use Development
  - 12.50.810 Purpose and Applicability
  - 12.50.820 Main Entries
  - 12.50.830 Ground Floor Windows
  - 12.50.840 Articulation and Detailed Designs
  - 12.50.845 Step-Back Requirements
  - 12.50.850 Improvements and Activities between Streets and Buildings
  - 12.50.880 Outdoor Storage
  - 12.50.890 Utilitarian Functions
- 12.66 North Hillsboro Industrial Area Plan District
- 12.80.100 Applications
  - 12.80.040.H Development Review Approval Criteria
  - 12.80.154.C Minor Adjustments Approval Criteria
  - 12.80.156.C Major Adjustments Approval Criteria
  - 12.80.158 Standard-Specific Approval Criteria for Variances and Adjustments
- 12.50.900 Public Benefit Standards.
  - 12.50.910 Purpose and Applicability
  - 12.50.920 Building and Site Design Guidelines
  - 12.50.930 Sustainable Development Practices
  - 12.50.940 Crime Prevention through Environmental Design

## Use and Development Standards

### 12.10 Use Categories

| 12.10.030 Special Use Standards                                                                                                                   | Applicant Response                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| In addition to the base zone standards in Subchapters 12.21 through 12.26, certain uses are also subject to the requirements of Subchapter 12.40. | There are no special use standards that apply to aviation uses. This does not apply. |

| 12.10.510 Aviation Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Characteristics. Aviation Uses include landing, take-off, servicing and storage of aircraft including airplanes, jets, helicopters and gliders, and activities related to or using aircraft or aviation services.</p> <p>B. Examples of Uses.</p> <ul style="list-style-type: none"> <li>• Aviation-related activities, including taxiing, take-offs and landings</li> <li>• Air passenger and air freight services</li> <li>• Emergency medical flight services</li> <li>• Law enforcement and firefighting activities</li> <li>• Search and rescue operations</li> <li>• Flight instruction</li> <li>• Aircraft service, maintenance and training</li> <li>• Aircraft rental and supporting facilities</li> <li>• Aircraft and aeronautic equipment and supplies sales</li> <li>• Indoor or outdoor storage of aircraft (hangars or tie-downs)</li> <li>• Crop dusting activities</li> <li>• Agricultural activities as authorized by the airport authority</li> <li>• Manufacturing, processing, or distribution of aircraft or aircraft related products</li> <li>• Commercial supporting uses at terminal buildings</li> <li>• Aeronautic educational, recreational and sporting activities</li> <li>• Flights carrying parachutists and parachute drops</li> </ul> <p>C. Examples of Accessory Uses</p> <ul style="list-style-type: none"> <li>• Aircraft sales and storage</li> <li>• Air traffic control towers</li> <li>• Freight-handling areas</li> <li>• Landside aviation navigation facilities</li> <li>• Offices</li> </ul> | <p>The proposal is for aircraft storage hangars and associated uses and development including:</p> <ul style="list-style-type: none"> <li>• Aircraft ramp area</li> <li>• Apron connecting taxiway and aircraft ramp</li> <li>• Parking for pilots, tenants, and employees</li> <li>• Customer lounges</li> <li>• Supportive office space</li> <li>• Fuel farm (above ground)</li> <li>• Ground support equipment building</li> <li>• Minor maintenance occurring in hangars; no major maintenance or maintenance shop areas.</li> </ul> <p>This proposal fits within the aviation use category.</p> |

|                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>• Maintenance and fueling facilities</li> <li>• Parking for pilots, visitors, employees and fleet vehicles</li> <li>• Restaurants, concessions and shops</li> </ul> |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## 12.25.200 I-P Industrial Park Zone

| 12.25.230 Uses                                                                                              | Applicant Response                                                 |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Table 12.25.230-1 lists uses permitted, conditionally permitted, limited, or not permitted in the I-P zone. | Aviation uses are permitted in the I-P zone per table 12.25.230-1. |

| 12.25.240 Accessory Uses and Structures Permitted by Right.                                                                                                                                                                                                                                                                                                                                                          | Applicant Response                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Accessory uses vary based on the use categories contained in Subchapter 12.10. Accessory uses are permitted in conjunction with the primary industrial or commercial use on the site and are subject to the same regulations as the primary use unless stated otherwise in the Code. Accessory structures as defined in Section 12.01.500 are permitted subject to the additional requirements in Section 12.40.104. | There are no special use standards that apply to aviation uses. This does not apply. |

| 12.25.250 Special Provisions Regarding Uses.                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F. Aviation Uses. The following types of aviation uses are limited to properties owned by the Port of Portland at the Portland-Hillsboro Airport: runways; taxiways; aprons; air operations areas for unobstructed movement of aircraft; security areas; terminals and associated parking; and aircraft storage hangars. | The proposal is for aircraft storage hangars, apron and ramp, and associated parking on property owned by the Port of Portland at the Portland-Hillsboro Airport. This is met. |

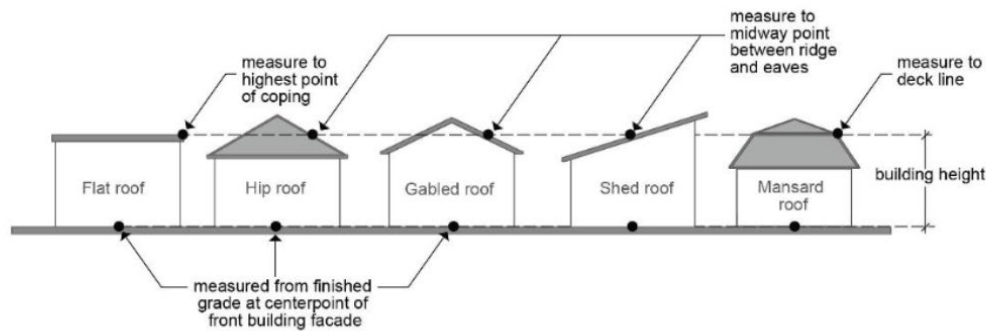
| 12.25.260 Development Standards.                                                                                                          | Applicant Response                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Base zone development standards in the I-P zone are listed in Table 12.25.260-1. Certain standards are illustrated in Figure 12.25.260-A. | See applicant response in the right hand column of Table 12.25-260-1, below. |

| Table 12.25.230-1:<br>Use Categories in the I-P Zone |        |                                                                                                               |
|------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------|
| Use                                                  | Status | Clarifications                                                                                                |
| <b>Infrastructure and Utilities Use Categories</b>   |        |                                                                                                               |
| Aviation Uses                                        | L/C    | Subject to limitations in Section 12.25.250. Helicopter landing pads permitted with Conditional Use approval. |

| Table 12.25.260-1<br>Development Standards in the I-P Zone     |                                                    |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                              |
|----------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                                                       | Requirement                                        | Clarifications                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                           |
| Minimum Lot Size                                               | None                                               |                                                                                                                                                                                                                                                                                          | Met                                                                                                                                                                          |
| Maximum Lot Size                                               | None                                               |                                                                                                                                                                                                                                                                                          | Met                                                                                                                                                                          |
| Minimum Density                                                | Not applicable                                     |                                                                                                                                                                                                                                                                                          | Not applicable                                                                                                                                                               |
| Maximum Density                                                | Not applicable                                     |                                                                                                                                                                                                                                                                                          | Not applicable                                                                                                                                                               |
| Minimum FAR                                                    | Not applicable                                     |                                                                                                                                                                                                                                                                                          | Not applicable                                                                                                                                                               |
| Maximum FAR                                                    | Not applicable                                     |                                                                                                                                                                                                                                                                                          | Not applicable                                                                                                                                                               |
| Minimum Lot Dimensions                                         |                                                    |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                              |
| • Width (at front building plane)                              | None                                               |                                                                                                                                                                                                                                                                                          | Met                                                                                                                                                                          |
| • Depth                                                        | None                                               |                                                                                                                                                                                                                                                                                          | Met                                                                                                                                                                          |
| • Frontage                                                     | 25 feet                                            |                                                                                                                                                                                                                                                                                          | Met                                                                                                                                                                          |
| Minimum Setbacks*                                              |                                                    |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                              |
| • Buildings up to 45 feet high<br>○ Front<br>○ Side<br>○ Rear  | 35 feet<br>10 or 25 feet<br>10 or 25 feet          | See also Subsection 12.25.280.B.1 regarding increased setbacks for off-street parking and loading.<br>10 foot setback applicable abutting non-residential zones;<br>25 foot setback applicable abutting residential zones.<br>Minimum setbacks increase: Abutting non-residential zones: | Not applicable                                                                                                                                                               |
| • Buildings > 45 feet in height<br>○ Front<br>○ Side<br>○ Rear | 35+ ft. feet<br>10+ or 25+ feet<br>10+ or 25+ feet |                                                                                                                                                                                                                                                                                          | The leasehold portion of the site is in the I-P zone. The leasehold abuts other portions of the parent lot to the north, west and south, all of which is industrially-zoned. |

|                                     |                  |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     |
|-------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                  | 1 additional foot for each foot of structural height over 45 feet<br>Abutting residential zones: 1 additional foot for each foot of structural height. See also Subsection 12.25.280.B.1 regarding increased setbacks for off-street parking and loading. | The front setback from NE Brookwood Parkway is 35 feet.<br><br>An adjustment to this standard from 35' to 25' for a 165 square foot footprint of Hangar 5 is requested.<br><br>See approval criteria under Development Review and Adjustment Approval Criteria.     |
| Maximum Setbacks                    | None             |                                                                                                                                                                                                                                                           | Met                                                                                                                                                                                                                                                                 |
| Minimum Building Height*            | None             |                                                                                                                                                                                                                                                           | Met                                                                                                                                                                                                                                                                 |
| Maximum Building Height             |                  |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     |
| • High Profile Industrial Buildings | 150 feet or less | 45 ft. and 150 ft. heights applicable abutting non-residential zones;<br>Within 100 feet of a residential zone: maximum height 45 feet minus 1 ft. for every 2 ft. less than the 100 ft. setback.                                                         | Not applicable                                                                                                                                                                                                                                                      |
| • All other buildings               | 45 feet or less  |                                                                                                                                                                                                                                                           | All hangars comply with the 45-foot height limit. For sloped and gabled roofs, the height is measured to the midpoint of the gable, per Figure 12.01.500-B.                                                                                                         |
| Maximum Building Coverage           | 50%              |                                                                                                                                                                                                                                                           | 34.7%. The leasehold is 572,584 sq. ft. Building coverage of enclosed buildings is 198,694 sq. ft. A canopy over a portion of the fuel farm is 2,360 square feet. Including this canopy, the total building coverage is 201,054 sq. ft., or 35.1% of the leasehold. |
| Minimum Useable Open Space          | Not applicable   |                                                                                                                                                                                                                                                           | Not applicable.                                                                                                                                                                                                                                                     |
| Minimum Landscaping                 | 15%              | See Section 12.50.220.                                                                                                                                                                                                                                    | 15.1%. The leasehold is 572,584 sq. ft. Landscaped area is 86,849 sq. ft.                                                                                                                                                                                           |

**Figure 12.01.500-B: Different Roof Types and Building Height**



| 12.25.270 Variances and Adjustments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applicant Response                                                                                                                                                                                                                                                              |
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| <p>Applications for Variances and Adjustments to other base zone standards in the I-P zone may be approved under 1 of 4 processes:</p> <p>A. As a Variance pursuant to Section 12.80.152;</p> <p>B. As a Minor Adjustment in conjunction with a primary Type II or Type III application pursuant to Section 12.80.154;</p> <p>C. As a Major Adjustment in conjunction with a primary Type III application pursuant to Section 12.80.156; or</p> <p>D. With a Significant Natural Resource Permit pursuant to Section 12.80.130.</p> | <p>Major Adjustments are proposed concurrent with the Type III Development Review as described above under Proposal: Summary of Requested Reviews.</p> <p>No Minor Adjustments are requested.</p> <p>The site is not subject to requirements for a Natural Resource Permit.</p> |

| 12.25.280 Other Pertinent Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Applicant Response                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <p>A. Applicable Sections. Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the I-P zone as follows:</p> <ul style="list-style-type: none"> <li>• Section 12.50.200 Site Design</li> <li>• Section 12.50.300 Vehicle Parking</li> <li>• Section 12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity</li> <li>• Section 12.50.500 Access and Street Standards</li> <li>• Section 12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration</li> <li>• Section 12.50.800 Design Standards for Non-Residential and Mixed Use Development</li> </ul> | <p>These sections are addressed further in the body of this narrative.</p> |

| 12.25.280 Other Pertinent Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>B. Site Development Standards. In addition to the standards listed in subsection A above, the following standards apply to all development in the I-P zone:</p> <p>1. Off-Street Parking and Loading. Off-street parking and loading are not permitted in required front yards, or in required side or rear yards abutting a residential zone, unless building setbacks are increased to 75 feet and a 20 foot landscaped buffer is provided adjacent to the property line.</p>                | <p>The site does not abut any residential zones.</p> <p>A portion of the parking area and parking aisle is located in front of hangar 4 is in the required 35-foot front yard setback from NE Brookwood Parkway.</p> <p>The area of the entire front yard setback is 36,327 square feet. The portion of the parking area in the front yard is 863 square feet, or 2.4% percent of the front yard area.</p> <p><b>An adjustment to this standard is requested.</b> Approval criteria are addressed below in this narrative under Development Review and Adjustment Approval Criteria.</p>                                                                                                                        |
| <p>2. Site Storage and Maintenance.</p> <p>a. Materials, equipment and waste must be stored and grounds must be maintained in a manner which will not attract insects or vermin or create a health hazard.</p> <p>b. Yards adjacent to streets and those abutting a residential zone shall be landscaped and continuously in groundcovers, trees or shrubs as required by Section 12.50.220. All other yards and unused property shall be maintained in grass or other suitable ground cover.</p> | <p>The site does not abut any residential zones.</p> <p>Portions of the required 35-foot front yard setback from NE Brookwood Parkway are not landscaped. The front yard setback is partially occupied by an entry driveway, parking aisle, and parking.</p> <p>The area of the entire front yard setback is 36,327 square feet. The area of the front yard setback that is developed with parking area, parking aisle, and access driveway to the parking area is 9,005 square feet, or 24.8 percent of the front yard area.</p> <p><b>An adjustment to this standard is requested.</b> Approval criteria are addressed below in this narrative under Development Review and Adjustment Approval Criteria.</p> |
| <p>3. Boundary Fences and Landscaping.</p> <p>a. Properties abutting a residential zone shall provide and maintain a dense evergreen landscape buffer with a minimum mature height of 7 feet.</p>                                                                                                                                                                                                                                                                                                 | <p>The property does not abut a residential zone. This does not apply.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| 12.25.280 Other Pertinent Regulations                                                                                                                                                                                                                                                                         | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b. Yards adjacent to streets and those abutting a residential zone shall be landscaped and continuously maintained in suitable groundcovers, trees or shrubs as required by Section 12.50.220. All other yards and unused property shall be maintained in grass or other suitable ground cover.               | <p>The site does not abut any residential zones.</p> <p>Portions of the required 35-foot front yard setback from NE Brookwood Parkway are not landscaped. The front yard setback is partially occupied by an entry driveway, parking and parking aisle.</p> <p>The area of the entire front yard setback is 36,327 square feet. The area of the front yard setback that is developed with parking area, parking aisle, and access driveway to the parking area is 9,005 square feet, or 24.8 percent of the front yard area.</p> <p><b>An adjustment to this standard is requested.</b> Approval criteria are addressed below in this narrative under Development Review and Adjustment Approval Criteria.</p> |
| c. Wire or similar open fences may be permitted at property lines adjacent to landscaped yards.                                                                                                                                                                                                               | No fences are proposed along the property line abutting NE Brookwood Parkway. Fences will be located interior to the site/leasehold.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>4. Heat, Glare and Lighting.</p> <p>a. Except for exterior lighting, industrial operations producing heat or glare shall be conducted entirely within an enclosed building.</p> <p>b. Exterior lighting shall be shielded and directed away from adjacent properties as required by Section 12.50.240.</p> | <p>No industrial operations are proposed that will produce heat or glare.</p> <p>Exterior lighting is addressed further in this narrative under Section 12.50.240.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5. Compliance with State Requirements. All Uses or operations shall comply with current State air quality and noise statutes and rules as administered by the Department of Environmental Quality.                                                                                                            | All uses and operations will comply with current State air quality and noise statutes and rules as administered by the Department of Environmental Quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 12.50.200 Site Design

| 12.50.210 Usable Open Space | Applicant Response                                                                                      |
|-----------------------------|---------------------------------------------------------------------------------------------------------|
|                             | Per Table 12.25.160-1, minimum useable open space is not required in the I-P zone. This does not apply. |

See Landscape Plans in Attachment C.6

| 12.50.220 Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Applicant Response                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>B. Applicability. The standards of this section shall apply to all Type II and Type III development projects, except for single detached dwellings and middle housing, on properties for which base zone standards require landscaping.</p>                                                                                                                                                                                                                                                            | <p>The proposal is for a Type III Development Review. These standards apply.</p>                                                                                                                                                   |
| <p>C. Exemptions. Landscaping within stormwater management facilities are exempt from the standards of this section, and shall be landscaped in compliance with the applicable provisions of the CWS Design and Construction Standards Chapter 3 Sensitive Areas and Vegetated Corridors and Chapter 4 Runoff Treatment and Control, as amended.</p>                                                                                                                                                      | <p>No vegetated stormwater management facilities are proposed. This does not apply.</p>                                                                                                                                            |
| <p>D. Area and Maintenance Standards.</p> <p>1. Type II and III development applications submitted after September 4, 2014 shall provide landscaping which meets or exceeds the area percentages specified in the applicable base zone standards, unless a Variance or Adjustment has been granted by the Review Authority pursuant to Section 12.80.150.</p>                                                                                                                                             | <p>The proposal is for a Type III Development Review. Per Table 12.25.260-1, the minimum required landscaping is 15%. The total area of the leasehold is 572,585 square feet. Landscaped area is 86,849 square feet, or 15.1%.</p> |
| <p>2. The standard in paragraph 1 above may be satisfied by providing vegetated landscaping only or vegetated landscaping in combination with other areas as follows:</p> <ul style="list-style-type: none"> <li>a. Natural vegetation compliant with paragraph E.10 below;</li> <li>b. Low Impact Development Approach (LIDA) stormwater facilities compliant with Section 12.64.750; or</li> <li>c. Hardscaped plazas or required usable open space compliant with Subsection 12.50.210.H.1.</li> </ul> | <p>This standard does not apply because the standard in paragraph 1 is met.</p>                                                                                                                                                    |
| <p>3. On development sites in zones having a minimum landscaping percentage standard, required landscaping areas shall be located preferentially as follows: first, within front yard setbacks adjacent to streets; and second, within side or rear yard setbacks between residential and non-residential uses.</p>                                                                                                                                                                                       | <p>The minimum percentage of landscaping is 15% per Table 12.25.260-1. The leasehold area of 13.14 acres will meet this percentage as proposed.</p> <p>The site does not abut any residential zones.</p>                           |

| 12.50.220 Landscaping                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                   | <p>As discussed below, adjustments are requested to allow paving and vehicle areas within the front yard setback. Portions of the required 35-foot front yard setback from NE Brookwood Parkway are not landscaped where the front yard setback is partially occupied by an entry driveway, parking and parking aisle. Outside of those areas of the requested Adjustments, the remainder of the front yard setback abutting NE Brookwood Parkway is fully landscaped.</p> <p>There will be approximately 24,517 square feet of landscaping and hardscaping within the front yard setback that will generally be 35 feet in width, but narrows down to 0.5-feet where the access driveway travels around the corner of hangar 5.</p> <p>The area of the entire front yard setback is 36,327 square feet. The area devoted to access driveway, parking and parking aisles (and not landscaped) is 9,005 square feet, or 24.8 percent of the front yard area.</p> <p>This standard's preference to locate landscaping in the front setback as a first priority is met as much as possible given the proposed development and requested Adjustments.</p> <p><b>An adjustment to this standard is requested.</b> Approval criteria are addressed below in this narrative under Development Review and Adjustment Approval Criteria.</p> |
| <p>4. All areas of the site not occupied by buildings, parking and loading, storage, landscaping, required usable open space, or protected natural resources shall be improved with a layer of medium or medium-fine bark mulch 2 to 4 inches deep. The bark mulch shall be kept at least 2 inches away from the trunk of any tree and be kept free of weeds.</p> | <p>All areas of the site not occupied by buildings, other development or landscaping, will be mulched as required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| 12.50.220 Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                         |
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| <p>5. All required plantings shall be maintained to the following standards:</p> <ul style="list-style-type: none"> <li>a. Each planting shall receive regular weekly watering as needed to ensure the plants are not stressed during the hotter portions of the growing season (from April 15th through October 15th). Water shall be provided in a manner that allows penetration into the soil around the tree.</li> <li>b. Stakes and ties shall be maintained and repaired as needed. Stakes and ties shall be removed if the trees are well rooted into the native soil and are able to withstand local wind conditions.</li> <li>c. A minimum 3-foot diameter planting area around each tree shall be maintained with a layer of medium or medium-fine bark mulch 2 to 4 inches deep. The bark mulch shall be kept at least 2 inches away from the trunk of the tree and be kept free of weeds.</li> <li>d. Any planting falling into one of the following conditions shall be replaced. <ul style="list-style-type: none"> <li>i. Dead Plant. Any plant that has no live growth originating in all or a portion of the scaffolding branches.</li> <li>ii. Stressed Plant. Any plant that has lost 50% or more of its total foliage or has a reduction of 50% of normal leaf size for that species.</li> </ul> </li> </ul> | <p>These standards will be met and compliance may be documented at time of building permit review as requested by the City.</p>                            |
| <p>E. Improvement Standards.</p> <p>1. Minimum Sizes and Spacing for Landscaping Materials. Table 12.50.220-1 shows the minimum sizes and spacing for landscaping materials at planting:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The plantings will meet the minimum sizes and spacing at the time of planting as shown on the landscape plans.</p>                                      |
| <p>2. Installation of plant materials shall be in accordance with the American Nursery and Landscaping Association standards and the following standards:</p> <ul style="list-style-type: none"> <li>a. Plant materials shall be nursery stock or the equivalent quality and installed to industry standards or better; and</li> <li>b. Plant materials shall be staked to current industry standards or better. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Installation of the plant materials shall be in accordance with the American Nursery and Landscaping Association standards and the above standards.</p> |
| <p>3. For nonresidential development, required landscaping shall be located, selected and installed as an integral part of the site, building and streetscape design of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>A landscape plan is provided. The plan shows landscaping that is visible from NE Brookwood Parkway and integrates with</p>                              |

