

BAKERY BLOCK II

Date:
November 6, 2020

TO: CITY OF BEAVERTON
Cc: Sierra Peterson

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PROJECT SUMMARY

Owner/Applicant:	KAD LLC Attn: Katharine Gerrish Email: kat@miraclesigns.com
Site Address:	12375 SW Broadway St. Beaverton, OR 97005
Site Area:	23,722 sf
Tax Map/Lot #:	1, 2, 10 & 11 of Block E
Comprehensive Plan:	Regional Center Old Town (RC-OT) with Historic Overlay
Adjacent Zoning:	Regional Center Beaverton Central (RC-BC)
Existing Structures:	Robinson House, Pharmacy, 1976 rear addition
Request:	Design Review Three for adding openings on front and rear facades, modify existing grass courtyard in front of the house to a hardscape area and replace windows.
Project Contact:	Guggenheim Architecture Reid Leslie and Hannah Moore 915 NW 19th Ave. Ste C Portland, OR 97209 503 272.1566 reid@guggenheimstudio.com, hannah@guggenheimstudio.com

INTRODUCTION

Design Review Type III Application Statement:

The Bakery Block development is moving into its second stage which will include development of the historic Robinson House and Pharmacy Building.

The Robinson Residence and adjacent Pharmacy building will retain the vast majority of their architectural features. The structural frame and features on the house will be retained including the shiplap siding with corner boards, full height polygonal bay, spindel work at porch and decorative cornice with carved wooden brackets. The house will very much be recognizable as the place where Doctor Francis Marion Robinson practiced medicine for almost 30 years, married, raised his children and served as the Mayor of Beaverton. There are two formal changes that we are proposing to the residence in this work: 1. Open the porch while retaining the spindles and guardrail, only the panels will be removed 2. Transition the small lawn to a paved patio more suitable for dining (the clock was removed without permission last year). The Pharmacy building brick storefront will remain. There is a new opening proposed on the east side of the Pharmacy storefront. The opening will be located outside of the brick and will have a similar rhythm and proportion to the south facade's storefront windows.

The Pharmacy Storefront will become the new home of Binary Brewing including a taproom and brewing area. The Robinson House will be developed as a warm shell with eyes toward professional office. The structures will remain largely the same, we are proposing new openings on the east wall facing the courtyard in front of the house and a loading door on the north side of the building. The redevelopment will also include replacing old and rotting windows as well as new rooftop equipment. All in all, we will retain the current character of the site while updating and adding to Beaverton's growing downtown.

Business Operations

Binary Brewing is the sole business that will be currently moving into the space. Brewing will occur from 7 am to 5 pm with 2 brewers working. Taproom hours will be 3 pm to 10 pm (earlier on weekends) with a maximum of 4 employees, more often 2 employees. It is expected that there will be a maximum of 6 employees on-site on the busiest days.

There are no other businesses planned for the site at this time. We anticipate those spaces, both ground and 2nd level, being professional offices or similar use with a maximum number of 10 employees on-site.

COMPLIANCE

Chapter 20

20.10. COMMERCIAL LAND USE DISTRICTS

RC-OT - RC-OT Downtown Regional Center—Old Town District

The RC-OT District encompasses the City of Beaverton's original downtown, and is intended to maintain the mix of uses, scale of development, and appearance that are characteristic of this historically significant area while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.

20.20.15 – Site Development Standards

Floor Area Ratio: Standard: 0.35 minimum to unlimited required
0.66 Existing FAR (unchanged)

Height: Standard: 75'-0" Maximum
27'-6" Existing (unchanged)

20.20.20 Land Uses

Category of Specific Use: Eating and Drinking Establishments
Permitted Use

Category of Specific Use: Office
Permitted Use

40.03. FACILITIES REVIEW COMMITTEE

1. All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

Response: Critical facilities and services have adequate capacity at present. There will be additional loading provided along the north portion of the building to provide ease to the new use.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

Response: Essential facilities and services are presently available.

C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).

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Response: The proposed development meets provisions of Chapter 20. See above for specific compliance.

