

Received
Planning Division
07/27/2023



CITY OF BEAVERTON
Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: _____
FILE NAME: _____
TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
COMP. PLAN: _____ NAC: _____

DESIGN REVIEW TWO AND THREE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF DESIGN REVIEW FROM THE FOLLOWING LIST:
 DESIGN REVIEW TWO DESIGN REVIEW THREE

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: CND-Scholls, LLC
ADDRESS: 1905 NW 169th Place, Suite 102
(CITY, STATE, ZIP) Beaverton, Oregon 97006
PHONE: 224-415-6619 FAX: _____ E-MAIL: AZiddiqui@dwhomes.com
SIGNATURE: _____ CONTACT: Aziz Siddiqui

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Pioneer Design Group, Inc.
ADDRESS: 9020 SW Washington Square Road, Suite 170
(CITY, STATE, ZIP) Portland, Oregon 97223
PHONE: 503-643-8286 FAX: _____ E-MAIL: msprague@pd-grp.com
SIGNATURE: Matthew Sprague CONTACT: Matthew Sprague

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: CND-Scholls, LLC
ADDRESS: 1905 NW 169th Place, Suite 102
(CITY, STATE, ZIP) Beaverton, Oregon 97006
PHONE: 224-415-6619 FAX: _____ E-MAIL: AZiddiqui@dwhomes.com
SIGNATURE: _____ CONTACT: Aziz Siddiqui

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: NO ADDRESS ASSIGNED
ASSESSOR'S MAP & TAX LOT # 2S1 06BB # 6700, 6800, 6900
7000, 7100, 7200, 7300, 7400
7500, 7600
LOT SIZE Varies -
See Plat
Attached
ZONING DISTRICT RMA -
(formerly
R-2)

AREA TO BE DEVELOPED (s.f.): Approx. 17,600 SF
EXISTING USE OF SITE: Under Construction for
Scholls Valley Heights Planned Development
PROPOSED DEVELOPMENT ACTION: Design Review
for approved attached townhome units.



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DESIGN REVIEW TWO AND THREE SUBMITTAL CHECKLIST

Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies.
[Please click here for instructions on how to submit electronically.](#)

When opening links (highlighted in blue), right click on the link and open in a new window. You may lose your work if you click directly on the link.

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - Have you submitted for a permit from another division?
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please include the following:

- Address all applicable provisions of Chapter [20](#) (Land Uses)
- Address all applicable provisions of Chapter [60](#) (Special Regulations)
- Address all Facilities Review Technical Criteria from Section [40.03](#) of the City's *Development Code* (ORD 2050).
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter [40](#) of the City's *Development Code* (ORD 2050), attached.
- Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

D. FEES, as established by the City Council.

E. SITE ANALYSIS INFORMATION.

Proposed parking modification: - _____ sq. ft.

Proposed number of parking spaces: - _____

Proposed use: 10 single family attached units

Parking requirement: - _____

Existing parking area: - _____ sq. ft.

Existing number of parking spaces: - _____

Existing building height: - _____ ft.

Proposed building height: _____ 31 ft

Existing building area: - _____ sq. ft.

Proposed building modification: - _____ sq. ft.

Existing landscaped area: - _____ sq. ft.

Percentage of site: - _____ %

Proposed landscape modification: 4,993 sq. ft.

Percentage of site: 28.20 %

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section [50.25.1. F](#) of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1. E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)
Provide the following information as required by the City's *Development Code Section 50.30* the Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time, and location, as well as oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

J. SCOPE OF REVIEW If filing the Design Review 3 application, please check one of the following:

I, as applicant or the applicant's representative, submit this application for Design Review 3 for the following reason:

- The proposal meets one or more Thresholds identified in Section [40.20.15.3.A](#) (1 through 9) for **Design Review 3**. Therefore, materials submitted with this application respond to all applicable Design Guidelines (Sections [60.05.35](#) through [60.05.50](#) of the Development Code)
- The proposal meets one or more Thresholds for **Design Review 2** but does not meet an applicable Design Standard. Therefore, materials submitted with this application respond to all applicable Design Standards except for the standard(s) not met where I have instead provided a response to the corresponding Design Guideline(s).
- The proposal meets one or more Thresholds for **Design Review 2**, however, for the reasons identified in my attached narrative, I elect to file this application for Design Review 3 and have provided a response to all applicable Design Guidelines.

PLANS & GRAPHIC REQUIREMENTS

Include all of the following information:



A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale, and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees. Indicate genus, species, and size. Dbh is measured at 54" above grade.