| 12.50.220 Landscaping                                                                                                                                                                                                                                                                                                                                                                   | Applicant Response                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| development site.                                                                                                                                                                                                                                                                                                                                                                       | the public sidewalk along Brookwood. Berms are planted with trees shrubs and ground cover are provided for visual interest and to add dimension.                                                                                                      |
| 4. Where practicable, landscaping species shall be selected to correspond in scale with the structures in the project, including selection of taller-height species adjacent to taller buildings, if not designated as not permitted by overhead utility lines or reduced setbacks.                                                                                                     | The proposed landscaping species are selected to meet the Hillsboro Airport Wildlife Hazard Management Plan which identifies species that discourage bird nesting and foraging to prevent safety issues that can occur to aircraft with bird strikes. |
| 5. Vegetated landscaping shall include a mixture of vertical and horizontal elements such as ground cover, shrubs and trees. Trees shall be incorporated in landscaped areas that are at least 10 feet in depth and abut a public street.                                                                                                                                               | The site has been designed with a mix of trees, deciduous and evergreen shrubs and ground covers. Trees are located within landscaped areas that are at least 10 feet in depth abutting NE Brookwood Parkway.                                         |
| 6. Nuisance plants as defined in Section 12.01.500 are not permitted for use in any landscaping.                                                                                                                                                                                                                                                                                        | No nuisance plants are proposed or will be used in the landscaping.                                                                                                                                                                                   |
| 7. Use of drought-tolerant plant species is encouraged in required landscaping, and may be required when irrigation is not available. Drought-tolerant grasses, shrubs or trees may also be used outside the required landscaping areas specified in paragraphs C.3 and C.4 above. Irrigation shall be provided in required landscaping areas for plants that are not drought-tolerant. | Irrigation will be provided. An irrigation plan will be submitted and reviewed at time of building permit review.                                                                                                                                     |
| 8. Natural existing vegetation may be counted toward the landscaping requirement, provided that the natural vegetation is maintained continuously to remove nuisance plants and to keep the natural vegetation alive.                                                                                                                                                                   | The site is vacant and does not contain any existing vegetation beyond grasses. New landscaping will be provided.                                                                                                                                     |
| 9. Required landscaping in surface parking lots is subject to the standards in Section 12.50.360.F in addition to the standards in this section.                                                                                                                                                                                                                                        | Parking lot landscaping is addressed below under Section 12.50.360.                                                                                                                                                                                   |
| 10. Approved landscaping in common open space areas, parking strips, and in all yards adjacent to a public or private street shall be installed prior to issuance of certificates of occupancy or final building inspections. With City approval, financial assurance acceptable to                                                                                                     | The proposal is to install landscaping prior to certificates of occupancy or final building inspections according to the proposed phasing plan. However, if planting timelines and weather don't                                                      |

| 12.50.220 Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| the Planning Director may be provided to ensure installation of required landscaping not more than 6 months following acceptance of public infrastructure or final certificates of occupancy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | allow installation of plantings when needed, the applicant may provide financial assurances if required by the Planning Director.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 11. Landscaping provision and maintenance are continuing obligations of the property owner. If plantings die, the property owner shall replace each planting with an equivalent type (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.). All man-made landscaping features required as part of a development approval shall be maintained in good condition or replaced with substantially similar features.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Landscaping will be maintained and replaced as required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 12. Landscaping plans for development projects (excluding subdivisions) 1.0 gross acre or larger shall be prepared by a licensed landscape architect or other landscaping professional as accepted by the Review Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The landscape plan submitted with the application was prepared by a licensed landscape architect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 13. Development of landscape plans should be completed in coordination with the local electric utility including pre-design, building, and maintenance phases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Coordination is underway with PGE to ensure the proposed plan is in conformance with PGE requirements. Coordination will continue through the development process.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>F. Design Guidelines. In addition to the standards in subsections D and E above, developments are encouraged to meet the following guidelines:</p> <ol style="list-style-type: none"> <li>1. Landscaping should be used to enhance pedestrian orientation by creating a sense of enclosure and to reduce the scale of large buildings and paved areas, especially in higher density areas surrounding light rail stations and in designated town centers and regional centers.</li> <li>2. Arbors or trellises supporting landscape materials should be considered for ornamentation of exterior walls.</li> <li>3. Landscaping shall be selected, located, and installed to reduce adverse impacts on surrounding properties from root or canopy systems which may extend across property lines</li> <li>4. Plant materials identified by the Review Authority as having potential to damage or disrupt existing underground utilities, curbs, sidewalks, or gutters</li> </ol> | <p>Tree planting notes and details will be consistent with A300 standards.</p> <p>Landscaping is proposed along the pedestrian paths from NE Brookwood Parkway to the hangars. In addition, landscaping is proposed along the sidewalk areas abutting the parking areas. The proposed landscaping is at a pedestrian scale including trees, shrubs and ground cover to enhance pedestrian experience.</p> <p>The only abutting developed property is to the south, which is of a more than adequate distance to prevent any impacts from root or canopy systems that could extend over property lines.</p> |

| 12.50.220 Landscaping                                                                                                                                                                                                                            | Applicant Response                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <p>through invasive root structures should not be used in any landscaping.</p> <p>5. Where feasible, tree planting should be consistent with or in excess of the standards of the 2021 American National Standards Institute A300 standards.</p> | <p>Tree species are chosen that will not have invasive root structures.</p> |

**Table 12.50.220-1:  
Minimum Sizes and Spacing for Landscaping Materials**

| Species                                      | Minimum size at planting                                    | Maximum spacing at planting                                                 |
|----------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------|
| Deciduous trees                              | Single stem:<br>2-inch caliper<br>Multi-stem: 8 feet height | Mature canopy width apart                                                   |
| Coniferous trees                             | 6 feet height                                               | 15 feet on center;<br>10 feet on center if planted<br>as a screening buffer |
| Large shrubs<br>(6+ feet mature height)      | 5 gallon pot                                                | 5 feet on center                                                            |
| Medium shrubs<br>(3 to 6 feet mature height) | 3 gallon pot                                                | 4 feet on center                                                            |
| Small shrubs<br>(1 to 3 feet mature height)  | 1 gallon pot                                                | 3 feet on center                                                            |
| Ground covers and annuals                    | 1 gallon pots                                               | 2 feet on center                                                            |
|                                              | 4-inch pots                                                 | 18 inches on center                                                         |
|                                              | 2¼-inch pots                                                | 12 inches on center                                                         |

| 12.50.230 Tree Preservation | Applicant Response                                       |
|-----------------------------|----------------------------------------------------------|
|                             | <p>There are no existing trees. This does not apply.</p> |

See Exterior Lighting and Photometrics Attachment C.7.

| 12.50.240. Exterior Lighting.                                                                                                                                                                                                                                                                                                                                                      | Applicant Response                                                               |
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| <p>B. Applicability. Except as provided in subsection E below, the standards of this section shall apply to all Type II and Type III development applications in which exterior lighting is proposed or required as a condition of approval, unless a Variance or Adjustment has been granted by the Review Authority pursuant to Section 12.80.140 Variances and Adjustments.</p> | <p>The proposal is for a Type III Development Review. These standards apply.</p> |

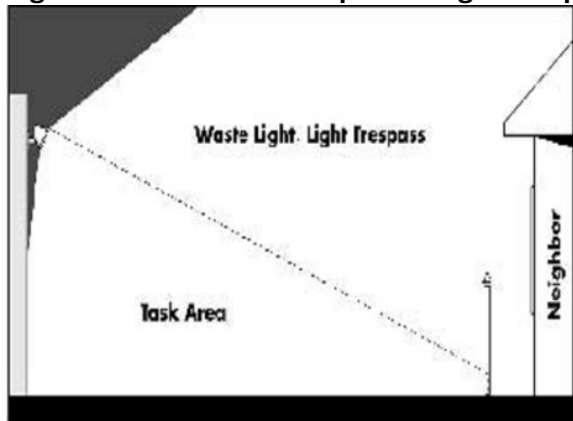
| 12.50.240. Exterior Lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>C. Standards.</p> <p>1. Development applications shall include a lighting plan showing locations and specifications for all lighting used to illuminate public and private streets, buildings, sidewalks, multi-use paths, parking lots, plazas, or open space areas. The lighting plan shall be evaluated during the land use approval process for compliance with the standards of this section.</p>                                                                              | <p>Lighting is provided along the length of the buildings adjacent to pedestrian walkways, along the interior driveways and parking areas, and abutting the two walkways connecting to Brookwood. The proposed lighting creates a continuous, well-lit pedestrian route from the sidewalk to the building.</p>                                                                                                                            |
| <p>2. For safety purposes, lighting shall be provided throughout the on-site pedestrian circulation system, including street frontages, sidewalks, multi-use paths, parking lots, buildings, and plazas. The on-site pedestrian circulation system shall be lighted to a minimum level of 2 foot-candles to enhance pedestrian safety and allow use at night.</p>                                                                                                                      | <p>Lighting is provided along the length of the buildings adjacent to pedestrian walkways, the interior driveways and parking areas, and the 2 walkways connecting to NE Brookwood Parkway, creating a well-lit pedestrian path from the sidewalk to the building. Additionally, bollards with integrated lights are placed along the path along NE Brookwood Parkway to further enhance pedestrian safety.</p>                           |
| <p>3. Required bicycle parking shall be lighted to a minimum 3 foot-candles to allow secure use at night.</p>                                                                                                                                                                                                                                                                                                                                                                          | <p>Bicycle parking is not required for aircraft hangars. This does not apply.</p>                                                                                                                                                                                                                                                                                                                                                         |
| <p>4. The minimum lighting level for building entries of new multi-dwelling, retail, commercial, office, industrial and institutional buildings located within 300 feet of the property boundaries of a major transit stop shall be 4 foot-candles. The minimum lighting level for all other primary building entrances shall be 3 foot-candles. Lights shall be 6 to 12 feet in height and the light source shall be shielded to reduce glare consistent with subsection D below.</p> | <p>The site is within 300 feet of a Major Transit Stop. The transit stops at the intersection of NE Brookwood Parkway and NW Airport Road are Transit Stops on a Major Transit Route.</p> <p>Tenant entry doors are lit to a level of 6–9 foot-candles. In addition, decorative lighting has been installed 7 feet above grade on both sides of each entry door. All lighting at building entrances will be shielded to reduce glare.</p> |
| <p>5. Maximum lighting levels for pedestrian circulation systems, required bicycle parking, and building entrances shall be 4 foot-candles.</p>                                                                                                                                                                                                                                                                                                                                        | <p>Bicycle parking is not required for aircraft hangars. This does not apply.</p>                                                                                                                                                                                                                                                                                                                                                         |
| <p>6. Lighting plans shall also show any proposed exterior architectural or aesthetic lighting used to create visual interest or emphasize building features. Aesthetic and architectural lighting shall also be evaluated during the land use approval process for compliance with the standards of this section.</p>                                                                                                                                                                 | <p>Exterior wall packs are positioned around the buildings to wash soft light down the façade. The corrugated exterior enhances this effect, creating natural shadows and highlights that add depth and visual interest to the building.</p>                                                                                                                                                                                              |



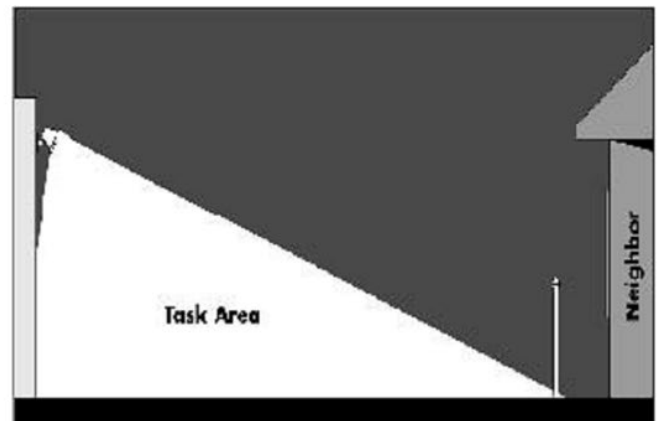
| 12.50.240. Exterior Lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant Response                                                                                                                                                                                                                                                                                                                        |
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| 7. Foreground spaces, such as building entrances and plaza seating areas, shall use pedestrian-scale lighting that defines the space without glare. Background spaces such as parking lots shall be illuminated as unobtrusively as practicable to meet the functional needs of safe circulation and of protecting people and property.                                                                                                                                                                                                                                                                                                                                                                                                                | Exterior parking areas and pedestrian pathways are illuminated using a combination of site-mounted light poles and building-mounted wall packs. These fixtures are shielded to provide unobtrusive lighting while meeting functional needs.                                                                                               |
| 8. No site lighting is proposed that could be confused with warning, emergency, or traffic signals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No site lighting is proposed that could be confused with warning, emergency, or traffic signals.                                                                                                                                                                                                                                          |
| 9. No site lighting is proposed that could be confused with warning, emergency, or traffic signals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No site lighting is proposed that could be confused with airport lighting.                                                                                                                                                                                                                                                                |
| D. Light Trespass Standards.<br>1. Light Trespass. Maximum lighting levels at property lines generally shall not increase lighting level more than 1.75 footcandles 10 feet beyond the property line, as illustrated in Figure 12.50.240-A:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Lighting will not increase lighting levels more than allowed.                                                                                                                                                                                                                                                                             |
| 2. Shielding. Any light source or lamp that emits more than 900 lumens (13 watt compact fluorescent or 60 watt incandescent) shall be concealed or shielded with an Illumination Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property. Examples of shielded light fixtures are shown in Figure 12.50.240-B:                                                                                                                                                                                                                                                                                               | All exterior light fixtures will be shielded or downlit.                                                                                                                                                                                                                                                                                  |
| E. Exemptions. The following types of lighting are not subject to the requirements of this section:<br>1. Public street and right-of-way lighting (standards for street lighting are addressed in the Public Works Design and Construction Standards);<br>2. Temporary decorative seasonal lighting;<br>3. Temporary lighting for emergency or nighttime work and construction;<br>4. Temporary lighting for theatrical, television and performance areas, or for special public events;<br>5. Lighting for a special district, street or building that, according to an adopted City plan or ordinance, is determined to require special lighting aesthetics as part of its physical character;<br>6. Lighting required and regulated by the FAA; and | No lighting in this proposal is required or regulated by the FAA. FAA Taxi lighting occurs off-site. All lighting will be standard building and site lighting.<br><br>If any public street lighting is required, it will be regulated by the Public Works permitting process separate from this review.<br><br>No other exemptions apply. |

| 12.50.240. Exterior Lighting.                                                                                                                                                                                                                                                                                                                                        | Applicant Response |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>7. Lighting for outdoor recreational uses such as stadiums, driving ranges, ball diamonds, playing fields, tennis courts and similar uses, provided that: (a) light poles are not more than 80 feet tall, (b) maximum illumination at the property line is not brighter than two foot-candles, and exterior lighting is extinguished no later than 11:00 p.m.</p> |                    |

**Figure 12.50.240-A: Examples of Light Trespass**

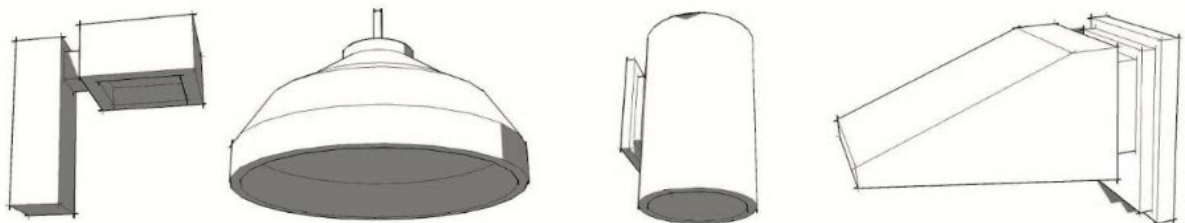


Does not comply -- Light trespass



Complies -- No light trespass

**Figure 12.50.240-B: Examples of Shielded Light Fixtures**



See Fence and Trash Enclosure Details in Attachment C.4, Landscape Plans in Attachment C.6, and Civil Plans in Attachment C.3

| <b>12.50.250 Fences, Free-Standing Walls, Hedges and Berms</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Applicant Response</b>                                                                                                                                                     |
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| <p>B. Applicability. The standards of this section shall apply:</p> <ol style="list-style-type: none"> <li>1. To all Type II or III development applications in which fences, hedges, free-standing walls or berms are proposed or required as a condition of approval; and</li> <li>2. To any fences, hedges, free-standing walls or berms installed outside the land use approval process.</li> </ol>                                                                                                                                                                              | <p>This proposal is for a Type III Development Review. Fences are proposed for security purposes for the airport and for this proposed development. This section applies.</p> |
| <p>C. Fence Permit Required; Exception.</p> <ol style="list-style-type: none"> <li>1. Except as provided in paragraph 2 below, installation of a new fence or wall, or relocation of a portion of an existing fence or wall, shall require submittal and approval of a fence permit application according to the process specified in Section 12.80.060.</li> <li>2. When required through a Type II or Type III land use approval, a separate fence permit is not required for installation of a fence, free-standing wall, hedge or berm consistent with that approval.</li> </ol> | <p>The fence is reviewed through this Type III Development Review, therefore a fence permit is not required.</p>                                                              |
| <p>D. Residential Fence and Wall Standards. These standards in this subsection apply to all residential fences and walls.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>This applies to residential uses and does not apply to this proposal.</p>                                                                                                  |
| <p>E. Fencing and Wall Requirements for New Residential Developments. In addition to the standards in subsection D, above, the following standards apply to all applications for Development Review, preliminary Subdivision plat or Planned Unit Development concept plan approval for new residential development.</p>                                                                                                                                                                                                                                                             | <p>This applies to residential uses and does not apply to this proposal.</p>                                                                                                  |