D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

Response: The proposed development meets provisions of Chapter 60. See below for specific compliance.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

Response: The current businesses provide periodic necessary maintenance of all facilities not subject to city maintenance. This includes the areas listed above with special regard for the trash and recycling area, landscaping, screening and fencing areas.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

Response: Safe and efficient vehicular and pedestrian circulation is provided on-site currently and will not be significantly changed.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Response: The site's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems and will not be substantially changed by the development.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Response: All structures and public facilities will be designed in accordance with all applicable codes and standards including fire protection. They are currently in compliance with historic city codes and standards and will be brought up to current city codes and standards (related to sprinkler systems and fire protection) with the current improvement.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Response: All structures and public facilities will be updated in accordance with all applicable codes and standards while providing adequate protection from crime, accident and hazardous conditions. The development is existing and the current work will improve upon the standards by adding fencing to discourage non-business related activities.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Response: There will be no grading or contouring of the site and no change to the existing drainage. The site slopes approximately ten inches from south to north with drainage to the adjacent streets.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

Response: Access to the current structures are compliant and the facilities for physically handicapped people will be improved and brought up to current code including restrooms.

L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]

Response: All required materials included.

40.35.15.1 Historic Review

1. The proposal satisfies the threshold requirements for an Alteration of a Landmark application.

Response: The project meets threshold 1 as we are changing the exterior appearance of a landmark by adding two openings and mechanical screening.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

Response: Fees have been submitted.

3. The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.

Response: Principle facades and massing will be preserved. New openings are located at non-distinguishing facades. The historic Robinson house porch will be altered in such a way as to retain it's spindel work and decorative cornice with carved wooden brackets. Though there is no photographic evidence, we deduce, based upon the position, attachment and presence of siding on the interior, that the paneling to enclose the porch was added after the original porch was constructed.

4. Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.

Response: The replacement insert windows are similar in type, proportion and appearance to the original construction though they will meet current energy code. The original window sills, blindstops and trim will be retained. The door at the new opening to the south east elevation will be similar in appearance to the existing pharmacy storefront facade.

5. Any distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site have been preserved unless said features are a threat to public health and safety or are in violation of building, fire, or access regulations.

Response: Distinctive stylistic features including the millwork at the house porch and the brickwork at the pharmacy storefront will be preserved.

6. Deteriorating architectural features will be repaired rather than replaced, wherever possible.

Response: Repair to the building will be achieved where necessary.

7. New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.

Response: All replacement materials will be similar in composition, design, color, texture and other visual qualities. The appeal of the buildings is that they are historic, we will retain as much of the character as possible.

8. The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.

Response: The only missing architectural feature is the clock that mysteriously disappeared one night. It will not be replaced at this time as it would be cost prohibitive.

9. The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.

Response: The design does not destroy any significant elements.

10. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.

Response: The proposal is consistent, see above for specific chapter 20 compliance.

11. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

Response: The proposal is consistent, see below for specific chapter 60 compliance.

12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Response: All materials are submitted.

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

Response: As much as possible.

40.20.15.3. DESIGN REVIEW THREE

1. The proposal satisfies the threshold requirements for a Design Review Three application.

Response: The application is subject to applicable design standards due to its historic listing and/or guidelines and does not meet all applicable design standards because it is an existing building. Threshold 8 -meeting the Design Review Compliance Letter thresholds which does not meet an applicable design standard- namely there are minor changes to the existing building and/or site.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

Response: Fees have been submitted.

3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

Response: The project does not meet these thresholds.

4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines 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 guideline; or
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
- c. The location of the existing structure to be modified is more than 300 feet from a public street.

Response: The proposal is consistent with applicable provisions of Sections 60.05.35 through 60.05.50, notably sections 60.05.45.3.B Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete and 60.05.50.2 Pedestrian scale lighting should be an integral part of the design concept.

5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP. [ORD 4584; June 2012]

Response: The project does not contain phasing of work at the historic portion.

6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; April 2010]

Response: The project addresses and meets design standard requirements for the following:

Rooftop Equipment Screening 60.05.15.5.A2 A - screen around the equipment that is made of a primary exterior finish material used on other portions of the building and 60.05.15.5.A2 B - Screen height measured 100 ft. from the property line.

Landscape Requirements 60.05.25.5.A.2 - All uses in Multiple Use districts, ten (10) percent minimum landscape.

Fencing 60.05.25.9.E.2 - Fences may be permitted up to six feet in a required front yard along designated Collector and Arterial Streets.

Lighting 60.05.30.1.C - Lighting shall be provided in pedestrian plazas.

7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines). [ORD 4531; April 2010]

Response: The project changes the 670 sf courtyard in front of the house from primarily planted grass to pervious paving with planter boxes to facilitate pedestrian use. Per 60.05.45.3.B - Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete.

Note regarding the courtyard area to the south of the house: the owner received an improvement grant from the City of Beaverton and understood this to be permission to move forward with the transition to permeable pavers. At present, the pavers and metal picket fence have been installed in accordance with what we are proposing. Once approved planters, bike parking and other changes will be added.