B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*



C. GRADING PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.

- 5. Proposed rights-of-way, dedications, and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Location of 100-year flood plain.
- 9. Location of storm water quality/detention facilities.
- 10. Boundaries of development phases, if applicable.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by the CWS standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.



D. UTILITY PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Proposed topographical information, showing 2 ft. contours.
- 7. Location of 100-year flood plain.
- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by the CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*



E. LANDSCAPE PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Boundaries of development phases, if applicable.
- 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 8. Sensitive areas, as defined by the CWS standards.
- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.

- 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- 14. Proposed location of light poles, bollards, and other exterior illumination.
- 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.



F. LIGHTING PLAN:

- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards, and the ground.
- 2. Type, style, height, and the number of fixtures per light.
- 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- 4. 8 1/2" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted 1/2 foot candlepower measurement.



G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed

building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences, and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.



H. MATERIALS BOARD: Provide **one (1) 8 1/2"x11"** or **one (1) 8 1/2"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*



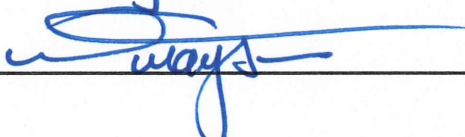
I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Wayne Hayson
Print Name

503-643-8286
Telephone Number


Signature

May 6th, 2023
Date

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Project Name: _____
DR #: _____
Date Received: _____
Date Approved: _____
Approved By: _____

DESCRIPTION OF MATERIALS AND FINISHES LIST

The following information is required on this form at the time of submission for Design Review approval
Information provided should be specific.

BUILDINGS – List individual structure variations, if any.

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EXTERIOR SIDING

Materials (species, grade, type, and pattern) _____
JAMES HARDIE SIDING

Paint or Stain colors (i.e. Olympic, Brown Stain #17) _____
SHERWIN WILLIAMS - DURATION - EXTERIOR ACRYLIC COATING
20220920 - SCHOLLS TH DIGITAL COLOR FILE

EXTERIOR TRIM

Materials _____
JAMES HARDIE TRIM

Paint or Stain colors _____
20220920 - SCHOLLS TH DIGITAL COLOR FILE

ROOF

Materials _____
GAF TIMBERLINE NATURAL SHADOW SHINGLES

CHARCOAL

DOORS

Materials _____
THERMA TRU -SMOOTH STAR S220

Paint or Stain colors _____
20220920 - SCHOLLS TH DIGITAL COLOR FILE

WINDOWS

Frame type and color _____
MILGARD STYLE LINE SERIES V250
WHITE VINYL

FLASHING & DOWNSPOUTS

GREAT NORTH WEST GUTTERS - SEAMLESS ALUMINUM GUTTERS -
PRODUCED ON SITE. - 24 GAUGE



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EXTERIOR STAIRS / BALCONIES / RAILINGS

Materials FORTRESS FE 26 STEEL RAILING

Paint or Stain colors BLACK SAND

GARAGES / CARPORTS

Materials AMARR HILLCREST 2000 - STEEL CARRIAGE HOUSE GARAGE DOORS

Paint or Stain colors 20220920 - SCHOLLS TH DIGITAL COLOR FILE

OTHER

TRASH ENCLOSURES

Materials _____

Paint or Stain colors _____

Location _____

FENCING

Materials DOG EAR STYLE PICKETS - SEE ATTACHED DRAWING

Paint or Stain colors SW3518 HAWTHORNE

Location ALONG SIDE PROPERTY LINE

LIGHTING FIXTURES Fixture type, # lamps, wattage, height, color, etc KICHLER CARRIAGE LIGHT - AT REAR GARAGE



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MAILBOXES

Materials, colors, location _____

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 APPROVED REVISIONS**

PEDESTRIAN PATHWAYS

Materials, colors, location _____

RECREATIONAL AMENITIES
 (i.e. benches, barbeques pit, tot lots, sport courts, etc)

Description of item(s) including materials and colors _____

SITE ANALYSIS DATA

<u>Item</u>	<u>Lot Coverage in Square Feet (sf)</u>	<u>Lot Coverage in %</u>
BUILDING AREA	11,221 sf	63.34 %
PARKING AND DRIVING	1,496 sf	8.46 %
LANDSCAPING / OPEN SPACE	4,993 sf	28.20 %
TOTAL SITE AREA	17,710 sf	100 %