| 12.50.250 Fences, Free-Standing Walls, Hedges and Berms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>F. Commercial, Industrial, and Institutional Fence and Wall Standards.</p> <ol style="list-style-type: none"> <li>1. Fences and walls in commercial, industrial, and institutional zones shall not exceed eight feet in height.</li> <li>2. Chain link fences shall include a top rail for security and maintenance. Chain link fences installed adjacent to landscaped areas, wetlands, or open space areas shall have a black, dark brown, or dark green powder coating.</li> <li>3. Use of electric fences and/or fences topped with barbed wire, razor wire, or similar installations shall comply with the requirements of the Hillsboro Municipal Code.</li> <li>4. Soundwalls installed for sound attenuation are exempt from the height restrictions contained in this section.</li> </ol> | <p>A security fence will be located at the western boundary of the lease area where the development site abuts the airfield, on the interior side of the access driveway to hangars 4 and 5, and across the northern edge of the ramp parallel to the northernmost wall of hangar 1. This fencing is necessary for airport security and security of the fuel farm and ramp.</p> <p>The fence itself will be 7 feet tall chain link fence topped with barbed wire that extends to a total of 8 feet in height. The chain link has a top rail.</p> <p>The fence is not adjacent to wetlands or open space. The fence is adjacent to landscaped areas on the development site and, on the western boundary, abuts the airfield. The fence will be black vinyl coated.</p> |
| <p>G. Standards for Hedges. In all zones, vegetation hedges may be installed in compliance with the following standards:</p> <ol style="list-style-type: none"> <li>1. Hedge plantings shall not include nuisance plants as defined in Section 12.01.500;</li> <li>2. Hedge heights may exceed the maximum fence height standards in any zone;</li> <li>3. Hedges may be installed without a fence permit, but must comply with the vision clearance requirements in Section 12.50.260; and</li> <li>4. Hedges shall not extend into the public right-of-way.</li> </ol>                                                                                                                                                                                                                              | <p>No nuisance plants are proposed, and no hedges extend into the public right of way or within required vision clearance areas from the access driveway to the development site to NW Airport Road as discussed below. No tall hedges are proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>H. Standards for Berms. As an alternative or in addition to perimeter fences or walls, projects may include perimeter earthen berms. Berms in residential developments shall be a maximum six feet in height, with a maximum 25% slope. Berms in commercial, industrial or institutional developments may exceed this height and/or slope if approved through the Development Review process. If approved, berms shall include stabilizing landscaping on all sloped</p>                                                                                                                                                                                                                                                                                                                           | <p>All proposed berms are to be a maximum of 25% slope. The total height will be less than 6 feet in height; though final height will be determined as the project undergoes design progression and grading changes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| <b>12.50.250 Fences, Free-Standing Walls, Hedges and Berms</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Applicant Response</b>                                                                                                              |
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| areas; irrigation; and provision for drainage at the toe of all slopes.                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                        |
| <b>Hillsboro Municipal code: 6.16.040 Fences.</b><br>A. <u>Barbed, Razor or Similar Types of Wire Fences.</u> No person may construct or maintain any barbed, razor or similar types of wire fence, in part or whole, along a sidewalk or public way, except barbed wire that is placed at least six inches above the top of a chain link, board or picket fence that is itself at least six feet high. Barbed, razor or similar types of wire may not project beyond the property line. | The proposed security fence will not be located adjacent to a sidewalk or public way. The fence is not adjacent to any property lines. |
| B. <u>Electric Fences.</u> No person may construct or maintain any electric fence or allow electric wire to remain as part of any fence along a sidewalk or public way. Electric fences may be used as part of a miniature or standard livestock animal enclosure appropriately located on private property.                                                                                                                                                                             | No electric fences are proposed.                                                                                                       |

| <b>12.50.260 Sight Distance/Vision Clearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B. Applicability.<br>1. The standards of this section apply to: <ul style="list-style-type: none"> <li>a. All development applications: <ul style="list-style-type: none"> <li>i. At the intersection of two or more streets;</li> <li>ii. At the intersections of a street and an alley;</li> <li>iii. At the intersections of a street or alley and common driveway; and</li> <li>iv. At the intersection of a street and a mixed-use, commercial, industrial or institutional use driveway.</li> </ul> </li> <li>b. Any development occurring outside the land use approval process.</li> </ul> | This does not apply. The site is comprised of the 13.14-acre leasehold area, which is adjacent to the existing onsite private driveway that makes up NW Airport Road. The NW Airport Road "driveway" is existing and nothing is changing regarding the existing driveway intersection with NE Brookwood Parkway. The intersection of the proposed onsite driveway for this development proposal and the existing NW Airport Road driveway includes only driveways; no public or private platted streets or tracts. |
| 2. The areas subject to these standards are those portions of the vision clearance areas located on private property outside the public right-of-way that avoids obstruction of intersection sight distance for a public street approach to a public street or driveway approach to a public street. Vision clearance requirements in the public right-of-way are specified in the Public Works Design and Construction Standards.                                                                                                                                                                 | Sight distance/vision clearance is not applicable per 12.50.260. This does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                              |

See Fence and Trash Enclosure Details in Attachment C.4

| 12.50.270 Waste and Recycling Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Applicant Response                                                                                                                                                                                                                                                                                                       |
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| <p>B. <u>Applicability.</u> Except as provided in subsection E, below, the standards of this section apply to:</p> <ol style="list-style-type: none"> <li>1. <u>All new construction subject to a Type II or III review procedure in any of the following zones:</u> <ol style="list-style-type: none"> <li>a. Commercial;</li> <li>b. Mixed-Use;</li> <li>c. Industrial.</li> </ol> </li> <li>2. <u>All new construction of institutional development subject to a Type II or III review procedure in any zone; and</u></li> <li>3. <u>All expansions of existing commercial, mixed-use, industrial or institutional development which meets the threshold of the Development Review process as described in Subsection 12.80.040.B paragraph 5 or 6; and</u></li> <li>4. <u>Construction of new residential structures which include five or more dwelling units; and</u></li> <li>5. <u>In any zone, any expansion of existing multi-dwelling residential development which meets the threshold of the Development Review process as described in Subsection 12.80.040.B paragraph 5 or 6.</u></li> </ol> | <p>The proposal is for a Type III Development Review in the Industrial I-P zone, therefore this section applies.</p>                                                                                                                                                                                                     |
| <p>C. Standards.</p> <ol style="list-style-type: none"> <li>1. <u>Combined Storage Areas.</u> Storage areas for townhouses, multiple dwelling structures, or multiple uses on a single site or adjacent sites may be combined and shared. Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>There is only one use, aviation use. All storage areas are located on-site.</p> <p>Two exterior waste and recycling storage areas are provided.</p>                                                                                                                                                                   |
| <ol style="list-style-type: none"> <li>2. <u>Co-Location.</u> To encourage its use, the storage area for recyclables shall be co-located with the storage area for residual mixed solid waste.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Each storage area contains storage for both recyclables and residual mixed solid-waste.</p>                                                                                                                                                                                                                           |
| <ol style="list-style-type: none"> <li>3. <u>Storage Area Size.</u> Buildings shall provide the minimum storage areas shown in Table 12.50.270-1 below. If a building has more than one of the uses listed, the storage area requirement for the entire building shall be the sum of the requirements for the areas of each use. For purposes of this calculation, the floor area of the storage facility itself shall not be included in the gross floor area (GFA).</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed use is Aviation Use (12.10.510) which is in the Infrastructure and Utilities Category (12.10.500).</p> <p>Per Table 12.50.270-1, 50 sf of storage area plus 4 square feet for every 1,000 square feet of gross floor area is required.</p> <p>The following storage areas are required and provided.</p> |

| 12.50.270 Waste and Recycling Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><u>Phase I</u><br/> 111,864 sq. ft. floor area<br/> Required storage area: 161.86 sq. ft.<br/> Proposed storage area: 330 sq. ft.</p> <p><u>Phase II</u><br/> 86,830 sq. ft. floor area<br/> Required storage area: 136.83 sq. ft.<br/> Provided storage area: 330 sq. ft.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>4. <u>Storage Height.</u> The specific areas in paragraph 3 above are based on a storage height of four feet. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a smaller floor area. If vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of containers.</p>                                                                                                                                                | <p>No vertical storage is needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>D. Location, Design and Access Standards for Storage Areas.</p> <p>1. Location Standards.</p> <ol style="list-style-type: none"> <li>Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.</li> <li>Storage areas shall not obstruct on-site or off-site pedestrian or vehicle traffic movement.</li> <li>Storage areas shall be accessible to waste collection vehicles, on accessways compliant with paragraph 3 below, without requiring backing movements onto a public or private street or alley.</li> </ol> | <p>Two trash enclosures are proposed, one located nearer the entry to NW Airport Road along the northwestern access drive near hangar 1, and another farther along the same access road near hangars 2 and 3.</p> <p>The location of the storage areas is necessary for several reasons: to meet location requirements that restrict the storage area placement in front of the buildings facing the street (NE Brookwood Parkway); to keep them outside of areas restricted by security fencing; and to maintain visibility to users of the site.</p> <p>As discussed in the site activity statement, employees will have access to golf carts to transport waste to the storage areas more easily and quickly.</p> <p>Storage areas are not adjacent to pedestrian accessways and have enough clearance to not obstruct on-site vehicle access. They are not adjacent to vehicle access points off-site.</p> |

| 12.50.270 Waste and Recycling Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>2. Design Standards.</p> <ul style="list-style-type: none"> <li>a. Exterior storage areas shall be contained within opaque enclosures and gates, built with the same type of materials as the primary structure on the site. Storage areas shall be screened and buffered from on-site or existing off-site residential living spaces.</li> <li>b. Gate openings which allow access to users and haulers shall be provided on all storage areas. Gate openings for haulers shall be a minimum of 12 feet wide and capable of being secured in both closed and open positions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Storage areas are enclosed by vertical painted metal panels to match the vertical metal panels and color of the hangars. There are no adjacent residential living spaces.</p> <p>Gate openings will be secured. Gate openings are currently shown at less than 12 feet wide to be verified with the hauler's requirements and modified, if necessary, through the building permit review process.</p>                                                                                                                                                                                                                                                   |
| <p>3. Access Standards.</p> <ul style="list-style-type: none"> <li>a. Storage areas shall be accessible to users at convenient times of the day, and to waste collection service personnel on the day and approximate time collection service is scheduled. However, access to storage areas may be limited for security reasons.</li> <li>b. Storage areas shall be designed and surfaced to be easily accessible to waste collection trucks and equipment. Storage areas and vehicle approach drives shall be paved, and the maximum slope on any approach drive shall be no greater than three percent.</li> <li>c. The full length of the accessway to any enclosed or covered storage area shall provide at least 12 feet horizontal clearance and 20 feet vertical clearance shall be provided to accommodate collection trucks and containers.</li> <li>d. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site by driving forward.</li> </ul> | <p>Storage areas are outside of areas restricted by security fencing and will be accessible at all times of the day. On-site employees will have convenient access to the storage areas via golf cart. Haulers are not restricted from accessing the storage areas by security fencing or other measures.</p> <p>All approaches are paved and meet slope requirements.</p> <p>Twenty feet of vertical clearance is provided as the storage areas are not within a building. Each storage area has more than 12 feet of horizontal clearance. Similarly, there is adequate onsite area for turning to both enter and exit the site in a forward motion.</p> |
| <p>E. Exemptions. Curbside collection of solid waste and recyclables from individual dwelling units in townhouse buildings containing five or more units on a public or private street or alley may be permitted with the consent of the applicable collection service.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>There are no applicable exemptions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| <b>Table 12.50.270-1:<br/>Waste and Recycling Storage Area Size Requirements</b> |                                                                                                    |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Type of Use</b>                                                               | <b>Minimum Storage Area</b>                                                                        |
| Residential: Shared facilities                                                   | 100 sq. ft. plus 5 sq. ft. per unit for each unit above 10 (can be provided in multiple locations) |
| Commercial:                                                                      |                                                                                                    |
| • Retail Products and Services                                                   | 50 sq. ft. plus 5 sq. ft./1000 sq. ft. GFA                                                         |
| • Food Services Operations                                                       | 100 sq. ft. plus 10 sq. ft./1000 sq. ft. GFA                                                       |
| • All other uses                                                                 | 50 sq. ft. plus 5 sq. ft./1000 sq. ft. GFA                                                         |
| Industrial                                                                       | 50 sq. ft. plus 6 sq. ft./1000 sq. ft. GFA                                                         |
| Institutional                                                                    | 50 sq. ft. plus 4 sq. ft./1000 sq. ft. GFA                                                         |
| All other uses                                                                   | 50 sq. ft. plus 4 sq. ft./1000 sq. ft. GFA                                                         |

## 12.50.300 Vehicle Parking

| <b>12.50.310 Purpose, Applicability and Maintenance Responsibilities.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Applicant Response</b>                                                                                                                                                                                                                         |
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| <p><b>B. Applicability.</b></p> <ol style="list-style-type: none"> <li>The standards of this section shall apply to all development, including change of use, which includes or is required to include parking, including carpool, vanpool, loading and bicycle parking except for development which meets the general exemptions in Subsection 12.50.030.C.</li> <li>The location and improvements for vehicle parking shall be constructed under any of the following circumstances: a. Construction of a new building; b. Expansion of an existing building by either 50% of its existing floor area or 3000 sq. ft., whichever is less; or c. Change in Oregon Residential Specialty Code or Oregon Structural Specialty Code occupancy classification of an existing building.</li> <li>No provision of this section shall be construed to require the removal of pre-existing parking spaces in excess of the maximum number required or allowed.</li> </ol> | <p>The proposal is for development of a vacant site. New buildings are proposed, therefore this section applies.</p>                                                                                                                              |
| <p><b>C. Maintenance.</b></p> <ol style="list-style-type: none"> <li>The provision and maintenance of off-street vehicle parking and loading spaces are continuing obligations of the property owner.</li> <li>Parking spaces shall be available for parking operable vehicles of residents, customers, patrons, and</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>The parking spaces will continue to be maintained and committed to use for tenants and employees. The proposed aircraft hangar use does not maintain fleet vehicles and does not have a component requiring exterior storage of materials.</p> |

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| employees, and shall not be used for vehicle or materials storage or for fleet parking. |  |
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See Civil Plans in Attachment C.3

| 12.50.320 Number of Spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>A. All development shall include not less than one Americans with Disabilities Act compliant accessible parking space if the context or use of the site meets any of the following:</p> <ol style="list-style-type: none"> <li>1. The structure or use requires accessible parking per the Oregon Structural Specialty Code or Oregon Residential Specialty Code;</li> <li>2. The adjacent street does not have designated on-street parking; or</li> <li>3. The use is not an accessory dwelling unit.</li> </ol>                                        | <p>The proposal complies with ADA accessible parking space requirements. Four ADA compliant spaces are provided and distributed throughout the parking areas.</p>                                                                                                                                                                                                                                                                    |
| <p>B. If provided off-site, parking for people with disabilities must be located within the shortest possible distance of an accessible entrance via an accessible path and no greater than 200 feet from that entrance.</p>                                                                                                                                                                                                                                                                                                                                 | <p>No parking is proposed off-site. This does not apply.</p>                                                                                                                                                                                                                                                                                                                                                                         |
| <p>C. Notwithstanding 12.50.320(A), the Review Authority may determine through a Type II procedure that the accessible space is not required under Oregon Revised Statute 447.233 and not necessary or feasible.</p>                                                                                                                                                                                                                                                                                                                                         | <p>The proposal will meet the minimum requirements for accessible parking spaces.</p>                                                                                                                                                                                                                                                                                                                                                |
| <p>D. Maximum parking requirements are calculated based on the location of a site in Zone A or Zone B shown on Figure 12.50.320-A. If any portion of a lot or parcel is within Zone A, the entire site shall be construed to be within Zone A.</p>                                                                                                                                                                                                                                                                                                           | <p>The leasehold site and subject site of this review is located within Zone B as shown on Figure 12.50.320-A. However, because the entire airport lot has some portion in Zone A, the entire site is construed to be in Zone A. The parking maximum is 2 spaces per plane. In total, the hangars can accommodate 38-42 aircraft. This allows for a range of 76 to 84 parking spaces. A total of 60 parking spaces are proposed.</p> |
| <p>E. For land uses located in Zone A with more than 65,000 square feet of floor area, surface parking may not consist of more area than the floor area of the building.</p> <ol style="list-style-type: none"> <li>1. Non-surface parking such as tuck-under parking, parking underground, and subsurface parking, and parking structures are exempted from this calculation.</li> <li>2. Surface parking shall be measured inclusive of all surface area on which a vehicle is designed to maneuver including all parking stalls, driveways and</li> </ol> | <p>The proposal is for 198,697 square feet of floor area. The proposed surface parking area including aisles behind parking spaces, but not including access driveways to the parking areas is 50,042 square feet. This is less than the proposed floor area.</p> <p>All parking is surface parking.</p>                                                                                                                             |

| <b>12.50.320 Number of Spaces</b>                                                                                                                                                                                                                                                     | <b>Applicant Response</b>                                    |
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| <p>drive-through lanes within the property regardless of length, and all maneuvering areas regardless of depth.</p> <p>3. Paved areas not for use by passenger vehicles, such as loading areas or outdoor storage of goods or materials, are not counted as surface parking area.</p> |                                                              |
| <p>F. Uses may share off-site parking if the shared parking is located within 800 feet of the uses. Shared parking located off-site shall be signed for use by the remote development.</p>                                                                                            | <p>All parking is proposed on site. This does not apply.</p> |

See Civil Plans in Attachment C.3

| <b>12.50.350 Vehicle Parking and Loading: Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                              |
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| <p>A. Parking Location: General Provisions.</p> <p>1. Except as may be allowed within middle housing land divisions or within specific plan districts, off-street parking for residential uses in all zones shall be located on the same lot with the residential use.</p> <p>2. Except as may be allowed within specific plan districts, required parking for non-residential uses in standard zones may be located off-site, not farther than 500 feet from the use it serves. Parking for non-residential uses in light rail, mixed-use or urban center zones may be located off-site, not farther than 800 feet from the use it serves.</p> <p>3. If required parking is provided off-site, the distance from the parking to the use shall be measured from the nearest parking space to the building entrance on a sidewalk or other pedestrian route. The location and terms of the off-site parking shall be specified in a written deed, lease or contract, signed and notarized by all affected property owners and filed with the Planning Department.</p> | <p>All parking is located on-site.</p>                                                                                                                                                                                                                                                                                 |
| <p>B. Loading Location: General Provisions.</p> <p>1. Schools and Child Care Facilities. Access drives designed for continuous forward flow of passenger vehicles shall be provided at any school or child care facility with a capacity of 25 or more students.</p> <p>2. Merchandise, Materials, or Supplies. Off-street truck loading docks proposed for new non-residential development shall be sited and maintained to accommodate anticipated truck sizes, numbers and movement on-site, without blocking public streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposal is for an Aviation use.</p> <p>No dedicated loading areas are proposed. There are overhead doors located on the pedestrian/parking faces of the hangars. These are not loading spaces; they are “nose notches” that allow for maneuvering of aircraft within the hangars as they are being parked.</p> |

| 12.50.350 Vehicle Parking and Loading: Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                                                                                                                                                                                               |
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| <p>Required off-street parking may be used for loading and unloading operations only during off-peak hours.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Incidental deliveries are not expected to be via heavy truck and will utilize parking spaces as necessary. Due to the unique nature of the use, there are no peak hours for parking. See Trip Generation Memo in Attachment B.1. Driveway entries into the site are of sufficient distance from public streets as to not cause conflicts.</p> |
| <p>C. Off-Street Surface Parking Location in Standard Zones.</p> <p>1. Off-street surface parking located within the front or side yard setbacks of single detached or attached residential or middle housing lots, shall be located on a driveway providing access to a garage or carport, or if there is no garage or carport, within a paved area that accommodates no more than two parking spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The proposal is not for residential lots. This does not apply.</p>                                                                                                                                                                                                                                                                            |
| <p>3. In development projects adjacent to major pedestrian routes or transit trunk routes, the location of surface parking relative to the building(s) it serves shall comply with the building orientation and pedestrian connection requirements of Section 12.50.400.</p> <p><b><u>Pedestrian Route, Major.</u></b><br/> <i>A pedestrian route located on an arterial or collector street or major transit route. Pedestrian routes on local streets or street segments within 1,300 feet of a major transit stop, transit center or transit station where the street or street segment provides reasonably direct connection to the station or center.</i></p> <p><b><u>Transit Route.</u></b><br/> <i>Any public or private right-of-way where transit service is currently provided or a location planned for future transit service as identified on the Transit Master Plan in the Transportation System Plan or other adopted City plans.</i></p> <p><b><u>Transit Route, Major.</u></b><br/> <i>A transit route which serves areas planned and zoned for higher population and employment densities such as Metro 2040-designated regional centers, town centers, employment centers, main streets, station communities, and corridors.</i></p> | <p>The frontage on NE Brookwood Parkway is a Major Pedestrian Route and a Major Transit Route as shown in Figure 12.01.500-G, therefore Section 12.50.400 must be addressed. Section 12.50.400 is addressed further below in this narrative.</p>                                                                                                 |

| 12.50.350 Vehicle Parking and Loading: Location                                                                                                                                                                                                                                                                                                                                   | Applicant Response                                                                                                                                                                                                                                                                                         |
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| <i>As used in this definition, "major transit routes" are limited to the streets shown on Figure 12.01.500-G:</i>                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                            |
| <p>3. If buildings, parking, required landscaping and usable open space do not occupy an entire site, the parking shall be sited to meet the following standards:</p> <ul style="list-style-type: none"> <li>a. The location of the parking permits additional development on the site; and</li> <li>b. The parking does not abut a significant natural resource area.</li> </ul> | <p>Parking locations have been provided anticipating full development of the leasehold. The location of the parking does not preclude additional development on the parent site. There are no identified significant natural resource areas on this leasehold or the abutting areas of the parent lot.</p> |

