



Received
Planning Division
02/01/2023

February 1, 2023

City of Beaverton
Community Development Department
Planning Division
12725 SW Millikan Way
Beaverton, OR 97005

Dear Lina,

This memo is in response to your February 1, 2023 email regarding clarification on the retaining wall and building brick pattern. The updated elevation exhibits submitted via email to you this morning by Dustin have removed the previously proposed running bond pattern to a stacking bond pattern with decorative soldier course top row. Regarding the retaining wall, the section on the provided updated Sheet C4.0, Grading Plan, shows a maximum height of 5.33 feet. (The dashed line in this exhibit is the existing grade). The wall will be imbedded into the ground one (1) foot so only 4.33 feet of wall will be above ground. The 4.33 feet height is the maximum wall height but this height is not sustained over the length of the entire wall. Most of the wall is lower than 4.33 feet in height. The wall will be constructed of concrete and have the design aesthetics of Versa-Loc block. See below for response to the associated guidelines.

Retaining Wall Along Eastern Edge of Parking Lot:

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.

6. Retaining walls. Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard [60.05.25.8](#)) [ORD 4576; January 2012]

7. Fences and walls.

A. Fences and walls should be constructed of attractive, durable materials. (Standard [60.05.25.9](#)) [ORD 4576; January 2012]

B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard [60.05.25.9.E](#)) [ORD 4576; January 2012]

RESPONSE: The retaining wall required along the eastern edge of the sidewalk, between the Floor and Décor lease area and the flood basin has a maximum height of 5.33 feet in total height. One (1) foot of the wall will be embedded in the ground leaving no more than 4.33 feet of wall visible above grade. The 4.33 feet is the maximum height of any point of the wall visible; however, that height is not maintained for entire length of the wall. The height of the wall is much lower in most locations. The wall will be constructed to resemble the Versa-

Loc block look and will be screened with both trees and native plants that were approved under Phase 1, DR2022-0103. Refer to provided exhibit Sheets L1.0, L1.1, and L1.2 from DR2022-0103. Also refer to the Exterior Materials exhibits, page 3, within the Architectural Drawings pdf provided. This shows the Versa-Loc block design.

This guideline is met as the wall is not in a front setback, will be constructed of attractive and durable masonry block units and be screened by landscape materials.

Horizontal Brick Band Along Building Elevations:

60.05.35. Building Design and Orientation Guidelines.

4. Exterior building materials.

B. Where masonry is used, decorative patterns (other than running bond pattern) should be provided, especially at entrances, building corners and at the pedestrian level. 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 bands used in conjunction with materials such as concrete. This guideline does not apply to development in Industrial zones, where masonry is used for exterior finishes. (Standards [60.05.15.4.B and C](#)) [ORD 4531; April 2010]

RESPONSE: The proposed building elevation includes brick in a stacked bond pattern with a decorative soldier course top row detailing. The above guideline is met as the masonry pattern is not running bond, and includes decorative patterning with the stacked bond and soldier course detailing.

Sincerely,



Jennifer L. Rinkus - Planner
Baysinger Partners

cc: file