SCHOLLS VALLEY TOWNHOMES

DAVID WEEKLEY HOMES:PORTLAND

STELLA

20SEP22

	TRANSITIONAL SCHEME 2	FARMHOUSE SCHEME 1
ROOF	IKO ROOFING GRANITE BLACK	IKO ROOFING GRANITE BLACK
BODY 1	SHERWIN WILLIAMS SW 9132 ACACIA HAZE	SHERWIN WILLIAMS SW 7015 REPOSE GRAY
TRIM	SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	SHERWIN WILLIAMS SW 7006 EXTRA WHITE
BODY 2 + GARAGE	SHERWIN WILLIAMS SW 0052 PEARL GRAY	SHERWIN WILLIAMS SW 7017 DORIAN GRAY
ACCENT	SHERWIN WILLIAMS SW 6783 AMALFI	SHERWIN WILLIAMS SW 6335 FIRED BRICK
STONE	CULTURED STONE COUNTRY LEDGESTONE ECHO RIDGE	CULTURED STONE COUNTRY LEDGESTONE WHEATON
WINDOWS	MILGARD WHITE	MILGARD WHITE

SAMPLE MATERIALS

HARDIE PANEL &
HARDIE TRIM BATTEN

HARDIE PANEL &
HARDIE TRIM BATTEN



SCHOLLS VALLEY TOWNHOMES: DAVID WEEKLEY HOMES: PORTLAND

STELLA

20SEP22

TRANSITIONAL SCHEME 2

ROOF

IKO ROOFING
GRANITE BLACK

BODY 1

SHERWIN WILLIAMS
SW 9132: ACACIA HAZE

TRIM

SHERWIN WILLIAMS
SW 7063: NEBULOUS WHITE

BODY 2 + GARAGE

SHERWIN WILLIAMS
SW 0052: PEARL GRAY

ACCENT

SHERWIN WILLIAMS
SW 6783: AMALFI

STONE

CULTURED STONE
COUNTRY LEDGESTONE
ECHO RIDGE



ALL IMAGERY IS 'REPRESENTATIONAL'
AND INTENDED FOR PRELIMINARY
COLOR/MATERIAL REVIEW. ALL FINAL
COLOR/MATERIAL CHOICES SHOULD BE
MADE FROM ACTUAL SAMPLES PROVID-
ED BY PRODUCT MANUFACTURER.

SCHOLLS VALLEY TOWNHOMES: DAVID WEEKLEY HOMES: PORTLAND

STELLA

20SEP22

FARMHOUSE SCHEME 1

ROOF

IKO ROOFING
GRANITE BLACK



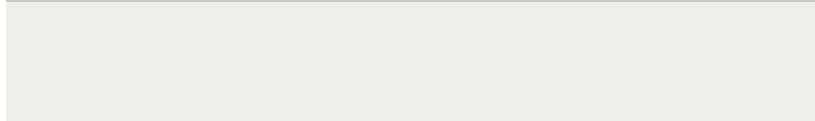
BODY 1

SHERWIN WILLIAMS
SW 7015: REPOSE GRAY



TRIM

SHERWIN WILLIAMS
SW 7006: EXTRA WHITE



BODY 2 + GARAGE

SHERWIN WILLIAMS
SW 7017: DORIAN GRAY



ACCENT

SHERWIN WILLIAMS
SW 6335: FIRED BRICK



STONE

CULTURED STONE
COUNTRY LEDGESTONE
WHEATON



ALL IMAGERY IS 'REPRESENTATIONAL'
AND INTENDED FOR PRELIMINARY
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COLOR/MATERIAL CHOICES SHOULD BE
MADE FROM ACTUAL SAMPLES PROVID-
ED BY PRODUCT MANUFACTURER.

DESIGN REVIEW TWO APPROVAL CRITERIA

PURSUANT TO SECTION [50.25.1.B](#) OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Design Review Two shall address compliance with all of the following Approval Criteria as specified in [40.20.15.2.C.1-8](#) of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Design Review Two application.
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section [50.25.1](#) of the Development Code.
- 4. the proposal is consistent with all applicable provisions of Sections [60.05.15](#) through [60.05.30](#) (Design Standards).
- 5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections [60.05.15](#) through [60.05.30](#) (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:
 - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or
 - b. The location of existing structural improvements prevents the full implementation of the applicable standard; or
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:
 - d. If in a Multiple-Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards [60.05.15.6](#) and [60.05.20.8](#)).
 - e. If in a Multiple-Use or Commercial District, ground floor elevation window requirements (Standard [60.05.15.8](#)).
- 6. For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.

7. The proposal complies with the grading standards outlined in Section [60.15.10](#) or approved with an Adjustment or Variance.

- ❑ 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.