See Civil Plans in in attachment C.3 and Landscape Plans in Attachment C.6

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant Response                                                                            |
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| <p>A. Purpose and Applicability. The intent of these standards is to ensure that vehicle parking is located and designed not only to facilitate its major function but also to complement and encourage easy and safe pedestrian movement to, through and around parking facilities. Driveways and access aisles should be designed and located to maintain traffic flow on public streets and alleys, pedestrian safety and efficient on-site vehicle circulation.</p> <p>1. The standards of this section apply to:</p> <ul style="list-style-type: none"> <li>a. All new multi-dwelling residential, commercial, industrial, and institutional development subject to Development Review under Section 12.80.040; and</li> <li>b. Single detached residential or middle housing developments where parking is provided in common parking areas. For the purposes of this section, common parking areas are for the shared use of more than 2 dwelling units.</li> </ul> <p>2. Parking that is provided to dwellings in individual garages, carports, or spaces, which are adjacent and assigned to individual units, is subject only to the standards of Subsection 12.50.360.C regarding parking space dimensions.</p> | <p>The proposal is an Aviation use and the standards of this section are addressed below.</p> |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                 | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>B. Off-Street Vehicle Surface Parking Design in General.</p> <p>1. Driveway Locations and Access Aisles. Sight distance/vision clearance areas shall be provided in compliance with Section 12.50.260 at the intersections cited in that section. At all other driveways, sight distance/vision clearance areas shall be provided in compliance with Figure 12.50.360-A.</p> | <p>Section 12.50.260 Sight Distance/Vision /Clearance is addressed further above in this narrative.</p> <p>This applies to the intersection of NW Airport Road and the access driveway into the development site/lease area. A sight distance/vision clearance triangle is shown on Sheet C102 of attachment C.3, Civil Plans.</p> <p>There are no plantings or structures proposed within the sight distance/vision clearance area.</p> |
| <p>2. Backing Movements onto a Street Not Permitted. Parking lots larger than 4 spaces shall use an access driveway to prevent backing movements or other maneuvering on a street. Backing movements from larger parking lots are permitted on alleys.</p>                                                                                                                      | <p>No backing movements onto the street are proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                |
| <p>3. Alley Improvements. If a parking area would directly access an alley, the developer shall be responsible for any necessary improvements to the alley as required by Subsection 12.50.530.B.11 and the Public Works Design and Construction Standards. Required improvements shall be constructed and completed prior to issuance of final certificates of occupancy.</p>  | <p>No alleys about this site. This does not apply.</p>                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>4. Driveway Consolidation and Parking Area Connection. To reduce congestion on public streets, consolidation of curb cuts and/or connection of parking fields in new non-residential developments on adjacent sites may be required. To meet this standard, provision of reciprocal easements may be a condition of development approval.</p>                                | <p>The site is a leasehold under ownership of the Hillsboro Airport/Port of Portland. Northwest Airport Road will remain a private driveway on the site. No easements are necessary as the ownership remains with the Port of Portland. One vehicle access point is proposed.</p>                                                                                                                                                        |
| <p>C. Dimensional Requirements for Parking Spaces, Access Aisles and Maneuvering Areas.</p> <p>1. Parking areas shall conform to the Americans with Disabilities Act (ADA) standards and guidelines for parking spaces (dimensions, van accessible parking spaces, vertical clearances in parking structures, etc.).</p>                                                        | <p>Parking areas will comply with ADA standards as described above under 12.50.320.A.</p>                                                                                                                                                                                                                                                                                                                                                |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| 2. Except as provided in paragraphs 3 through 5 below, minimum dimensions and configurations for parking spaces, access aisles and maneuvering areas are shown in Figure 12.50.360-B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All of the proposed parking spaces have a parking angle of 90 degrees. The proposed plan shows that all of the spaces meet the minimum of 9 feet wide and are 19 feet deep with a 26 foot wide drive aisle. Some spaces are greater than 9 feet wide to adjust for landscape island placement doorways and other considerations. The drive aisle exceeds the minimum 24 foot width to meet the Tualatin Fire and Rescue's 26 foot wide requirements for access. |
| 3. Up to 50% of the provided number of off-street vehicle parking spaces may be constructed as compact spaces, with minimum dimensions of 16 feet depth and 8 feet width. Compact parking space depths may be reduced not more than 16 feet adjacent to landscaped strips and pedestrian walkways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No compact parking spaces are proposed. This does not apply.                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4. As an alternative to the parking space dimensions in Figure 12.50.360-B, the Review Authority may approve universal parking space dimensions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No universal parking spaces are proposed. This does not apply.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5. As an alternative to the drive aisle widths in Figure 12.50.360-B, the Review Authority may approve 22-foot drive aisle widths in parking structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Alternative drive aisle widths are not requested.                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6. Wheel Stop Requirements. To prevent vehicle overhang from angled or perpendicular parking onto adjacent landscaping or walkways, or across a property line, 1 or more of the following improvements shall be installed at the perimeter of a parking lot or common parking area as shown on Figure 12.50.360-C:<br>a. Wheel stops within each parking space, at least 4 inches high and 6 feet long, located 18 inches from the landscaped area or walkway and placed perpendicular to the length of the space; or<br>b. A continuous bumper rail, wall or fence at the end of the parking spaces adjacent to the walkway or landscaped area; or<br>c. An additional 18 inches of walkway width adjacent to the parking spaces, to maintain a clear 5 feet of unobstructed walkway adjacent to the parking spaces. | Four inch wheel stops meeting these requirements will be provided at the terminus of parking spaces where they abut pedestrian accessways.                                                                                                                                                                                                                                                                                                                      |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response                                                                                                                                                                                                                                                           |
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| <p>E. Parking Lot Surface Improvements.</p> <p>1. All vehicular parking areas, including parking spaces, access aisles and driveways shall have a durable, dust-free surfacing. Options for surfacing materials include the following, subject to approval by the Review Authority:</p> <ul style="list-style-type: none"> <li>a. Asphaltic Concrete;</li> <li>b. Portland Cement;</li> <li>c. Pervious surfacing and other low impact development approaches (LIDA) techniques and practices as described in Section 12.64.750 where site conditions are favorable; or</li> <li>d. Other suitable materials based on a specified need. The burden of proof is on the applicant to demonstrate the necessity for other suitable materials.</li> </ul> | <p>Driveway and parking area surfaces are asphalt paving.</p>                                                                                                                                                                                                                |
| <p>2. The uses and operations listed below may provide alternative surfacing, such as gravel or other similar semi-pervious surfaces, from the above requirements for vehicular parking or storage areas. The access aisles and driveways shall meet the surfacing requirements listed above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>No alternative paving is proposed. This does not apply.</p>                                                                                                                                                                                                               |
| <p>3. Parking fields shall be graded toward the site interior, to prevent storm water drainage across or over public sidewalks or onto any abutting public or private property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>No parking fields are proposed. This does not apply.</p>                                                                                                                                                                                                                  |
| <p>F. Parking Lot Screening and Landscaping.</p> <p>1. Applicability. These standards apply to parking lots serving nonresidential uses and common parking areas serving 3 or more dwelling units. In addition to the standards of this section, parking lot landscaping is also subject to the general landscaping requirements of Subsection 12.50.220.B.</p>                                                                                                                                                                                                                                                                                                                                                                                       | <p>The proposal is for a non-residential use. These standards apply.</p> <p>This sub-section applies to parking lots; which including parking spaces and drive aisles located behind parking spaces. It does not apply to driveways that provide access to parking lots.</p> |
| <p>2. General Parking Lot Landscaping Standards.</p> <ul style="list-style-type: none"> <li>a. Coverage. A minimum of 70% of all required parking lot landscaped areas, including required planting strips and planting bays, shall be planted with trees or shrubs and continuous ground cover consisting of lawn, low growing evergreen shrubs, or evergreen ground cover. The percentage</li> </ul>                                                                                                                                                                                                                                                                                                                                                | <p>Section 12.50.220.B is addressed above.</p> <p>There is 5,999 square feet of total interior and perimeter parking lot landscaping area; 5,982 square feet, or 99 percent, of that will be landscaped.</p>                                                                 |



| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>measurement in this standard shall be calculated at plant maturity.</p> <p>b. Plant Sizes. The minimum planting size for all required trees, shrubs and ground covers in parking lot landscaping shall comply with the standards in Table 12.50.220-1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Plant sizes and spacing will meet the requirements of Table 12.50.220-1. See landscape planting plan sheets L201-203.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>3. Perimeter Landscape/Screening.</p> <p>a. Perimeter landscaping or screening shall be provided to meet 1 or more of the following standards:</p> <p>i. Planter strips at the width specified in Table 12.50.360-1, planted with large-scale, high canopy, horizontally-branching street tree species. Adjacent to public rights-of-way, tree species in perimeter planter strips shall be selected and planted to be compatible with trees and above- and below-ground utilities in the planter strips or in the public right-of-way. Individual trees shall be spaced between parking spaces to reduce damage from automobiles; and/or</p> <p>ii. Planter strips at the width specified in Table 12.50.360-1, planted with an evergreen hedge. Hedges adjacent to public rights-of-way shall be between 30 inches and 42 inches in height; and/or</p> <p>iii. A decorative wall or fence 30 to 42 inches in height parallel to and at least 2 feet from the right-of-way line, with landscaping between the wall or fence and the sidewalk consistent with paragraph 2 above.</p> | <p>These standards apply where parking lots are adjacent to public rights-of-way, in this case NE Brookwood Parkway.</p> <p>They do not apply to lease boundaries or to the property line closest to NW Airport Road.</p> <p>Thus, perimeter landscape/screening applies to the parking are located in front of Hangar 4 and abutting the NE Brookwood Parkway frontage.</p> <p>Table 12.50.360-1 requires a 6-foot screening width adjacent to Arterial streets. More than 6-feet is provided in all applicable locations.</p> <p>Screening is met by a combination of 3.a.i and 3.a.ii. An evergreen hedge is proposed for most of the length of the planter strip except that a large scale, high canopy, horizontally branching tree is provided at the terminus of the fire truck turnaround. See landscape planting plan sheets L201-L203.</p> |
| <p>b. Perimeter landscaping or screening shall be selected, installed and maintained to preserve sidewalk access and adequate sight distance for vehicles exiting the parking area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>There is no perimeter landscaped screening adjacent to sidewalk access. Screening will be of a nature to preserve adequate sight distance as vehicles are entering and exiting the parking area from the access driveway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>c. Perimeter landscaping is not required between parking lots sharing common driveways and/or circulation aisles or other traffic areas. Perimeter landscaping may also be reduced or eliminated adjacent to landscaped open space, to transition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>There is no open space on this project. Perimeter landscaping is not provided between the parking areas or along circulation driveways or fire truck</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                                                                                                                                                                                                                                           |
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| the open space landscaping into the parking area and afford better access between the parking and the open space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | turnarounds.                                                                                                                                                                                                                                                                                                                                                                                 |
| d. Non-residential parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed and constructed to reduce impacts on residential uses through installation of a sight obscuring fence at the property line. The fence shall be between 5 and 6 feet in height, except where vision clearance/sight distance triangles are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | There are no residential uses or zones adjacent to the parking area. This does not apply.                                                                                                                                                                                                                                                                                                    |
| <p>4. Interior Landscaping.</p> <p>a. Surface parking areas shall include interior landscaping meeting the following standards:</p> <p>i. Planting Islands. At least one 2 1/2" caliper street tree shall be planted in protected islands at the end of each parking row, and at intervals 100 feet or less within the parking rows. Planting islands shall be at least 5 feet wide, with a minimum area of 190 sq. ft. in a double loaded parking row or 95 sq. ft. in a single loaded parking row. The remaining area of each island shall be landscaped consistently with the general standards in paragraph 2 above.</p> <p>ii. All Other Areas. Interior landscaping consistent with the general standards in paragraph 2 above shall be installed wherever parking spaces, access aisles, driveways, or pedestrian movements would not be impeded by landscaping.</p> | Trees are planted at ends of each parking rows at intervals of less than 100 feet. The parking area in front of hangar 4 is double loaded and meets the minimum planting island area. The parking area adjacent to hangars 1, 2, and 3 is single loaded and meet the minimum planting island area. All islands are at least 5-feet wide. See Landscape Plans planting plan, Sheets L201-203. |
| b. Maximum Landscaping Percentage Allowed. If compliance with the standard of this section would require that the area of interior parking lot landscaping exceed 10% of the total area of the surface parking lot, the area of required landscaping shall be limited to 10% unless necessary to meet canopy coverage requirements or otherwise requested by the applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The area of interior parking lot landscaping proposed likely exceeds 10% of the total area of the surface parking lot. However, these landscaped areas are necessary to meet the 30% tree canopy coverage standard of 12.50.360.F.5.a.i described below.                                                                                                                                     |
| c. Applicable to Other Requirements. All landscaping required under the provisions of this subsection may be applied towards compliance with other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The landscaping proposed meets the requirements of this section and also is applied to the minimum 15% site                                                                                                                                                                                                                                                                                  |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response                                                                                                                                                                                                                                                                                                                                                |
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| applicable landscaping requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | landscaping standard.                                                                                                                                                                                                                                                                                                                                             |
| <p>5. Additional Parking Lot Design Requirements</p> <p>a. Parking lots greater than one-half acre of new off-street surface parking, as measured based on the perimeter of all new off-street parking spaces, maneuvering lanes, and maneuvering areas, including driveways and drive aisles shall provide the following:</p> <p>i. Tree Canopy. Developments shall provide either trees along driveways or a minimum of 30 percent tree canopy coverage over new parking areas at tree maturity but no more than 15 years after planting. (Developments are not required to provide trees along drive aisles); and one of the following;</p>                                                                                                        | <p>The parking lots and drive aisle behind parking spaces are 50,042 square feet. Of this, tree canopy within 15 years covers 15,368 square feet, or 30.7%. See the canopy plan, sheet L301.</p>                                                                                                                                                                  |
| <p>ii. Climate Action Elements.</p> <ol style="list-style-type: none"> <li>1. Tree canopy covering at least 40 percent of the new parking lot area at maturity but no more than 15 years after planting; or</li> <li>2. Installation of solar panels with a generation capacity of at least one-half kilowatt per new off-street parking space. Panels may be located anywhere on the property; or</li> <li>3. Payment of at least \$1,500 per new off-street parking space into a city or county fund dedicated to equitable solar or wind energy development or a fund at the Oregon Department of Energy designated for such purpose; or</li> <li>4. A mixture of these actions the city deems to meet the purpose of this requirement.</li> </ol> | <p>The leaseholder elects to use option ii.2, installation of solar panels.</p> <p>Panels will be installed on the roof of the Ground Support Equipment (GSE) building between hangar 5 and the fuel farm.</p> <p>Local solar contractors have been contacted and the roof area exceeds what is required to provide the required kilowatts per parking space.</p> |
| <p>iii. The tree spacing and species planted must be designed to maintain a continuous canopy except when interrupted by driveways, drive aisles, and other site design considerations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>This standard is partially met, and partially not met due to interruptions by driveways, drive aisles, and other site design considerations.</p> <p>The landscape plan was developed to comply with both the City of Hillsboro standards and the standards of the Plan.</p> <p>The Port of Portland's Hillsboro Airport's Wildlife Hazard Management Plan</p>  |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                           | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                                                                           | <p>(WHMP) discourages continuous canopy because it provides nesting and foraging habitat for birds. The Port's rules regarding bird habitat are to conform with FAA regulations to preserve safety and limit bird strikes. To this end the WHMP contains spacing specifications based on tree species. See page 69 of the Plan (Attachment B.4), item 3 under New Landscaping. The proposed landscape plan for the subject site was developed to comply with both the City of Hillsboro standards and the standards of the WHMP plan.</p> <p>However, after review of the proposed landscape plan some continuous canopy will be allowed as shown on the canopy plan on Sheet L301 of Attachment C.6. This location is primarily at the boundary of the lease area and the airfield, across the parking area adjacent to Hangar 1. In these areas, tree canopy will not extend onto the airfield. Trees are not proposed to be planted in the same areas adjacent to hangars 3a and 3b to avoid canopy encroaching over the lease boundary onto the airfield.</p> <p>Other site design considerations include:</p> <ul style="list-style-type: none"> <li>• Interruptions in parking rows and landscaped islands due to the location of pedestrian entrances or "nose notch" overhead doors necessary for aircraft parking.</li> <li>• Locates of solid waste and recycling storage; and</li> <li>• 26-foot wide drive aisles to better accommodate fire truck turnaround and maneuvering.</li> </ul> |
| iv. Development of a tree canopy plan under shall be done in coordination with the local electric utility, including pre-design, design, building and maintenance phases. | The tree and landscaping plan has been developed in coordination with the civil utility plans in consideration of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| 12.50.360 Vehicle Parking and Loading: Design and Improvements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | requirements of Portland General Electric.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>G. Parking Lot Construction: Timing and Deferral.</p> <ol style="list-style-type: none"> <li>1. Completion Time for Parking Lot Construction. Except as provided under paragraph 2 below, parking lot improvements, including required landscaping and paving, shall be completed and the area available for use prior to issuance of final Certificate(s) of Occupancy.</li> <li>2. Postponement of Parking Lot Construction. A temporary Certificate of Occupancy may be granted by the Building Official if the developer posts a performance bond or equivalent equal to the cost to complete the improvements as estimated by the Building Official. Postponement of parking lot construction under a temporary Certificate of Occupancy shall not exceed 6 months' duration. No extensions of the 6-month postponement shall be approved.</li> </ol> | <p>Parking lot construction including paving and landscaping will be completed in 2 phases as described above under Proposal; Phasing will be completed prior to certificate of occupancy of the buildings in each respective phase.</p>                                                                                                                                                                                                                    |
| <p>H. Electric Vehicle Infrastructure Requirements</p> <ol style="list-style-type: none"> <li>1. New commercial development shall provide electrical service capacity, as defined in ORS 455.417, to serve not less than 20 percent of all provided vehicle parking spaces.</li> <li>2. New multifamily residential buildings with five or more residential dwelling units, and new mixed-use buildings consisting of privately owned commercial space and five or more residential dwelling units, shall provide of electrical service capacity, as defined in ORS 455.417, to serve 40 percent of all provided vehicle parking spaces.</li> </ol>                                                                                                                                                                                                           | <p>The proposed use and development under the Hillsboro Community Development Code is an Aviation use in the Infrastructure and Utilities category, not a commercial use category. However, this requirement applies to Commercial buildings per ORS 455.417, including buildings regulated by the commercial building code. Therefore, this applies.</p> <p>The applicant is prepared to meet EV-ready requirements at time of building permit review.</p> |

**Excerpt from Figure 12.50.360-B:**

| <b>Parking Angle</b> | <b>W</b><br>(stall width) | <b>D</b><br>(stall depth) | <b>A1</b><br>(aisle width one-way) | <b>A2</b><br>(aisle width two-way) | <b>X</b><br>(stall width at aisle) |
|----------------------|---------------------------|---------------------------|------------------------------------|------------------------------------|------------------------------------|
| 30°                  | 9'0"                      | 17'4"                     | 11'0"                              | 24'0"                              | 18'0"                              |
|                      | 9'6"                      | 17'9"                     | 11'0"                              | 24'0"                              | 19'0"                              |
|                      | 10'0"                     | 18'2"                     | 11'0"                              | 24'0"                              | 20'0"                              |
| 45°                  | 9'0"                      | 19'9"                     | 13'0"                              | 24'0"                              | 12'9"                              |
|                      | 9'6"                      | 20'2"                     | 13'0"                              | 24'0"                              | 13'5"                              |
|                      | 10'0"                     | 20'6"                     | 13'0"                              | 24'0"                              | 14'1"                              |
| 60°                  | 9'0"                      | 21'0"                     | 18'0"                              | 24'0"                              | 10'5"                              |
|                      | 9'6"                      | 21'3"                     | 18'0"                              | 24'0"                              | 11'0"                              |
|                      | 10'0"                     | 21'6"                     | 18'0"                              | 24'0"                              | 11'6"                              |
| 90°                  | 9'0"                      | 19'0"                     | 24'0"                              | 24'0"                              | 9'0"                               |
|                      | 9'6"                      | 19'0"                     | 24'0"                              | 24'0"                              | 9'6"                               |
|                      | 10'0"                     | 19'0"                     | 24'0"                              | 24'0"                              | 10'0"                              |

**Table 12.50.220-1:  
Minimum Sizes and Spacing for Landscaping Materials**

| <b>Species</b>                               | <b>Minimum size at planting</b>                             | <b>Maximum spacing at planting</b>                                          |
|----------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------|
| Deciduous trees                              | Single stem:<br>2-inch caliper<br>Multi-stem: 8 feet height | Mature canopy width apart                                                   |
| Coniferous trees                             | 6 feet height                                               | 15 feet on center;<br>10 feet on center if planted<br>as a screening buffer |
| Large shrubs<br>(6+ feet mature height)      | 5 gallon pot                                                | 5 feet on center                                                            |
| Medium shrubs<br>(3 to 6 feet mature height) | 3 gallon pot                                                | 4 feet on center                                                            |
| Small shrubs<br>(1 to 3 feet mature height)  | 1 gallon pot                                                | 3 feet on center                                                            |
| Ground covers and annuals                    | 1 gallon pots                                               | 2 feet on center                                                            |
|                                              | 4-inch pots                                                 | 18 inches on center                                                         |
|                                              | 2¼-inch pots                                                | 12 inches on center                                                         |