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

Response: As much as possible.

Section 60.30 Off-Street Parking: Off-street vehicle parking is not required for eating, drinking establishments or offices, administrative facilities. Two (2) short-term and two (2) long-term bicycle parking spots shall be provided.

Response: Two (2) short-term bike parking spots will be provided in the courtyard of the house. The long-term bike parking will be provided near the rear exit of the building.

Section 60.40 Sign Regulations: The wall sign on the pharmacy building will remain the same size, 25 sf of allowed 62 sf, and altered to reflect the new brand. Any other signs for businesses to be obtained through separate sign permits.

Section 60.50 Special Use: The pharmacy building has an [E] awning which projects into the right of way, which is allowed by 60.50.15.2.

Section 60.55 Transportation Facilities: The proposed work does not meet the threshold criteria to provide transportation facilities nor require a R.O.W. dedication. A traffic engineer will be analyzing the site to determine if a complete Traffic Impact Analysis will be required and proceeding accordingly.

CHAPTER 60 - SPECIAL REQUIREMENTS

60.05 Design Review Design Principles, Standards and Guidelines.

60.05.15. Building Design and Orientation Standards.

1. Building articulation and variety.

Response: The building is existing; therefore, subsection 1 is not applicable to the proposed project.

2. Roof forms.

Response: The building is existing and the roof forms will not be modified with the proposed project; therefore, subsection 2 is not applicable to the proposed project.

3. Primary building entrances.

A. Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.

Response: The primary entrance at the Pharmacy Storefront will not be changed and currently is recessed and has an awning with approximately 5 ft x 19 ft of coverage. The secondary entrance at the Robinson house is proposed to return to a covered porch with approximately 5 ft. x 9 ft. of coverage. It currently has zero coverage.

4. Exterior building materials.

A. For attached residential uses in Residential zones and all residential uses in Multiple Use zones, a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction. [ORD 4542; June 2010] [ORD 4584; June 2012]

Response: There are no residential uses; therefore, subsection 4A is not applicable.

B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment. [ORD 4542; June 2010] [ORD 4576; January 2012] [ORD 4584; June 2012]

Response: The building is existing and none of the material changes add to the percentage of regulated materials.

C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three

(3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level. [ORD 4584; June 2012]

Response: The building is existing and the foundations will not be modified; therefore, subsection 4C is not applicable.

5. Roof-mounted equipment.

A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:

1. A parapet wall; or
2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or
3. Setback from the street-facing elevation such that it is not visible from the public street(s).
4. Screened from view by another building.

Response (A.1-4): New roof mounted equipment with horizontal metal screening will be installed to the section of building east of the Robinson house and setback approximately 60 feet from the front elevation on Broadway St. A screen that is 4 ft. in height will be provided around the equipment.

B. As shown in the diagram below, the vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade at the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.

Response: The screen will be 4 ft. to the front elevation (consistent with the methodology in the code) and continue at the same height around the entire equipment area.

C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

Response: The work does not include any of the above; therefore, subsection 5C is not applicable.

6. Building location and orientation along streets in Commercial and Multiple Use zones. [ORD 4584; June 2012]

A. Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows:

1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.
2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.
3. 35 percent of the street frontage where a parcel does not abut any Major Pedestrian Route and the parcel exceeds 60,000 gross square feet. [ORD 4462; January 2008]
4. 50 percent of the street frontage for detached residential projects where the parcel abuts any street, common green or shared court. [ORD 4542; June 2010] [ORD 4576; January 2012]

Response (A.1-4): The building is existing; therefore, subsection 6A is not applicable to the proposed project.

B. Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.

Response: The parcel is approximately 24,000 square feet; therefore, subsection 6B is not applicable.

C. Buildings subject to the street frontage standard shall be located no farther than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.5.B. or 60.05.25.5.C.

Response: The building is existing; therefore, subsection 6C is not applicable to the proposed project.

D. Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.

Response: The building is existing; therefore, subsection 6D is not applicable to the proposed project.

E. Buildings subject to the street frontage standard shall have at least one primary building entrance oriented toward an abutting street or public pedestrian way. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner. [ORD 4706; May 2017]

1. A minimum of one primary building entrance shall not be set back more than 20 feet from the abutting public street or public pedestrian way.

2. Pedestrian connections to street oriented primary building entrances shall not cross vehicular circulation and parking areas.

Response (E.1-2): The building and entrances are existing; therefore, subsection 6E is not applicable to the proposed project. It is noted that both entrances face SW Broadway St.

F. Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.