**Table 12.50.360-1:  
Parking Area Perimeter Planter Strip Minimum Widths**

| <b>Location</b>                       | <b>Minimum Width</b> |
|---------------------------------------|----------------------|
| Along an arterial street right-of-way | 6 feet               |
| Along any other street right-of-way   | 5 feet               |
| At any other perimeter location       | 4 feet               |

## 12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity

| 12.50.410 Bicycle Parking.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                 |
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| B. Applicability. Bicycle parking shall be provided in conjunction with all new developments, expansions of existing development or changes of use, except those exempt housing types and uses listed in subsection C below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |
| C. Exemptions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | There are no applicable exemptions.                                                |
| D. Number of Bicycle Parking Spaces Required.<br>1. Except as listed in subsection C above, all new development or expansions of existing development shall provide the minimum number of bicycle parking spaces specified in Tables 12.50.410-1 through 12.50.410-5. New free-standing commercial, industrial or institutional Uses requiring vehicle parking shall provide at least 2 bicycle parking spaces. Multiple tenant buildings or developments may consolidate bicycle parking based on the aggregated net square footage, pursuant to Subsection 12.50.410.G.8.<br>2. For expansions of existing commercial, industrial or institutional uses larger than 50% of the current net floor area or 3,000 sq. ft. (whichever is less), bicycle parking shall be calculated based on total net square footage rather than the expansion area.<br>3. Bicycle parking for changes in use shall be calculated based upon the requirements for the new use.<br>4. For any use not specifically mentioned in Tables 12.50.410-1 through 12.50.410-5, bicycle parking requirements shall be the same as for the use which is most similar to the use not specifically mentioned, as determined by the Planning Director pursuant to Section 12.80.050. | Per Table 12.50.410-5, for Aviation Uses (Hangars) no bicycle parking is required. |

See Civil Plans in Attachment C.3

| 12.50.420 Pedestrian and Bicycle Circulation                                                                                                                                                                                                            | Applicant Response                                                                                               |
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| B. Applicability. Except as provided in subsection C below, the standards of this section shall apply to all Type II, Type III, and new development projects that include more than one half acre of new off-street surface parking on a lot or parcel. | The proposal includes more than one half acre of new off-street surface parking, therefore this section applies. |

| 12.50.420 Pedestrian and Bicycle Circulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| C. Exceptions and Exemptions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | There are no applicable exceptions or exemptions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>D. Standards – On-Site Facilities.</p> <p>1. Connections Required. New development shall provide on-site pedestrian and bicycle circulation systems as follows:</p> <ul style="list-style-type: none"> <li>a. Connecting the new development to abutting residential uses, neighborhood activity centers, usable open space, parking lots, and transit stops;</li> <li>b. Connecting the main building entrance of each building to the nearest public sidewalk or walkway leading to a public sidewalk; and</li> <li>c. Stubbing accessways to abutting vacant land or to developed land without pedestrian/bicycle connections.</li> </ul> | <p>No bicycle parking is required.</p> <p>There are no abutting residential uses, activity centers, or open space. A pedestrian circulation system is adjacent and parallel to the hangars adjacent to the parking areas.</p> <p>There are multiple building entrances on the site. There is a pedestrian connection from the entries of Hangar 4 and Hangar 1 with direct connections to the public sidewalk on NE Brookwood Parkway. The remaining entries connect to the street by the circulation system adjacent and parallel to the buildings.</p> <p>Abutting vacant land to the northwest is the airport airfield. Abutting vacant land to the northeast is NW Airport Rd, which is a driveway and will not be developed with buildings so no accessway stubs are proposed.</p> |
| 2. Direct Routing. Pedestrian and bicycle accessways shall be reasonably direct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No bicycle parking is required. There is a pedestrian connection from entries to hangar 4 and hangar 1 with connections to the public sidewalk on NE Brookwood Parkway. These accessways are as direct as possible to the street. The remaining entries connect to the street by the circulation system adjacent and parallel to the buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3. Clustering. Where practicable, new commercial, Mixed-Use and office developments shall facilitate on-site pedestrian circulation by clustering buildings and creating separate accessways through the site and parking areas.                                                                                                                                                                                                                                                                                                                                                                                                                | Aviation uses are listed under the Infrastructure and Utilities use categories. The project is not for new commercial, Mixed-Use or office development. This does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4. ADA Access. On-site pedestrian circulation systems shall include accessways and facilities for handicapped persons, consistent with applicable federal and state requirements, and with emphasis                                                                                                                                                                                                                                                                                                                                                                                                                                             | ADA access requirements for pedestrian circulation systems are met. Continuous uninterrupted routes are provided from the hangars to NE Brookwood Pkwy, and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| <b>12.50.420 Pedestrian and Bicycle Circulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| wherever practicable on providing continuous, uninterrupted routes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | along the buildings adjacent to the parking areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>5. Improvements. On-site accessways shall be improved to the following standards:</p> <ul style="list-style-type: none"> <li>a. Accessways shall be hard surfaced, which includes pervious surfacing techniques, well-drained, and at least 5 feet in unobstructed width, except as provided in paragraph b, below.</li> <li>b. Accessway width shall be increased to 7 feet if the walkway abuts perpendicular or angled parking spaces unless the spaces are equipped with wheel stops pursuant to Subsection 12.50.360.C.3.</li> <li>c. Accessway surface material shall contrast visually with adjoining surfaces.</li> <li>d. Where accessways are parallel to and abut a vehicular access aisle, the accessway shall be raised or separated from the access aisle by a raised curb, bollards, landscaping or other physical barriers. Where raised accessways are used, the ends shall be equipped with curb ramps.</li> </ul> | <p>Accessways from the entries at hangars 1 and 4 are variable width between 5 and 6 feet wide. These are unobstructed widths.</p> <p>Accessways adjacent and parallel to parking areas are 6 feet wide. The parking spaces that terminate perpendicular to these accessways are equipped with 4-inch wheel stops.</p> <p>The accessways are proposed to be concrete which will contrast visually with the proposed asphalt parking lot.</p> <p>Accessways that are parallel to, and abutting, parking spaces are separated by a curb. No access ways are parallel to and abutting driveway aisles.</p> |
| <p>6. On-site pedestrian and bicycle circulation shall minimize pedestrian/vehicle conflicts through any or all of the following measures or their equivalents:</p> <ul style="list-style-type: none"> <li>a. Separating pedestrian accessways through the site and parking areas;</li> <li>b. Minimizing accessway crossings of driveways; or</li> <li>c. Marking pedestrian crossings with changes in elevation, paving texture, color, or material. Crossing markings shall contrast and clearly delineate the crossing or walkway at any time of day or night and shall be improved consistent with ADA and the Oregon Structural Specialty Code.</li> </ul>                                                                                                                                                                                                                                                                        | <p>Pedestrian accessways that are parallel to and abutting parking spaces are separated from the parking area by curb and wheel stops as described above.</p> <p>There are only 2 points where accessways crosses the vehicle circulation driveway leading to the parking area in front of hangar 4. These crossings will be concreted, contrasting with the asphalt driveway. They are also perpendicular crossings which are more easily identifiable than diagonal crossings.</p>                                                                                                                    |

See Civil Plans in Attachment C.3 and Architectural Plans in Attachments C.4 and C.5

| <b>12.50.430 Connectivity and Design Standards at or Near Transit Stops</b>                                                                                                                                                                                                                                                        | <b>Applicant Response</b>                                                                                                                                                                                        |
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| <p>A. Purpose. Major and minor transit stops are defined in Section 12.01.500. Pedestrian improvements at transit stops encourage use of transit, which reduces carbon emissions, improves traffic efficiency on public streets, and provides transportation options for transportation disadvantaged persons. In this section</p> | <p>Per Figure 12.01.500-G, NE Brookwood Parkway is a Major Transit Bus Route.</p> <p>The nearest bus stop is located on the west side of NE Brookwood Parkway just north of the intersection with NW Airport</p> |

| 12.50.430 Connectivity and Design Standards at or Near Transit Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>“at a major or minor transit stop” means a property line of the building site is not more than 200 feet from the transit stop. “Near a major or minor transit stop” means a property line of the building site is on an intersecting street not more than 300 feet from the transit stop. Both distances in this section are measured as walked by a pedestrian.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Road. That bus stop is therefore classified as Major Transit Stop.</p> <p>Both the property line of the parent taxlot and the leasehold boundaries are within 200 feet from the Major Transit Stop, so these standards apply. However, it should be noted that due to the size and Aviation use of this site, as allowed by the I-P zone, this is not a typical commercial or mixed use development near transit facilities that would be expected to cluster and orient toward transit facilities.</p> |
| <p>B. Applicability. The standards of this section shall apply to all Type II and Type III development projects located at or near a transit stop and along a transit street that meet 1 or more of the following:</p> <ol style="list-style-type: none"> <li>1. New multiple dwelling structure; or</li> <li>2. New non-residential development; or</li> <li>3. Non-residential development that includes more than 1,000 square feet of reconstructed retail, commercial, office, or institutional floor area.</li> </ol>                                                                                                                                                                                                                                                                                                                                          | <p>The proposal is for new non-residential development, therefore this section applies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>C. Exceptions. The following land uses are exempt from the standards of this section.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>There are no applicable exemptions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>D. Standards Applicable to Development at or Near Minor Transit Stops.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Not applicable. This project is near a Major Transit Stop.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>E. Standards Applicable to Development at or Near Major Transit Stops. Applicable development projects at or near a major transit stop shall meet the following standards:</p> <ol style="list-style-type: none"> <li>1. Main building entrances for new retail commercial, office and institutional buildings located at or near a major transit stop shall be oriented towards the transit street or the street intersecting the transit street. A building meets this standard if the entrance directly faces the transit street or the intersecting street, or if the entrance is linked to the transit street or the intersecting street by an on-site pedestrian connection. <ol style="list-style-type: none"> <li>a. If the site fronts on more than 1 transit street, or on both a transit street and an intersecting street, the</li> </ol> </li> </ol> | <p>Aviation uses are within the Infrastructure and Utilities use categories. The proposal is not for a new retail commercial, office, or institutional building. These standards do not apply.</p>                                                                                                                                                                                                                                                                                                         |

| 12.50.430 Connectivity and Design Standards at or Near Transit Stops                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>building shall have a main entrance oriented to either:</p> <ul style="list-style-type: none"> <li>i. One of the transit streets;</li> <li>ii. The intersecting street; or</li> <li>iii. The corner where the 2 transit streets or the transit and the non-transit street intersect.</li> </ul> <p>b. If the building façade length on the transit street is 300 feet or more, the building shall have 2 or more building entrances facing the transit street. The Review Authority may approve a Minor or Major Adjustment to this standard under Section 12.80.154 or 12.80.156.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>2. Building entrances at or near a major transit stop or facing on a plaza shall have weather protection features to protect pedestrians, including, but not limited to, arcades, roofs, porches, alcoves, porticos and/or awnings. The use of continuous, on-site weather protection features or structures between building entrances and adjacent transit streets, streets intersecting transit streets, or transit stops is encouraged.</p>                                                                                                                                        | <p>Weather features, such as overhangs, are noted in the Hillsboro Airport Wildlife Hazard Management Plan as features that should be avoided because they provide nesting and roosting sites for birds.</p> <p>Nonetheless, horizontal canopies are provided at all building entrances for weather protection at individual entrances. These canopies are not continuous canopies, but individual canopies at individual entrances. See building elevations in Attachments C.4. and C.5.</p> <p>However, this standard relates to “building entrances” at or near transit stops. one of the proposed new building entrances are at or near the major transit stop as they are all more than 200 feet from the transit stop.</p> |
| <p>3. New retail, commercial or office buildings located within 30 feet of a transit street, a street intersecting a transit street, or a major transit stop, shall include changes in relief on 35% of their façades facing such a street or transit stop. Such changes in relief may include windows, lobbies, covered pedestrian entrances, display windows, cornices, bases, fluted masonry, combinations of such treatments, or other pedestrian-friendly treatments.</p>                                                                                                            | <p>Aviation uses are within the Infrastructure and Utilities use categories. The proposal is not for a new retail commercial, office, or institutional building. This standard does not apply.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| 12.50.430 Connectivity and Design Standards at or Near Transit Stops                                                                                                                                                                                                                                                                                                                                                    | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 4. New retail, commercial, office or institutional buildings located at a major transit stop shall provide all of the following transit-supportive improvements:                                                                                                                                                                                                                                                        | Aviation uses are within the Infrastructure and Utilities use categories. The proposal is not for a new retail commercial, office, or institutional building. This standard does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5. All development shall provide a pedestrian connection between the transit stop and the main building entrance(s) on the site that is continuous, unobstructed, reasonably-direct route between the 2 points that is intended and suitable for pedestrian use. On developed parcels, pedestrian connections shall be hard-surfaced. In parks and natural areas, pedestrian connections may be soft-surfaced pathways. | <p>Two pedestrian connections are proposed from the hangars to the public sidewalk in NE Brookwood Parkway. One connection to Hangar 1 that serves the “rear” hangars 1, 2 and 3, and one that serves the “front” hangars 4 and 5. The public sidewalk is then utilized as the remainder of the pedestrian route to the transit stop.</p> <p>The connections on private property are concrete, unobstructed and as direct as possible to the public sidewalk. Due to the size and trapezoidal lease boundary of the development site, the closest building entrance to hangar 1, as traveled by a pedestrian, is approximately 550 feet from the transit stop. The closest building entrance to hangar 4 is approximately 750 feet from the transit stop, as traveled by a pedestrian. The connections provide the most direct connection from the buildings to NE Brookwood Parkway, as required elsewhere in this code.</p> |
| 6. Pursuant to subparagraph 4.b, above, if a building is set within 20 feet of the front property line, no off-street parking will be allowed in the front setback. A single vehicle circulation lane may be permitted in the front setback only if no practicable alternative is available and if driveway crossings are provided for pedestrian safety consistent with Subsection 12.50.420.D.5.                      | No building is proposed within the first 20 feet of the front property line. This standard does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7. Vehicle parking on corner lots at or near a major transit stop shall not be located adjacent to street intersections.                                                                                                                                                                                                                                                                                                | Vehicle parking is not located near the major transit stop; it is located on the southeastern and western parts of the site whereas the transit stop is located northeast of the site at the intersection of NW Airport Road and NE Brookwood Parkway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| <b>12.50.430 Connectivity and Design Standards at or Near Transit Stops</b>                                                                                                                                                                                                                                                                                                                        | <b>Applicant Response</b>                                                                                                                                                                                                                       |
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| F. Redevelopment of Parking. Applications for development at or near major transit stops which include surface parking fields larger than 50 spaces, shall include a conceptual redevelopment plan indicating how the excess spaces could be redeveloped in the future. Omission of specific redevelopment plans for the excess parking spaces shall not be the basis for denying the application. | The leasehold area is proposed for a full build-out. Surface parking areas are located at the edges of the hangars, and do not contain sufficient room for future buildings. A parking redevelopment plan is not practicable for this proposal. |

## 12.50.500 Access and Street Standards

| <b>12.50.510 Purpose, Applicability and Exceptions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Applicant Response</b>                                                                                                                                                                                        |
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| <p>B. Applicability.</p> <p>1. These standards apply to all Zoning Review applications, Non-Temporary Emergency Shelter applications, Type II and Type III land use applications, and Expedited and Middle Housing Land Divisions on sites adjacent to existing public streets and/or developments which are required to provide new public or Private streets, alleys or common driveways. In addition to these standards, the City has also adopted Public Works Design and Construction Standards (D &amp; C Standards) that apply to public improvement constructed within the City. The D &amp; C Standards provide detailed construction requirements consistent with this Code.</p>                                                                                                                                                                           | <p>This is an application for a Type III Development review. This section applies.</p>                                                                                                                           |
| <p>2. These standards may require any or all of the following:</p> <ul style="list-style-type: none"> <li>a. Dedication of right-of-way adequate to meet the requirements of the Transportation System Plan (TSP); the D &amp; C Standards; or the requirements of Subchapters 12.60 through 12.67 in certain plan districts;</li> <li>b. Street improvements on interior street systems and adjacent existing streets, adequate to meet the requirements of the TSP; the D &amp; C Standards; or the requirements of Subchapters 12.60 through 12.67 in certain plan districts;</li> <li>c. Payment of a fee-in-lieu of construction pursuant to the D &amp; C Standards, at the direction of the City Engineer; and/or</li> <li>d. Execution of acceptable financial guarantees for improvements deferred at the direction of the City Engineer; and/or</li> </ul> | <p>The existing driveway and curb cut along NE Brookwood Parkway will be closed. New curb and sidewalk will be installed at the location of the curb cut and driveway in compliance with D&amp; C Standards.</p> |

| <b>12.50.510 Purpose, Applicability and Exceptions</b>                                                                                                                                                                                            | <b>Applicant Response</b>           |
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| e. Execution of waivers of remonstrance against improvements deferred at the direction of the City Engineer. Required waivers of remonstrance shall be recorded by the City, and shall be effective for 10 years following the date of execution. |                                     |
| C. Exceptions.                                                                                                                                                                                                                                    | There are no applicable exceptions. |

| <b>12.50.520 Street Connectivity and Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Applicant Response</b>                                                                                         |
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| <p>A. Applicability. The standards of this section apply to:</p> <ol style="list-style-type: none"> <li>1. Any Type II or Type III development that results in the construction of a street;</li> <li>2. A land division that is not a Middle Housing Land Division and that: <ol style="list-style-type: none"> <li>a. Is located on a site that is 1.75 acres or larger in size; or</li> <li>b. Abuts a parcel upon which there is a street that has been "stubbed" to the proposed development site.</li> </ol> </li> </ol> | This proposal does not require construction of a street, nor is for a land division. This section does not apply. |