Response: The building and entrances are existing; therefore, subsection 6E is not applicable to the proposed project. It is noted that both entrances face SW Broadway St.

7. Building scale along Major Pedestrian Routes.

A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of twenty- two (22) feet and a maximum of sixty (60) feet. Building heights greater than sixty (60) feet are allowed if the portion of a building that is greater than sixty (60) feet in height is at least twenty (20) feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of Section 20.20.50. for the specific zoning district. [ORD 4462; January 2008] [ORD 4531; April 2010]

Response: The building is existing; therefore, subsection 7A is not applicable to the proposed project.

B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Section 20.20.20. for the specific zoning district. [ORD 4542; June 2010]

Response: The building does not contain any detached residential units; therefore, subsection 7B is not applicable to the proposed project.

C. The maximum heights specified in Section 20.20.50. shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2. [ORD 4531; April 2010]

Response: The building is existing; therefore, subsection 7C is not applicable to the proposed project.

8. Ground floor elevations on commercial and multiple use buildings.

A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings.

1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.
3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.

Less glazing may be provided in a Commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2. of this Code.

For the purpose of this standard, ground floor elevation area shall be measured from three (3) feet above grade to ten (10) feet above grade the entire width of the elevation. The ground floor elevation requirements shall be met from grade to twelve (12) feet above grade.

Response: The building is existing; therefore, subsection 8A is not applicable to the proposed project.

B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.

1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.

Response: The building is existing; therefore, subsection 8B is not applicable to the proposed project.

9. Compact Detached Housing design.

Response: The project does not include compact detached housing design.

10. Ground floor elevations on eligible residential-only buildings.

Response: The project is not an eligible residential-only building, which are buildings located within the portions of the RC-OT zoning district with a 40 foot height limit.

60.05.20. Circulation and Parking Design Standards.

1. Connections to the public street system.

A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element. [ORD 4531; April 2010]

Response: The building is existing; therefore, subsection 1 is not applicable to the proposed project.

2. Loading areas, solid waste facilities and similar improvements.

A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. [ORD 4531; April 2010]

Response: The loading area, waste and recycling facilities are located on the north portion of the site at ground level and will not be visible from a public street.

B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.

Response: The loading zone is located on the north side of the site and will not be seen from a public street.

C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:

1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,
2. Solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years.
3. Solid wood fence

Response (C.1-3): Screening for these areas will not be necessary; therefore, subsection 2C is not applicable to the proposed project.

D. Screening from public view by chain-link fence with or without slats is prohibited.

Response: Screening for these areas will not be necessary; therefore, subsection 2D is not applicable to the proposed project.

E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses. [ORD 4584; June 2012]

Response: Screening for these areas will not be necessary; therefore, subsection 2E is not applicable to the proposed project. However, it is worth noting that the loading vehicles will be smaller (sprinter vans and similar) due to the volume of product being produced.

3. Pedestrian circulation.

A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:

1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical,
2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts occur,
3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or
4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.

Response (A.1-4): The building is existing; therefore, subsection 3A is not applicable to the proposed project. It is noted that there are sidewalks at the street facing facades and paved access to the north side of the building.

B. A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.

Response: The building is existing; therefore, subsection 3B is not applicable to the proposed project. It is noted that the two entrances are joined via SW Broadway Street's sidewalk and existing paved path.

C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This

standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.

Response: The building is existing; therefore, subsection 3C is not applicable to the proposed project. It is noted that a sidewalk is provided at SW Broadway St.

D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.

Response: The building is existing and does not contain any parking lots; therefore, subsection 3D is not applicable to the proposed project.

E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.

Response: The building is existing and this condition is not present; therefore, subsection 3E is not applicable to the proposed project.

F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply. [ORD 4531; April 2010]

Response: The building and sidewalks are existing; therefore, subsection 3F is not applicable to the proposed project. The curb cut in the sidewalk in front of the Robinson House will be removed.

4. Street frontages and parking areas.

A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:

1. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. Trees shall be planted at a minimum 2 1/2 inch caliper at a maximum of thirty (30) feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or

2. A solid wall or fence 30 to 36 inches in height parallel to and not nearer than four (4) feet from the right-of-way line. The area between the wall or fence and the street line shall be landscaped with live ground cover. Pedestrian walkways and vehicular driveways may cross the wall or fence.

Response (A.1-2): The building is existing and this condition is not present; therefore, subsection 4A is not applicable to the proposed project.