See Civil Plans in Attachment C.3

| <b>12.50.530 Public Streets and Alleys Design and Improvement.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>A. General Standards and Requirements.</p> <ol style="list-style-type: none"> <li>1. The Review Authority shall condition approvals of land use applications adjacent to existing public streets and/or required to provide new public streets or alleys to provide adequate right-of-way and improvements to streets, sidewalks, bike routes and bikeways, consistent with the TSP, the Public Works Development and Construction (D &amp; C) Standards, and Transportation Committee policy.</li> <li>2. The Review Authority shall also consider future needs for street widening and other transportation improvements in the vicinity of the proposed development that would mitigate traffic impacts generated by the proposed development. The Review Authority may require off-site improvements, including, but not limited to: lighting; signalization; turn lanes; medians; on-street parking; traffic islands; paving; curbs and gutters; sidewalks; bikeways; storm drainage systems; or facilities needed due to the anticipated vehicular and pedestrian traffic generation from the proposed development.</li> </ol> | <p>No new streets are proposed or required.</p> <p>An 8-foot wide PUE will be provided adjacent to the NE Brookwood Parkway right-of-way.</p> <p>Where the existing curb cut and driveway along NE Brookwood Parkway will be removed, all street sections, curbs, gutters, sidewalks, street lights and street trees will be constructed and installed consistent with the D &amp; C Standards.</p> |

| 12.50.530 Public Streets and Alleys Design and Improvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applicant Response |
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| <p>3. Narrower designs for local streets may be permitted with City Engineer approval. Reduced width street designs shall comply with applicable D &amp; C Standards.</p> <p>4. Where site conditions are favorable to stormwater infiltration, "green street" designs are encouraged and may be used. In these cases, deviation from the street standards in this Code or in the D &amp; C Standards may be approved by the City Engineer. Design elements and facilities which require City Engineer approval for use in the public right-of-way include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Increased numbers of street trees;</li> <li>b. Vegetated islands within street improvements;</li> <li>c. Reduced improvement widths at stream crossings; and/or</li> <li>d. Multi-functional open storm drainage in lieu of conventional curb-and-gutter systems.</li> </ul> <p>5. Except as provided under paragraph 6 below, public utility easements (PUEs) for public and private underground utilities (including gas, electric, telephone and cable communications conduits or duct banks) shall be provided adjacent to all public rights-of-way. The width of the PUEs shall be subject to approval by the City Engineer.</p> <p>6. If private utilities cannot be located in a PUE due to setbacks, the City Engineer may permit placement in the public right-of-way under the provisions of a City franchise agreement.</p> <p>7. All street sections, curbs, gutters, sidewalks, street lights and street trees shall be constructed and installed consistent with the D &amp; C Standards unless alternative plan district standards are specified in Subchapters 12.60 through 12.67.</p> |                    |

| 12.50.530 Public Streets and Alleys Design and Improvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>B. Street Classifications and Improvements in Standard Zones.</p> <ol style="list-style-type: none"> <li>1. Consistency with TSPs. The street descriptions in this section reflect and implement the street classifications on the TSP Functional Classification Map. Traffic capacity volumes within each classification provide an order of magnitude distinction between classifications, and are generally consistent with the Washington County Transportation Plan. "Improvement width" as specified in the classification description includes: required travel lanes and curb and gutter components; additional median improvements (landscaped and/or left turn lane); bicycle lanes; on-street parking spaces; and stormwater quality measures as permitted or required in a land use approval.</li> <li>2. Applicability to Public Streets. These standards apply to streets which are or will be dedicated to the City. Developers may choose to construct private streets at a lesser standard pursuant to Section 12.50.540.</li> <li>3. Functional Capacity Retained. The street standards contained in this section may be varied with City Engineer approval, but the functional classification, projected volumes and bike path plan must be accommodated in the variation. However, adjacent to properties designated and/or zoned mixed-use, standards for street sections may be adjusted to provide on-street parking, increased sidewalk width, or to substitute bicycle lanes and bicycle ways on street sections with reduced traffic speeds.</li> <li>4. Arterial Streets. Arterial streets are the primary routes for travel between Hillsboro and other areas in the region, between major areas of urban activity, and to access the highway system. Arterial streets vary in width from 2 lanes to 7 lanes: Arterial street widths are shown in the Design and Construction Standards. <ol style="list-style-type: none"> <li>a. If additional left and/or right turn lanes are required as a result of the Traffic Impact Analysis pursuant to Section 12.70.220, additional right-of-way shall be required as a condition of development approval.</li> <li>b. On certain streets in plan districts as specified in Subchapters 12.60 through 12.67, sidewalks shall be constructed to increased widths, such as 8 feet, 12 feet, or wider. If approved by the City Engineer, additional right-of-way or sidewalk easements</li> </ol> </li> </ol> | <p>These requirements apply to NE Brookwood Parkway, the public street abutting the site. NE Brookwood Parkway is classified as an Arterial Street by the TSP.</p> <p>Where the existing curb cut and driveway along NE Brookwood Parkway will be removed, all street sections, curbs, gutters, sidewalks, street lights and street trees will be constructed and installed consistent with the D &amp; C Standards.</p> <p>A Trip Generation Memorandum is submitted in Attachment B.1. This demonstrates that a Traffic Impact Analysis is not required pursuant to Section 12.70.220. The functional capacity is retained and no other improvements are required.</p> |



| <b>12.50.530 Public Streets and Alleys Design and Improvement.</b>                                                                                                                                                                                                                                                                                                                                                        | <b>Applicant Response</b> |
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| <p>shall be required on these streets to accommodate the additional sidewalk width.</p> <p>c. Property access points to arterial streets between intersections are subject to approval by the Road Authority, and may be conditioned to limitations such as right turn only configuration, consolidation among adjacent properties, and minimum spacing standards to reduce traffic conflicts on the arterial street.</p> |                           |

| <b>12.50.540 Private Streets Design and Improvements</b>                                                                                             | <b>Applicant Response</b>                                                     |
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| A. Applicability. These standards apply to all land divisions and development projects which include or will be required to provide private streets. | No new private streets are proposed or required. This section does not apply. |

See Civil Plans in Attachment C.3

| <b>12.50.550 Sidewalk Widths; Design and Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                            |
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| A. Applicability. These standards apply to all Type II and III development projects and land divisions adjacent to public and private streets, which include or will be required to provide sidewalks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | This is an application for a Type III Development review. This section applies.                                                                                                                                                                                                                                                                      |
| <p>B. General Sidewalk Standards.</p> <p>1. The Review Authority shall condition approvals of land use applications adjacent to existing public streets, and/or required to provide new public or Private streets, to provide sidewalks consistent with the TSP and the D &amp; C Standards, unless modified or alternative improvements are approved by the Review Authority or are specified in the plan districts listed in Subchapters 12.60 through 12.67.</p> <p>2. Sidewalks are required on both sides of public streets and both sides of private streets longer than 100 feet. The Review Authority may reduce sidewalk requirements on a public or private street to 1 side of the frontage to reduce impacts in Significant Natural</p> | <p>No new public or private streets are proposed or required.</p> <p>Public sidewalk will be constructed along NE Brookwood Parkway where the existing curb cut and driveway to the site will be closed. The width of the sidewalk will match the existing sidewalk width. There are no obstacles that preclude meeting required sidewalk width.</p> |

| <b>12.50.550 Sidewalk Widths; Design and Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Applicant Response</b> |
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| <p>Resource Areas or Habitat Benefit Areas or where physical or topographic features encourage reduced width street improvements.</p> <p>3. Except as provided in subsection C below, sidewalk widths, design and location on public streets shall comply with the D &amp; C Standards sidewalk widths. Sidewalk locations on private streets shall comply with Table 12.50.540-2.</p> <p>4. Sidewalks on public and private streets shall be constructed to the D &amp; C specifications.</p> <p>5. Clear sidewalk widths shall not be reduced below 5 feet to accommodate sidewalk obstacles. If such an obstacle could reduce the clear sidewalk width to less than 5 feet, the obstacle shall be placed either in the landscape strip or on the property behind the back edge of the sidewalk, or the sidewalk shall be widened to maintain the minimum 5-foot clear width. As used in this section, sidewalk obstacles may include any of the following or similar objects:</p> |                           |

See Civil Plans in Attachment C.3 and Landscape Plans in Attachment C.6

| <b>12.50.560 Street Trees; Design and Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                      |
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| <p>A. Applicability. These standards apply to all Type II and III development applications and land divisions adjacent to public streets for which street and/or sidewalk improvements have been required under Section 12.50.550.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>This is an application for a Type III Development review. This section applies.</p>                                                                                                                                                                                                                                                         |
| <p>B. Standards. The following standards apply to street tree selection, installation and maintenance unless alternative standards are specified in Subchapter 12.60.</p> <p>1. The Review Authority shall condition land use approvals, including requirements for street and/or sidewalk improvements in public rights-of-way, to select, install and maintain street trees and irrigation systems in compliance with the D &amp; C Standards.</p> <p>2. As required by the D &amp; C Standards, approval of land use applications including street tree installation shall be conditioned to require provision of acceptable financial assurances to ensure compliance with the applicable standards.</p> <p>3. Following the 2-year establishment period, maintenance, pruning, and if necessary removal and</p> | <p>No new public or private streets are proposed or required.</p> <p>Additional street trees will be planted adjacent to NE Brookwood Parkway where the existing curb cut and driveway to the site will be closed. Any financial assurances required may be conditioned with approval of this application. Ongoing maintenance will occur.</p> |

| <b>12.50.560 Street Trees; Design and Location</b>                                   | <b>Applicant Response</b> |
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| replacement of street trees shall comply with the provisions of the D & C Standards. |                           |

## **12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration**

| <b>12.50.610 Purpose, Applicability and Exceptions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Applicant Response</b>                                                                                                                                                              |
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| <p>A. Purpose. Comprehensive Plan Section 15 Public Facilities &amp; Services requires that development is appropriately guided and supported by the provision of public facilities and services in a timely, orderly and efficient manner. These standards set out a framework to assure that proposed development provides for the design, construction and maintenance of the necessary public facilities.</p> <p>B. Applicability. Except as may be specified otherwise in this section, these standards apply to all development projects requiring installation of public utilities on site, adjacent, or off site to the project.</p> | No installation of any public utilities are proposed. However, some standards of the 12.50.600s series of chapters refer to private utilities, so these standards are addressed below. |

See Civil Plans in Attachment C.3

| <b>12.50.620 Public Utilities General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Applicant Response</b>                                                                                                                                            |
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| <p>A. General Standards.</p> <p>1. Adequate Utilities Required. The Review Authority shall condition a land use application approval to require provision of public water, sanitary sewer, communications, and storm drainage service adequate to serve the approved level of development in a manner that is consistent with Section 12.50.620.A.2. It is the applicant's burden of proof to demonstrate that adequate facilities and services are presently available or will be made available concurrent with development. The Review Authority may condition a development approval to extend, modify or replace an existing off-site public water, sanitary sewer, communications, or storm drainage facility or system to provide adequate public facilities or services in a manner that is consistent with Section 12.50.620.A.2 to the development site.</p> <p>2. Compliance with Other Standards. Construction of all public water, sanitary sewer, communications, and</p> | <p>A service provider letter from Clean Water Services is provided in Attachment B.3.</p> <p>No construction of public utilities are proposed with this project.</p> |

| 12.50.620 Public Utilities General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                                                                         |
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| <p>storm drainage facilities and services shall comply with the D &amp; C Standards, CWS standards or TVWD standards as applicable.</p> <p>3. Service Provider Letters Presumed Correct. Service providers shall be presumed correct in the evidence which they submit relating to the adequacy and availability of facilities and services to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                            |
| <p>B. Public Utility Easements.</p> <p>1. A land division approved under Section 12.80.090 shall be conditioned to require public utility easements (PUEs) for private utilities as approved by the City Engineer, consistent with the D &amp; C Standards.</p> <p>2. The Review Authority may condition approval of any Type I, Type II or Type III land use application, Zoning Review applications, and ELD Preliminary Plat applications to provide PUEs as approved by the City Engineer, consistent with the D &amp; C Standards.</p> <p>3. PUEs required under paragraphs 1 and 2 above shall be provided to and accepted by the City upon recording of a final plat or prior to occupancy if a final plat is not required. A required easement width specified in the D &amp; C Standards may be reduced only with approval of the City Engineer, Building and Water Departments, and all affected utilities.</p> | <p>This is an application for a Type III Development Review.</p> <p>An 8-foot wide PUE will be provided adjacent to the NE Brookwood Parkway right-of-way. This will be accepted by the City prior to final occupancy.</p> |
| <p>C. Undergrounding Public Utilities.</p> <p>1. Except as specified in Section 12.50.625, all public utility distribution and service connections shall be underground.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>No installation of any public utilities are proposed. Private connections to public utilities will be underground.</p>                                                                                                  |
| <p>D. Maintaining Angle of Repose.</p> <p>1. Preliminary applications for developments proposing front setbacks less than 10 feet shall include utility plans showing horizontal and vertical locations of public and private utilities to demonstrate adequate angles of repose.</p> <p>2. To assure that structural footprints are sited to provide adequate area for installation and maintenance of public and private utilities in compliance with City standards, the Review Authority may condition land use approvals to require additional setbacks or easement widths to assure adequate separation of utilities before and after construction.</p> <p>3. Where additional setbacks or easements cannot be provided or acquired without significantly affecting the</p>                                                                                                                                         | <p>There are no setback or structural constraints that affect the angle of repose. Adequate angles of repose are shown on the utility plans.</p>                                                                           |

| <b>12.50.620 Public Utilities General Requirements</b>                                                                                                                                                          | <b>Applicant Response</b>                                                                       |
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| project design or reducing the buildable area, the Building Official may allow modifications to a structural foundation footing to reduce the angle of repose influence on an adjacent public utility easement. |                                                                                                 |
| E. Utility Equipment in Urban Areas                                                                                                                                                                             | The site is not within any of the locations identified in this subsection. This does not apply. |

See Civil Plans in Attachment C.3

| <b>12.50.625 Power and Communications Utility Undergrounding.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Applicant Response</b>                                                                                                                                 |
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| <p>B. Applicability.</p> <ol style="list-style-type: none"> <li>1. The standards in this Section 12.60.625 apply to new and existing utility lines that operate below 35,000 volts.</li> <li>2. Exemptions.</li> <li>3. Type A Projects. Type A projects are projects that are not exempt, but which meet one of the criteria below. Type A projects are subject to the standards of Subsection C. <ol style="list-style-type: none"> <li>a. The site has less than 100 feet of street frontage with existing above ground electric power lines that is subject to the undergrounding requirement;</li> <li>b. Undergrounding the existing above ground electric power lines would not result in a decrease in the number of electric utility poles. The change in the number of utility poles shall be based on an estimate provided by the electric power franchise.</li> </ol> </li> <li>4. Type B Projects. Except for capital improvement projects which are subject to the City of Hillsboro's Capital Improvement Plan and Type A projects which are subject to the standards of Subsection C, all other projects are considered Type B projects and are subject to the standards in Subsection D.</li> </ol> | <p>The standards apply. There are no applicable exemptions. The proposed development is a Type B project and must meet the standards of Subsection D.</p> |
| <p>D. Standards Applicable to Type B Projects.</p> <ol style="list-style-type: none"> <li>1. Except where an Adjustment has been approved pursuant to Section 12.80.154 or Section 12.80.156, all above ground electric power lines and co-located communication lines along the site's frontage and related service connections to on-site development shall be placed underground.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>All existing power fronting the site is underground and future power to the project will be located underground.</p>                                   |

| 12.50.625 Power and Communications Utility Undergrounding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2. If an Adjustment is approved, the applicant shall pay a FIL of undergrounding the utilities.</p> <ol style="list-style-type: none"> <li>The FIL shall be based on the City's approved fee schedule.</li> <li>If a partial fee has already been paid on a site, the fee is reduced by the amount that has previously been paid. If 100% of the fee has been paid on a site, no further fees are due.</li> <li>For subdivisions, the FIL shall be paid to the City prior to approval of a final plat. For other projects, the FIL shall be paid to the City prior to the issuance of the first building permit for the project.</li> <li>The fees shall be deposited in a fund to be used only for undergrounding of utilities in the City and purposes directly related thereto.</li> </ol> |                                                                                                                                                                                                                                                                          |
| <p>E. Installation Standards for the Undergrounding Electric Power Lines and Other Co-Located Communication Lines.</p> <ol style="list-style-type: none"> <li>Electric power lines and co-located communication lines shall be undergrounded in the locations listed in Table 12.50.625-1, subject to the approval of the City Engineer.</li> <li>As an alternative to the locations listed in Table 12.50.625-1, the Review Authority may require utilities to be placed underground within an adjacent alley right-of-way if such right-of-way is available, with vault locations as approved by the City Engineer and the utility provider.</li> </ol>                                                                                                                                        | <p>All existing power fronting the site is underground and future power to the project will be located underground.</p> <p>An 8-foot wide PUE is proposed along the frontage of NE Brookwood Parkway.</p> <p>There are no vaults or other structures within the PUE.</p> |

| <b>Table 12.50.625-1:</b><br><b>Electric Power Lines and Other Co-Located Communication Lines Undergrounding Scenarios</b> |                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Applicable Situation                                                                                                       | Location for Undergrounding                                                                    |
| Applicable minimum zone setback is 10 feet or greater                                                                      | Located in a PUE with a minimum width of 8 feet                                                |
| Applicable minimum zone setback is less than 10 feet                                                                       | Located in the right-of-way under the sidewalk with approval of the City Engineer, or in a PUE |

\* Vaults cannot be located in ROW or sidewalk

See Civil Plans in Attachment C.3

| 12.50.630 Site Grading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant Response                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>B. Applicability.</p> <ol style="list-style-type: none"> <li>1. The on-site surface contour grading standards specified in this section are applicable to all major and minor site alterations as defined in Section 12.01.500 where site fill or excavation, mass grading or soil stockpiling is proposed.</li> <li>2. Pursuant to the requirements of Public Works Design and Construction Standards Section 115.3, a site grading plan is required for any development that involves excavation or fill on public or private property or in public right-of-way. Plans for grading proposed in conjunction with a Type I, Type II or Type III land use application development shall be submitted with the land use applications pursuant to Subchapter 12.80 Applications.</li> </ol> | <p>This is an application for a Type III Development Review.</p>                                                                                                                               |
| <p>C. Exemptions. The following site alterations are exempt from the standards in this section:</p> <ol style="list-style-type: none"> <li>1. Public right-of-way road improvements including new streets, street widening, sidewalks, and similar or related improvements;</li> <li>2. Public utility improvements including new water, sanitary sewer, or storm drainage lines, public storm water facilities, and similar or related improvements; and</li> <li>3. Filling, excavating, and grading on private properties adjacent to public improvements listed in Paragraphs 1 and/or 2 above, when such alterations are undertaken as part of and in conjunction with the construction of the improvements.</li> </ol>                                                                 | <p>The portion of the project on private property is not exempt.</p> <p>If any grading is necessary to close the existing mid-site intersection with NE Brookwood Parkway, that is exempt.</p> |
| <p>D. Standards Applicable within and Adjacent to Single Dwelling Residential Zones.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The site is not within or adjacent to single dwelling residential zones. This does not apply.</p>                                                                                           |
| <p>E. Standards Applicable Adjacent to Significant Natural Resource Areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The site is not within or adjacent to single dwelling residential zones. This does not apply.</p>                                                                                           |
| <p>F. Land Use Approval Required for Mass Grading or Site Grading Not Associated with Development. If mass grading or stockpiling as defined in Section 12.01.500 is proposed on public or private property, the site grading plan required under D &amp; C Standards Section 120.4 shall be submitted as a Type</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Grading is associated with development. Grading plans have been provided.</p>                                                                                                               |

| <b>12.50.630 Site Grading</b>                                    | <b>Applicant Response</b> |
|------------------------------------------------------------------|---------------------------|
| II Development Review application pursuant to Section 12.80.040. |                           |

See Civil Plans in Attachment C.3 and Private Stormwater Report in Attachment B.2

| <b>12.50.640 Storm Water Facilities Site Integration.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Applicant Response</b>                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B. Applicability. The standards specified in this section are applicable to any project which includes aboveground stormwater facilities and meets the definition of "development" in CWS Design and Construction Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | This project is for new "development" This section applies.                                                                                                                                                                                                                      |
| C. Exemptions. Activities exempted from the definition of "development" under CWS Design and Construction Standards are exempt from the provisions of this section.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | This project is not exempt.                                                                                                                                                                                                                                                      |
| D. Standards.<br>1. Plans for aboveground stormwater facilities shall be submitted with landscaping plans for land use applications under Subchapter 12.80 Applications. Site improvements in the vicinity of the stormwater facility shall designed and installed to integrate the facility into the site design through coordination of finished grade elevations and use of compatible landscaping species consistent with Section 12.50.220.<br>2. The Review Authority may condition any Type II or Type III land use application approval to require that the aboveground stormwater facility complies with the applicable provisions of the 2018 CWS Design and Construction Standards Chapter 3 Sensitive Areas and Vegetated Corridors and Chapter 4 Runoff Treatment and Control. | All stormwater management facilities are proposed to be underground facilities. There are no above ground facilities proposed.<br><br>There are no identified Sensitive Areas nor vegetated corridors. The above ground facility will comply with CWS requirements of Chapter 4. |

## **12.50.800 Design Standards for Non-Residential and Mixed-Use Development**

| <b>12.50.810 Purpose and Applicability</b>                                                                                                                                                    | <b>Applicant Response</b>                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Purpose. These standards are generally intended to work together with the standards in Sections 12.50.100 through 12.50.600 to create attractive commercial, industrial, institutional and | The site is for non-residential development. Unless otherwise specified within the Sections, the standards of 12.50.800s series of Sections apply. |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
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| <p>mixed-use areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation and recreational opportunities. The design standards generally assure that new development will be compatible with the City's character, while allowing for some flexibility for new development. In addition, the regulations provide certainty to property owners, developers and neighbors regarding allowable design and the differences between designs which are and are not permitted.</p> <p>B. Applicability. Except where noted in each subsection, the standards of this section apply to all non-residential and mixed-use development in light rail, urban center or mixed-use zones. In addition, some standards may apply in standard commercial or industrial zones.</p> |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

See Civil Plans in Attachment C.3, Architectural Plans in Attachment C.4 and C.5 and Exterior Lighting and Photometrics in Attachment C.7

| 12.50.820 Main Entries                                                                                                                                                                                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Applicability. The standards of this section apply:</p> <ol style="list-style-type: none"> <li>1. In all non-residential light rail zones;</li> <li>2. In all mixed-use zones; and</li> <li>3. In standard commercial or industrial zones.</li> </ol> <p><b>12.01.500 Definitions</b><br/> <b>Main Building Entrance.</b><br/> <i>A primary pedestrian entrance to a building.</i></p>                     | <p>The site is in the Industrial I-P zone. This applies.</p>                                                                                                                                                                   |
| <p>B. Entry Orientation. All ground-floor tenant spaces with at least 25 feet of frontage facing a public or private street shall have at least 1 building entry oriented to the street. This entry shall open directly to the building exterior, at the ground floor level, but may be elevated above finished grade if a stoop, porch, portico or similar architectural feature is included in the design.</p> | <p>The street frontage is NE Brookwood Parkway. Each suite/tenant space located within Hangar 4 and within Hangar 5 has an entry oriented to NE Brookwood Parkway, opening to the ground floor of the one-story buildings.</p> |
| <p>C. Entry Orientation on Corner Lots. On corner lots a main building entry may be oriented to either of the streets or to the corner where the 2 streets intersect.</p>                                                                                                                                                                                                                                        | <p>Not applicable. NW Airport Road is not a street, therefore this is not a corner lot.</p>                                                                                                                                    |

| 12.50.820 Main Entries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>D. Multiple Entries Required on Longer Façades.</p> <ol style="list-style-type: none"> <li>1. In the MU-C zone, where a single tenant occupies 200 feet or more of a building façade, 1 additional entry shall be provided for each 200 feet of street façade.</li> <li>2. In light rail commercial zones, building façades over 300 feet in length shall provide at least 2 main building entries.</li> <li>3. In light rail industrial and institutional zones, building façades over 400 feet in length shall provide at least 2 main building entries.</li> </ol> | <p>Not applicable. The site is not located within a “light rail industrial zone.” The site is in the I-P Industrial Park zone, which is not a light rail zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>E. Sidewalk Connections to Entries. Unless exempt under subsection H below, a pedestrian sidewalk or pathway shall be provided directly to the building entrance from all street sidewalks.</p>                                                                                                                                                                                                                                                                                                                                                                       | <p>The street sidewalk is located adjacent to NE Brookwood Parkway. A pedestrian connection is provided directly to a building entrance for both rows of hangars (hangars 4 &amp; 5; and hangars 1, 2 &amp; 3) to the public sidewalk on NE Brookwood Parkway. The pedestrian connections then connect to pedestrian accessways that run parallel to each row of hangars for continued access to the building entrances from the public sidewalk.</p> <p>The pedestrian connections to the street are not consolidated; they are distributed along the length of the NE Brookwood Parkway frontage to achieve the most direct route to each row of hangars.</p> <p>There are two pedestrian connections from to the public sidewalk on NE Brookwood Parkway. One consolidated connection to Hangars 4 and 5 and a second connection that accesses Hangars 1, 2 and 3.</p> |
| <p>F. Standards for Main Building Entries.</p> <ol style="list-style-type: none"> <li>1. All main entries shall comply with applicable accessibility standards.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                               | <p>Entrances meet accessibility standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ol style="list-style-type: none"> <li>2. Main entries shall be lighted to a minimum level of 32.5 lumens/square meter. Light sources shall be 3 to 12 feet above finished grade and equipped with cut-off fixtures to minimize glare.</li> </ol>                                                                                                                                                                                                                                                                                                                        | <p>Tenant entry doors are lit to a level of 6–9 foot-candles. In addition, decorative lighting has been installed 7 feet above grade on both sides of each entry door. All</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| <b>12.50.820 Main Entries</b>                                                                                                                                                                                                                                                                                    | <b>Applicant Response</b>                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                  | lighting at building entrances will be shielded to reduce glare.                                                                                                                                            |
| 3. Main entries to non-residential buildings fronting on transit streets shall remain open during the business hours for the building.                                                                                                                                                                           | The use is a controlled access use for tenants and employees with access 24/7. There is no general public use of the site. Employees and tenants will be able to access through the entrances at all times. |
| 4. Entries to mixed-use buildings containing dwelling units shall be clearly marked with a physical feature incorporated into the building or an appropriately scaled element on the façade.                                                                                                                     | No dwelling units are proposed. This standard does not apply.                                                                                                                                               |
| 5. Main entries shall be highlighted with at least 3 of the following architectural features: recessed doorway(s); overhangs or canopies; transom windows; at least 2 ornamental light fixtures flanking the entry; larger, transparent or more prominent doors; or pilasters or columns that frame the doorway. | All pedestrian entrances to the buildings include horizontal canopies, transparent doors, and 2 ornamental light fixtures flanking each side of the entries                                                 |
| G. Additional Entries. Buildings may have more street-oriented main entries than required by this section, and may have secondary entrances oriented to off-street parking and loading areas.                                                                                                                    | Multiple private entries are proposed facing NE Brookwood Parkway, and on the driveway side of Hangars 1, 2, and 3.                                                                                         |
| H. Exceptions.                                                                                                                                                                                                                                                                                                   | There are no applicable exceptions.                                                                                                                                                                         |

| <b>12.50.830 Ground Floor Windows</b>                                                                                                                                                                                                                                                                                                                       | <b>Applicant Response</b>                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>B. Applicability.</p> <p>1. The standards of this section apply to:</p> <ul style="list-style-type: none"> <li>a. All non-residential and mixed-use development in light rail, mixed-use and urban center zones; and</li> <li>b. Residential development in mixed-use zones, except for middle housing development in MU-N, MU-VTC, or SCR-V.</li> </ul> | The site is not in a light rail, mixed-use, or urban center zone. The proposal is not for residential development. This section does not apply. |

| <b>12.50.840 Articulation and Detailed Design</b>                                                                                                                                                                                                                                                                        | <b>Applicant Response</b>                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Applicability.</p> <p>1. The standards of this section apply to:</p> <ol style="list-style-type: none"> <li>All non-residential and mixed-use development in light rail, mixed-use and urban center zones;</li> <li>Commercial or institutional development in standard commercial or industrial zones.</li> </ol> | <p>The site is not in a light rail, mixed-use or urban center zone. Aviation uses are in the Infrastructure and Utilities use categories; the proposal is not for commercial or institutional development. This section does not apply.</p> |

| <b>12.50.845 Step-Back Requirements</b>                                                                                                                                                                                                                                                                                  | <b>Applicant Response</b>                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Applicability.</p> <p>1. The standards of this section apply to:</p> <ol style="list-style-type: none"> <li>All non-residential and mixed-use development in light rail, mixed-use and urban center zones;</li> <li>Commercial or institutional development in standard commercial or industrial zones.</li> </ol> | <p>The site is not in a light rail, mixed-use or urban center zone. Aviation uses are in the Infrastructure and Utilities use categories; the proposal is not for commercial development. This section does not apply.</p> |

See Civil Plans in Attachment C.3, and Landscape Plans in Attachment C.6

| <b>12.50.850 Improvements and Activities between Streets and Buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Purpose. Where buildings are not constructed immediately adjacent to the public street, attractive improvement of front yard setbacks promotes and enhances pedestrian scale and orientation and encourages pedestrian use of the area.</p> <p>B. Applicability. The standards of this section apply:</p> <ol style="list-style-type: none"> <li>In all standard commercial and industrial zones;</li> <li>In light rail zones; and</li> <li>In mixed-use zones.</li> </ol> | <p>This site is in the Industrial Park I-P zone. This applies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>C. Standards.</p> <p>1. The front yard between the public sidewalk or right-of-way and any adjacent building shall be improved with irrigated landscaping or hardscaping. Where provided, landscaping shall comply with the applicable requirements of Section 12.50.220.</p>                                                                                                                                                                                                  | <p>Portions of the required 35-foot front yard setback from NE Brookwood Parkway are not landscaped or hardscaped. The front yard setback is partially occupied by an access driveway, parking and parking aisle. Areas that are landscaped will comply with requirements of Section 12.50.220.</p> <p>The area of the entire front yard setback is 36,327 square feet. The area of the front yard setback that is NOT landscaped or hardscaped is 9,005 square feet, or 24.8 percent of the front yard area.</p> |

| 12.50.850 Improvements and Activities between Streets and Buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>An adjustment to this standard is requested.</b> Approval criteria are addressed below in this narrative under Development Review and Adjustment Approval Criteria.</p>                                                                                                                                                                                                                                                                                                                                                 |
| <p>2. Where hardscaping is used in lieu of landscaping in front yards, the hardscaped areas shall contain at least 2 pedestrian-friendly amenities integrated into the overall site design. Examples of such amenities include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>a. Weather canopies or sunshades;</li> <li>b. Benches or low walls with seating areas;</li> <li>c. Drinking fountains and/or water features;</li> <li>d. Free-standing planters and/or raised planting beds;</li> <li>e. Street furniture;</li> <li>f. Public art or sculpture; or</li> <li>g. Other design features requested by the applicant if approved by the Review Authority.</li> </ul> | <p>A publicly accessible, circular plaza and respite area is proposed adjacent to the right of way on NE Brookwood Parkway and the northernmost pedestrian connection to the site. However, this hardscaped area is not proposed <u>in lieu of</u> landscaping because the areas not used for landscaping are needed for a portion of the vehicle access driveway and the parking area in front of hangar 4, as described above.</p> <p>Instead, an Adjustment to standard 12.50.850.C.1 is requested as described above.</p> |
| <p>3. Paragraph 2 above does not apply to paved pedestrian connections between the sidewalk and building entrances.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>There are two paved pedestrian connections between the sidewalk on NE Brookwood Parkway and the building entrances. A publicly accessible, circular plaza and respite area is proposed adjacent to the right of way on NE Brookwood Parkway and the northernmost pedestrian connection to the site. Regardless, an Adjustment to standard 12.50.850.C.1 is requested as described above.</p>                                                                                                                               |

| 12.50.880 Outdoor Storage                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant Response                                                                                  |
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| <p>A. Purpose. These standards are intended to assure outdoor storage areas in non-residential zones are consistent with the purposes of the underlying zones, will not detract from streetscape appearance, and will not adversely impact adjacent properties.</p> <p>B. Applicability. These standards apply to all standard industrial zones, and to commercial, industrial and institutional development in all light rail zones.</p> | <p>There is no outdoor storage of materials or equipment proposed. This section does not apply.</p> |

| <b>12.50.880 Outdoor Storage</b>                                            | <b>Applicant Response</b> |
|-----------------------------------------------------------------------------|---------------------------|
| In the SCC-MM zone these standards apply only on arterial street frontages. |                           |

See Civil Plans in Attachment C.3, Fence and Trash Enclosure Details in Attachment C.4, and Exterior Mechanical Details in Attachments C.4 and C.5

| <b>12.50.890 Utilitarian Functions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Applicant Response</b>                                                                                                                                                                                                                                                                  |
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| <p>A. Purpose. The standards of this section are intended to create more attractive streetscapes by reducing utilitarian features adjacent to the street. Except where the word "shall" is used, the standards are not to be construed as mandatory approval standards.</p> <p>B. Applicability.</p> <ol style="list-style-type: none"> <li>1. The standards of this section apply to all non-residential development and the non-residential components of mixed-use development in: <ol style="list-style-type: none"> <li>a. Standard commercial and industrial zones; and</li> <li>b. Light rail, mixed-use, and urban center zones.</li> </ol> </li> <li>2. In applicable development projects identified in paragraph 1, above, these standards apply to any façade meeting 1 or more of the following thresholds: <ol style="list-style-type: none"> <li>a. Facing, adjacent to, and visible from a street, major pedestrian route, or direct pedestrian way leading from a light rail station site; or</li> <li>b. Visible from and facing onto a park, plaza, or other public outdoor space.</li> </ol> </li> </ol> | <p>These standards are applicable to areas adjacent to and visible from the street, NE Brookwood Parkway.</p>                                                                                                                                                                              |
| <p>C. Standards.</p> <ol style="list-style-type: none"> <li>1. To reduce their visual and audible impacts, roof-mounted equipment, vent and chimneys shall be placed behind parapets, architecturally compatible screens, roof-top landscaping or other equivalent measures requested by the applicant if approved by the Review Authority.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>There is no roof-mounted equipment, chimneys or vents.</p> <p>Solar panels are proposed on the roof of the Ground Support Equipment (GSE) building between Hangar 5 and the fuel farm. This roof is flat, located behind the security fence, and minimally visible from the street.</p> |
| <ol style="list-style-type: none"> <li>2. Loading docks, HVAC equipment, trash compaction and collection, and other utility and service functions shall be located either within, beside or behind the building rather than on the street-side façade.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>There are 2 waste and recycling storage areas; one toward the northern corner of the site and another along toward the middle of the lease boundary facing the airfield. Both of these are behind, or</p>                                                                               |

| 12.50.890 Utilitarian Functions                                                                                                                                                                                                   | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                                                                                                                                                                                                                   | <p>beside, the buildings as viewed from the street-side of NE Brookwood Parkway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>3. Wall- or ground-mounted mechanical, electrical and communications equipment shall be screened from streets and adjacent properties. Such screens shall be architecturally compatible with the building and landscaping.</p> | <p>No wall mounted equipment facing NE Brookwood Parkway is proposed.</p> <p>There is one bank of ground-mounted mechanical equipment adjacent to hangar 4 facing NE Brookwood. This is shown in Attachments C.4 and C.5 with screening detail on sheet A106. Additionally, this is screened by perimeter parking lot landscaping on the opposite side of the parking area in front of hangar 4.</p> <p>The fuel farm will be screened from NE Brookwood Parkway by the security fence described above under Section 12.50.250.</p> <p>That security fence is separated from NE Brookwood Parkway by the intervening access driveway to the parking area in front of hangar 4. Furthermore, the access driveway is separated from NE Brookwood Parkway by the landscaped front yard. Most of the front yard is a full 35 feet deep, but tapers down to a half-foot where the driveway travels around the corner of hangar 5. Landscaped berms as described in Section 12.50.250 are provided in that area for further screening. Finally, the right-of-way between the property line and the street curb is an additional 35 feet in width and contains mature and continuous street trees.</p> |

## 12.66 North Hillsboro Industrial Area Plan District

| 12.66. North Hillsboro Industrial Area Plan District                                                                                                                                                                                             | Applicant Response                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>12.66.020 Applicability and Designation of Special Features.</p> <p>A. Plan District Boundary. The standards of this section apply only within the North Hillsboro Industrial Area Plan District boundary as shown on Figure 12.66.020-A.</p> | <p>Not applicable. This leasehold is outside of the North Hillsboro Industrial Plan District. The plan district is located further to the north of the site.</p> |



## Development Review and Adjustment Approval Criteria

To reiterate, the following reviews are requested. See Overall Site Plan in Attachment C.1 for graphic description of Adjustments.

### 1. Type III Development Review

### 2. Major Adjustment to front yard setback from 35 feet to 25-feet for a corner portion of hangar 5 (Table 12.25.260-1). The building footprint area within the front setback is 165 square feet.

### 3. Major Adjustment to:

- allow a portion of the required front yard to have parking areas (12.25.280.B.1)
- allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280.B.2.b)
- allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280.B.3.b)
- allow landscaped areas to not have first preference to front yard setbacks adjacent to streets (12.50.220.D.3)

While a significant portion of the overall site landscaping is in the front setback, 9,005 square feet of the total 36,327 square feet of the front yard setback is proposed for an access driveway, parking area, and parking aisles. These standards are submitted as one major adjustment for the following reasons. They are similar standards. Standards 12.25.280.B.2.b and 12.25.280.B.3.c are identical standards. In addition, the standards in Section 12.25.280 do not have a purpose statement in order to respond to approval criterion 12.50.156.C.3. Standards 12.25.280.B.2.b and 12.25.280.B.3.c do refer to Section 12.50.220 which does include a purpose statement, while standard 12.25.280.B.1 does not. The collection of standards will be addressed using the purpose statement in Section 12.50.220.

### 4. Major Adjustment to allow a portion of the front yard to be improved with driveways and parking areas instead of irrigated landscaping or hardscaping. (12.50.850.C.1).

While a significant portion of the front yard setback is landscaped, 9,005 square feet of the total 36,327 square feet of the front yard setback is proposed for an access driveway, parking area, and parking aisles. This standard is submitted as a separate major adjustment. Though it is similar to the collection of standards stated above, Section 12.50.850 has its own purpose statement in order to respond to approval criterion 12.50.156.C.3. This standard will be addressed using the purpose statement in Section 12.50.850.

## 12.80 Applications

### 12.80.040.H Development Review. Approval Criteria

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

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

**Response:** The site is located entirely in the I-P zone. The development standards applicable in the I-P zone have been addressed above under Use and Development Standards. Major adjustments are requested to the standards identified above. Approval criteria for those adjustments are addressed below. No minor adjustments are requested.

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

**Response:** The site is not within an overlay zone. This does not apply.

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

**Response:** There are no applicable sections of 12.40 that apply to this project. Section 12.40.260 is for Utility facilities; this use is classified as an Aviation Use. This does not apply.

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

**Response:** Section 12.50 is the Development and Design Standards. These standards have been addressed above under Use and Development Standards.

5. *The proposal complies with any applicable plan district standards in Subchapter 12.60;*

**Response:** The parent site of the Hillsboro Airport is located within the North Hillsboro Industrial Area Plan District. This leasehold site is not located within the plan district. This does not apply.

6. *The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable;*

**Response:** There are no conditions of approval required by prior land use decisions. This does not apply. See public records request for conditions of approval in attachment A.4.

7. Additional Criteria for Non-Residential Applications. (including the non-residential portion of a mixed-use development):

a. *The transportation system can safely and adequately accommodate the proposed development,*

**Response:** The proposed development is consistent with allowed uses in the zone. A trip generation memorandum is submitted as attachment B.1. This demonstrates that a Traffic Impact Analysis is not required pursuant to Section 12.70.220. The functional capacity is retained and no other improvements are required.

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

**Response:** Access is from NW Airport Road (a driveway) and then to NE Brookwood Parkway at a signalized intersection. A second existing curb cut and driveway from NE Brookwood Parkway directly onto the development site will be closed to eliminate queuing and turning to and from NE

Brookwood Parkway as required by the City in correspondence prior to this submittal. There will be limited pedestrian use of the site as most users will arrive by vehicle. However, to maximize safety, onsite pedestrian walkways will be separated from the parking area surface by a raised curb, or a different paving material (concrete), at the two points where pedestrian accessways cross the access driveway. Due to the large size of the site and the nature of the use, most internal foot-traffic will be substituted by use of golf carts.

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

**Response:** The site is flat and contains no significant vegetation besides natural grasses. No cultural resources or hazards are identified in the Hillsboro Cultural Resources Inventory.

*d. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and*

**Response:** The proposed development is an Aviation use for use of aircraft at Hillsboro Airport. The surrounding development includes the Hillsboro Airport to the northwest and private aircraft hangars to the immediate southwest. The general vicinity of the area includes other aviation uses, storage and manufacturing, larger commercial developments, and campus-style offices. The proposed aircraft use is compatible with the surrounding uses that are predominantly industrial, aviation, and large-scale commercial.

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

**Response:** Due to the nature of the surrounding uses, there are few negative impacts from this development. On-site lighting will meet lighting limitations. Aircraft noise will occur, but that is consistent with the allowed use and the nature of the airport. Visually, from NE Brookwood Parkway, a significant portion (over 75%) of the 35-foot front yard setback will be landscaped with trees and shrubs on elevated berms to enhance the “parkway” aesthetic of NE Brookwood Parkway. In addition, the existing sidewalk corridor along NE Brookwood Parkway (from the curb to the property line) is variable in width, but is approximately 35 feet. This ample width provides additional separation between the roadway and the site. The proposed onsite berms and landscaping continue along and adjacent to the developed portion of NW Airport Road driveway, so will be similarly screened as viewed while travelling south along NE Brookwood Parkway. Building materials will be non-offensive white and gray with clerestory windows and identifiable entrances.

## **12.80.156.C Major Adjustments Approval Criteria**

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

As noted previously, three Major Adjustments are proposed:

- 1. Major Adjustment to front yard setback from 35 feet to 25-feet for a corner portion of hangar 5 (Table 12.25.260-1).**

**2. Major Adjustment to:**

- allow a portion of the required front yard to have parking areas (12.25.280.B.1)
- allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280.B.2.b)
- allow a portion of the required front yard to have vehicle area instead of landscaping (12.25.280. B.3.b)
- allow landscaped areas to not have first preference to front yard setbacks adjacent to streets (12.50.220.D.3)

**3. Major Adjustment to allow a portion of the front yard to be improved with driveways and parking areas instead of irrigated landscaping or hardscaping. (12.50.850.C.1).**

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

**Response:** The proposed Adjustments related to vehicle area, will provide the only option for onsite vehicle movement and parking adjacent to Hangars 4 and 5. Pedestrian connections from the public right-of-way and from parking areas to the buildings will not be obstructed with the proposed vehicle areas and building located within the setback.

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

**Response:** The site is flat and contains no significant vegetation besides natural grasses nor any city-designated natural resources. No cultural resources are identified in the Hillsboro Cultural Resources Inventory.

*3. The development will remain consistent with the overall purpose of the base zone after the Adjustment or the combined Adjustments if more than 1 is proposed;*

**Response:**

The purpose of the I-P zone is as follows:

**12.25.210 Purpose.**

- Provide a Full Range of Industrial Uses and Limited Commercial Support Services. The I-P zone implements the Industrial Comprehensive Plan designation in the City's newer industrial areas, providing opportunities for all types of industrial service, manufacturing, warehouse and wholesale uses, and limited opportunities for convenient service and office commercial uses.*
- Create High-Quality, Attractive Industrial Parks. The standards of the I-P zone are intended to create attractive site amenities such as deeper setbacks and increased landscaping, thereby creating high-quality industrial neighborhoods which attract and maintain the value of their investments.*
- Reduce Vehicle Miles Traveled. By allowing siting of supporting commercial uses within industrial areas, the standards of the I-P zone help to reduce vehicle trips and miles travelled by employees to these services and/or to access them by walking or bicycling.*

*D. Accommodate the Region-Wide Need to Create and Preserve Industrial Lands, as set forth in Title 4 of the Metro 2040 Urban Growth Management Functional Plan.*

The requested Adjustments are necessary to allow full-build out of the site with the proposed hangars. The hangars are an allowed use in the I-P zone, and an appropriate use for Port of Portland-owned property on the Hillsboro Airport site. The front yard setback in the I-P zone is 35 feet. The existing sidewalk corridor is approximately 35 feet in width along the frontage of the site. Where the Adjustment is requested to reduce the front yard setback to 25 feet will be for a width of approximately 35 linear feet. The leasehold frontage is approximately 1,035 linear feet. Thus, only 3.4% of the linear frontage is affected. Of that, the reduced setback makes up 165 square feet of the 36,327 square feet of front yard setback area; less than one-half of one percent of the front yard setback area. In the scale of the site and project, impacts from the reduced front setback are negligible.

Similarly, a portion of the front setback will have vehicle areas and will not be landscaped. The 35 foot front yard setback totals 36,327 square feet in area. Of that area, Hangar 5 is encroaching 165 square feet, the parking area encroaches 863 square feet, and the main driveway encroaches 8,142 square feet; the encroachments total 9,005 square feet; 24.8% of the total setback. This results in a project that still maintains deeper setbacks that are generally landscaped. Where these setbacks have paving for vehicle areas, those paved areas will be screened from NE Brookwood Parkway by the proposed berms and landscaping.

The site layout is proposed to address limitations that affect where the proposed development can be located. To the east, the curved frontage of NE Brookwood Parkway affects the layout of rectangular buildings, to the west, there are restrictive height limit lines ranging from 20-48 ft parallel to the runway extension. These height limits are required to maintain safety for the flight pathways as required by the FAA (restricted building lines) as shown on the plan below. In the center of the site, a minimum taxiway width of 220 feet is necessary to allow for aircraft maneuvering. These limitations on the east and west, squeeze the development and results in the need for the requested Adjustments related to the front yard setback along NE Brookwood Parkway.

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

**Response:** Some standards in Section 12.50.900, which includes Sections 12.50.920 Building and Site Design Guidelines 12.50.930 Sustainable Development Practices, and 12.50.940 Crime Prevention through Environmental Design, are provided and are addressed later in this narrative under Public Benefit Standards. Habitat friendly practices are generally not appropriate here because limiting habitat at the Hillsboro Airport is necessary to maintain safety and prevent bird strikes (see Wildlife Hazard Management Plan in Attachment B.4). CPTED certification was not pursued due to the secure nature of most of the development site located behind security fencing.

Additional site design features include landscaped berms which provide depth and variation along the façade of the buildings. In addition, there are banks of landscaping immediately adjacent to the front of hangar 4, the front of hangar 5, and in the recessed space between hangar 5 and the GSE

building. The latter of these two are partially within the 35-foot front yard setback. While on the opposite side of the access driveway as viewed from the street, they do provide additional landscaped buffering between the driveway and the buildings.

### **Setback Purpose**

The purpose of the I-P zone is addressed above.

### **Landscaping Purpose**

*12.50.220. A. Purpose. Landscaping in new and existing developments accomplishes the following community purposes:*

- 1. Enhancing aesthetic and economic value in new developments and the community as a whole;*
- 2. Unifying new developments with existing neighborhoods and establishing a more pleasant community character;*
- 3. Softening and buffering large-scale structures and parking lots, and buffering or screening unsightly features;*
- 4. Providing privacy and creating buffers between residential and non-residential uses;*
- 5. Aiding in energy conservation by providing shade from the sun and shelter from the wind; and*
- 6. Reducing stormwater runoff by providing permeable surfaces.*

Proposed landscaping meets the base zone percentage of the leasehold site of 15%. The entire Hillsboro Airport site arguably well exceeds the minimum 15% given that much of the Airport site is comprised of runways, taxiways and adjacent vegetated areas. The adjustments reduce the landscaping in the area of the front setback to allow for needed vehicle maneuvering and parking areas and a small corner of Hangar 5. There are not alternative locations for the vehicle areas that would still allow for the proposed scale of development of the leasehold site. As noted, the site has many constraints that affect the site layout, including the curved frontage of NE Brookwood Parkway, the restricted building lines adjacent to the runways to the west, the need for a minimum 220 feet between hangars, the existing NW Airport Road location and the location of the existing development to the south. With all of these constraints, the existing layout is necessary to accomplish the needed number and size of hangars.

The landscaping purpose continues to be met by an aesthetically pleasing landscape plan, specifically along NE Brookwood Parkway as well as adjacent to NW Airport Road. This includes landscaped berms to screen and provide visual interest. The landscaping proposed will soften and buffer the existing buildings from the Parkway. The area of parking areas in the setback is limited and will not have noticeable impacts on the parkway. In addition, there are banks of landscaping immediately adjacent to the front of hangar 4, the front of hangar 5, and in the recessed space between hangar 5 and the GSE building. The latter of these two are partially within the 35-foot front yard setback. While on the opposite side of the access driveway as viewed from the street, they do provide additional landscaped buffering between the driveway and the buildings. The overall minimum landscaping percentage continues to be met, which ensures that overall the same amount of landscaping is provided, it is just spread more throughout the site.

## Activities Between Buildings and Street Purpose

*12.50.850.A. Purpose. Where buildings are not constructed immediately adjacent to the public street, attractive improvement of front yard setbacks promotes and enhances pedestrian scale and orientation and encourages pedestrian use of the area.*

Buildings in the I-P zone may not be constructed immediately adjacent to the street due to the 35-foot front yard setback. While 24.8% of the front yard setback is not landscaped or hardscaped, the front yard setback is still an attractive improvement to the site given the reasons discussed above under the Landscaping purpose. Generally, development in the I-P zone is not expected to be pedestrian oriented, like a mixed use or commercial development in an activity center would be. Given the nature of the Aviation use, the scale and uses of surrounding development, and the fact that the site has controlled access for tenants and employees, very little to no public foot-traffic is expected. Nonetheless, pedestrian connections are provided from hangars to the public sidewalk on NE Brookwood Parkway as required by the development standards.

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

**Response:** Section 12.80.158 is addressed below.

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

**Response:** The Major Adjustments are not a response to special conditions over which the applicant has no control, which would be more appropriately addressed under a Variance procedure.

7. *The applicable standard from which the adjustment is requested is not listed as a Standard not Subject to Variance or Adjustment in Subsection 12.80.150.D.*

**Response:** None of the requested adjustments are listed as Standard not Subject to Variance or Adjustment in Subsection 12.80.150.D.

### 12.80.158 Standard-Specific Approval Criteria for Variances and Adjustments

Only the criteria applicable to this proposal are included in this section. The only applicable adjustment is the adjustment to front yard setback from 35-feet to 25-feet for a corner of Hangar 5. The building footprint area within the setback is 165 square feet.

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

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

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

**Response:** There are no impacts to building code anticipated from the requested Adjustments. All building and fire codes will be met, or if appeals are necessary, they will not be due to the requested adjustments. The adjustment does not relate to building setbacks to side property lines that require certain fire separation distances.

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

**Response:** Hangar 5 is located significantly far to the north of the existing private hangar development located to the south/southwest. There are no adjoining properties on any other side of the development.

3. *The requested adjustment provides at least 1 of the following:*
  - a. *More efficient use of the site,*
  - b. *Preservation of Significant Natural Resource Areas or Habitat Benefit Areas which will be incorporated into site design, and/or*
  - c. *Safer vehicular and pedestrian access and circulation to and within the site;*

**Response:** There are no Significant Natural Resource Areas or Habitat Benefit Areas on the site.

**More efficient use of the site**

As noted, the site layout is constrained to achieve the goal of six hangars sized appropriately for the intended aircraft. The proposed layout is the most efficient use of the site to achieve the needed development. The aircraft must access the site via the existing taxiway apron located to the south. Hangars 1, 2 and 3 cannot be moved further toward the airfield due to restricted building heights of the runway. The proposed hangars must be located on either side of the ramp, which is at the minimum width needed to accommodate aircraft maneuvering. The parking area in front of hangar 4 must be placed in that location because a) it is the area with the largest depth between the buildings and NE Brookwood Parkway and b) the fuel farm must be located as proposed in order to have direct access to the ramp. Alternative layouts would extend vehicle areas further into the front yard setback.

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

**Response:** The site is not within the South Hillsboro Plan District or identified in Figure 12.65.910.E.



## 12.50.900 Public Benefit Standards

| 12.50.910 Purpose and Applicability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applicant Response                                                                                                                                                                                                  |
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| <p>A. Purpose. In some cases, proposed development may not be able to achieve the standards or requirements of this Code, due to the nature of the proposed use, site constraints, or other concerns. To offset or mitigate requested adjustments from the standards, applicants shall include development amenities, that provide benefit within or beyond the boundaries of the development site. This section is intended to provide measurable standards for such public benefits, which are consistent with the goals and policies of the Comprehensive Plan. However, a Public Benefit does not have to directly relate to the standard being adjusted.</p> <p>B. Applicability. These standards may be applied by the Review Authority in any discretionary land use application process in which an applicant has requested an adjustment or variance from the standards of this Code, unless such standard specifically allows an adjustment without discretionary review.</p> <p>C. Exceptions. The following shall not be considered a public benefit:</p> <ol style="list-style-type: none"> <li>1. Meeting base code standards.</li> <li>2. Providing a use that is permitted, permitted with limitations or conditionally permitted in the zone.</li> <li>3. Complying with requirements from other agencies or entities that have jurisdictional authority.</li> </ol> | <p>Adjustments are requested as described above and some public benefit standards are addressed to meet criterion 12.80.156.C.4. The public benefit standards include sections 12.50.910, 12.50.920, 12.50.930.</p> |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b> | Applicant Response                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <p>A. Assembly and civic buildings such as theaters, hotels, cultural centers, schools, places of</p>                                                                                                                                                                                                  | <p>The proposal is not for assembly and civic buildings such as theaters, hotels, cultural</p> |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b> | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>assembly, and government buildings should include appropriately-scaled landmark features, such as towers, cupolas or pediments.</p>                                                                                                                                                                 | <p>centers, schools, places of assembly, or government buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>B. Projects with edges adjacent to transit streets and major pedestrian routes should include street furniture such as seating, shelters, ornamental pedestrian scale lighting and an inside row of canopy trees to complement those in the curbside landscape strip.</p>                           | <p>NE Brookwood Parkway is a transit street and major pedestrian route. While not a street (by definition), edges along NW Airport Road are also enhanced as the point of vehicle entry into the site. The following elements are proposed:</p> <ul style="list-style-type: none"> <li>• Landscaped berms adjacent to NE Brookwood Parkway and to NW Airport Road, except in the location where the vehicle driveway extends to the property line as it travels around Hangar 5.</li> <li>• Berms are landscaped with a row of trees parallel to the frontage of NE Brookwood Parkway and the edge of NW Airport Road.</li> <li>• Berms also include decorative shrubs and grasses to both enhance the berm, but also make it appear more like a landscaped feature rather than a blank rise in elevation.</li> <li>• Adjacent to the parking spaces on the southeast side in front of Hangar 4, additional shrubs and grasses provide visual interest, screening of the parking area and enhance the pedestrian and vehicle experience from NE Brookwood Parkway.</li> <li>• Pedestrian scale lighting will be placed along the two pedestrian connections from NE Brookwood Parkway to the site.</li> <li>• A plaza area with basalt rock or bench seating is proposed at the northernmost pedestrian connection into the site and adjacent to NE Brookwood Parkway.</li> </ul> |
| <p>C. Projects containing residential uses should include a range of housing types and styles to suit a variety of lifestyles and incomes, both on an ownership and rental basis, such as ADUs,</p>                                                                                                    | <p>No residential uses are proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b>                                    | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p>primary bedrooms and full bathrooms on main floors, and live-work units.</p>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>D. Projects at intersections should incorporate special corner architectural features such as clock towers or cupolas or publicly accessible plazas.</p>                                                                                                                                                                               | <p>The building design is consistent with surrounding industrial-type development in the area, while maintaining visual interest with a dual color scheme, mix of horizontal and vertical materials, and clerestory windows in gables facing the street. There are no view corridors and the natural setting is flat, open landscape.</p> <p>A publicly accessible plaza is proposed adjacent to NE Brookwood Parkway flanking the northernmost pedestrian connection into the site and proximate to the intersection of NE Brookwood Parkway and NW Airport Road. Due to the large right of way from NE Brookwood Parkway and the setback of the lease area boundary from NW Airport Road, a location at the exact corner is not feasible. The proposed location takes advantage of the pedestrian connection into the site (required to be as direct as possible) and the adjacency of the Major Trail on NE Brookwood Parkway. This plaza will provide opportunity for respite for users (general pedestrians, joggers, cyclists) of the Trail and visibility from the intersection will be maintained.</p> |
| <p>E. Where masonry is used for exterior finish, decorative patterns should be employed. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile used in conjunction with materials such as concrete or stucco.</p> | <p>Masonry is not used for exterior finish.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>F. Ornamental features such as molding, entablatures, pediments and friezes are encouraged at the roofline. Linear features such as molding should be at least 8-inches</p>                                                                                                                                                            | <p>Given the industrial nature of the construction with corrugated metal panel walls and shallow gabled roofs, and the distance of the buildings</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| wide.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | from the public right of way, no ornamental features are proposed at the roofline.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>G. Multi-dwelling, mixed-use, and non-residential buildings less than 3 feet from any parallel sidewalk or pedestrian accessway should install weather protection features over the sidewalk or pedestrian way.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Horizontal canopies are provided over all building entrances adjacent to internal pedestrian accessways that are parallel to the buildings. Larger canopies are discouraged by the Hillsboro Airport Wildlife Hazard Management Plan.</p> <p>The pedestrian accessways are far from the public right of way and are not used for general public pedestrian travel, gathering near transit stops that may occur in a more dense commercial or mixed use districts, but are adequate to provide cover and protection at entrances for users of the buildings.</p> |
| <p>H. Traditional storefront elements are encouraged on any commercial building elevation facing a major pedestrian route. These elements include:</p> <ol style="list-style-type: none"> <li>1. Front building walls placed within 10 feet of abutting street right-of-way boundaries in zones where there is no maximum setback.</li> <li>2. Large display windows in the lower façade.</li> <li>3. In zones where there is no window requirement on upper stories, regularly spaced windows are provided in upper stories.</li> <li>4. Decorative trim such as window hoods around upper floor windows.</li> <li>5. Decorative cornices near the top of the façade.</li> <li>6. Piers or pilasters, typically masonry.</li> </ol> | <p>While not a commercial building (infrastructure and utilities use), the site does face a major pedestrian route on NE Brookwood Parkway. However, the proposed development is not a commercial use; it is an aviation use within the infrastructure and utilities category.</p> <p>However, high clerestory windows are incorporated in the private areas of the suites to bring in natural light. Larger clerestories serving the hangar spaces are positioned above the suites, adding visual interest while providing daylight to users of the site.</p>     |
| <p>I. Upper stories should be articulated with features such as bays and balconies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | There are no upper stories.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>J. Windows allowing views into interior activity areas or displays at the pedestrian level in nonresidential buildings are encouraged. These windows shall not include glass curtain</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The main entry doors to the suites are glass, helping to clearly identify the entrances and allow                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b> | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>walls, reflective glass or and painted or darkly tinted glass, smooth faced concrete block, concrete panels, steel panels, and non-durable materials are discouraged unless privacy issues are involved.</p>                                                                                        | <p>views into the space and provide surveillance opportunities from the interior to exterior.</p> <p>High clerestory windows are incorporated in the private areas of the suites to bring in natural light without interfering with users' privacy from the parking area or adjacent right of way. Larger clerestories serving the hangar spaces are positioned above the suites, adding visual interest from the public right of way.</p> <p>Corrugated metal panels are used on the exterior to provide depth and texture, with both white and gray finishes adding variety. The gray panels are oriented horizontally to enhance visual appeal and introduce material variation. All exterior materials were selected for their durability and long-term performance.</p> |
| <p>K. Building entrances should include clearly recognizable features such as: canopies, porticoes, recessions, projections, arcades, and raised cornice parapets. Pedestrian spaces at entrances incorporating landscaping and eating amenities are encouraged.</p>                                   | <p>Horizontal canopies are located above every tenant suite, accompanied by exterior lighting and prominent suite number identification.</p> <p>Banks of landscaping near pedestrian entrances to adjacent to Hangar 5 and a portion of Hangar 4, are provided, particularly in areas where the buildings are closest to NE Brookwood Parkway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>L. Artwork approved through the Public Art Program shall be incorporated into the development site with necessary easements, on public property, or through payment of an in-lieu option.</p>                                                                                                       | <p>No art through the Public Art Program is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>M. Design solutions that compensate for the requested adjustment are encouraged. Examples of design solutions for common adjustments include, but are not limited to, the following:<br/>1. Front Setback Reduction</p>                                                                             | <p>Design Elements in M.1 do not apply to this site as discussed above.</p> <p>A front setback adjustment is requested to allow less than one half of one percent of the 35-foot front setback to be encroached upon by Hangar 5</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| <b>12.50.920 Enhanced Building and Site Design Elements. These elements can be considered Public Benefits if they exceed base requirements for building and site design. These elements must be verifiable on a site plan and/or through the use of drawings, specifications, and other materials.</b>                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Applicant Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a. Limit fencing to placement 10 feet behind the plane of the encroaching façade in order to visually provide an open yard.</p> <p>b. Place any utility cabinet underground in order to visually provide an open yard.</p> <p>c. Provide consolidated driveways in order to increase the size of the available yard area(s).</p> <p>2. Design Element Reduction (does not include glazing)</p> <p>a. Provide non-fabric rain protection at least 4 feet in depth along 50% of the same façade.</p> <p>b. Provide a 10% increase in glazing above the base requirement on the same façade (i.e., if the base requirement is 10% of façade area, the design solution would require 20% of the façade area devoted to glazing).</p> | <p>(a total of 165 square feet of building area) as discussed above.</p> <ul style="list-style-type: none"> <li>• There is no fencing proposed within the front yard setback. Security fence extending from the GSE building adjacent to Hangar 5 is approximately 40 feet behind the encroaching corner of Hangar 5.</li> <li>• There are no above-ground utility vaults or cabinets proposed in the front yard setback.</li> <li>• There are no driveways into the site proposed within the front yard setback; an existing driveway apron will be removed and replaced with right of way improvements of curb, sidewalk, and street trees.</li> </ul> |

| <b>12.50.930 Sustainable Development Practices</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Applicant Response</b>                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Habitat Friendly Development Practices. Use of habitat friendly development practices, including Low Impact-Development Approach (LIDA) techniques are a key element of the adopted Tualatin Basin Fish &amp; Wildlife Habitat Program. LID techniques are encouraged to reduce the environmental impacts of new development, and to provide flexibility to encourage the protection of qualified Habitat Benefit Areas. The following recommended habitat-friendly development practices should be considered where technically feasible and appropriate and are considered public benefits if they are in addition to base requirements for stormwater, wildlife protection, and natural resource protection. These practices must be verifiable on a site plan or through the use of cut sheets and material details.</p> | <p>None of the sustainable development practices are proposed for meeting the overall public benefit standards of the 12.50.900s series of chapters.</p> |

| 12.50.940 Crime Prevention through Environmental Design                                                                                                                                                                                                   | Applicant Response                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| A. Providing an assessment from a CTPED certified professional that describes the site and building design elements that address crime prevention using the CPTED principles of territoriality, natural surveillance, access management, and maintenance. | The CPTED evaluation is not proposed for meeting the overall public benefit standards of the 12.50.900s series of chapters. |

## Conclusion

The proposal is to develop this 13.14 acre leasehold portion of the Hillsboro Airport with six new aircraft hangars to be used for approximately 38-42 aircraft. The hangars will be constructed in 2 phases as described at the beginning of this narrative under Proposal.

The site layout is proposed to address limitations that affect where the proposed development can be located. To the east, the curved frontage of NE Brookwood Parkway affects the layout of rectangular buildings, to the west, there are restrictive height limit lines ranging from 20-48 ft parallel to the runway extension. These height limits (restricted building lines) are required to maintain safety for the flight pathways as required by the FAA . In the center of the site, a minimum taxiway width of 220 feet is necessary to allow for aircraft maneuvering. These limitations on the east and west, squeeze the development and results in the need for the requested Adjustments related to the front yard setback along NE Brookwood Parkway. With the provision of berms and landscaping, the approval criteria for the Adjustments can be met.

As demonstrated through this narrative and attachments, all use and development standards are either met, or approval criteria for adjustments are met. Approval criteria for Development Review are met.