5. Parking area landscaping.

A. Landscaped planter islands shall be required according to the following:

1. Residential uses in residential zones, one for every eight (8) contiguous parking spaces.
2. All uses in Commercial and Multiple Use zones, one for every ten (10) contiguous parking spaces. [ORD 4584; June 2012]
3. All Conditional Uses in Residential zones one for every twelve (12) contiguous parking spaces. [ORD 4584; June 2012]
4. All uses in Employment / Industrial zones, one for every twelve (12) contiguous parking spaces. [ORD 4584; June 2012]

Response (A.1-4): There is no parking area; therefore, subsection 5A is not applicable to the proposed project.

B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.

Response: There is no parking area; therefore, subsection 5B is not applicable to the proposed project.

C. Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands, provided that all of the following is met:

1. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.
2. The minimum unobstructed sidewalk width is five feet.
3. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.
4. Trees are located in planting area with groundcover or planted in covered tree wells.
5. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total required number of trees within required landscaped planter islands. All remaining required trees shall be located within landscaped planter islands.

Response (C.1-5): There is no parking area; therefore, subsection 5C is not applicable to the proposed project.

D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.

Response: There is no parking area; therefore, subsection 5D is not applicable to the proposed project.

6. Off-Street parking frontages in Multiple Use zones.

A. Off-Street surface parking areas shall be located to the rear or side of buildings. Surface parking areas located adjacent to public streets are limited to a maximum of:

1. 50% of the street frontage along Class 1 Major Pedestrian Routes,
2. 65% along Class 2 Major Pedestrian Routes, and
3. 50% of the street frontage for detached residential projects along any street. [ORD 4542; June 2010]

Response: There is no parking area; therefore, subsection 6A is not applicable to the proposed project.

7. Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones. [ORD 4584; June 2012]

A. A sidewalk is required on all streets. Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of ten (10) feet wide, and provide an unobstructed path at least five (5) feet wide. [ORD 4531; April 2010]

Response: The building is existing and sidewalks are already present; therefore, subsection 7A is not applicable to the proposed project.

B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances or display windows. The sidewalk shall be a minimum of ten (10) feet wide, and provide an unobstructed path at least five (5) feet wide at building entrances, and along elevations containing display windows. Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb. [ORD 4531; April 2010]

Response: The building is existing and this condition is not present; therefore, subsection 7B is not applicable to the proposed project.

C. Residential development fronting common greens and shared courts, and detached units fronting streets are exempt from these standards of 7. B above, and are subject to the Engineering Design Manual. [ORD 4542; June 2010] [ORD 4576; January 2012]

Response: The building is existing and this condition is not present; therefore, subsection 7C is not applicable to the proposed project.

8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones. [ORD 4584; June 2012]

A. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B., unless one of the following is met:

1. The parking lot drive aisle is less than 100 feet long;

2. The parking lot drive aisle serves 2 or less residential units; or
3. The parking lot drive aisle provides direct access to angled or perpendicular parking stalls.

Response (A.1-3): The building is existing and this condition is not present; therefore, subsection 8A is not applicable to the proposed project.

B. Private streets, common greens, and shared courts shall meet the following standards:

1. Private streets serving non-residential uses and residential uses having five or more units shall have raised curbs and minimum five (5) foot wide unobstructed sidewalks on both sides.
2. Private streets serving less than five (5) residential units shall have raised curbs and a minimum five (5) foot wide unobstructed sidewalk on at least one side.
3. When common greens and shared courts are utilized, an unobstructed walkway a minimum of five (5) feet wide shall be provided within the common green or shared court. [ORD 4542; June 2010]

Response (B.1-3): The building is existing and this condition is not present; therefore, subsection 8B is not applicable to the proposed project.

9. Ground floor uses in parking structures.

Response: The project does not include a parking structure.

60.05.25. Landscape, Open Space, and Natural Areas Design Standards.

1. Minimum landscape requirements for residential developments consisting of two (2) or three (3) units of Attached Housing or Compact Detached Housing.

Response: The project does not include a residential use, this section is not applicable.

2. Minimum landscape requirements for residential developments consisting of four (4) to seven (7) units of Attached Housing or Compact Detached Housing.

Response: The project does not include a residential use, this section is not applicable.

3. Minimum landscape requirements for residential developments consisting of eight (8) or more units of Attached Housing or Compact Detached Housing.

Response: The project does not include a residential use, this section is not applicable.

4. Additional minimum landscape requirements for Attached Housing and Compact Detached Housing.

Response: The project does not include a residential use, this section is not applicable.

5. Minimum landscape requirements for non-residential developments and Mixed Use Development.

A. A minimum portion of the total gross lot area shall be landscaped:

1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;
2. All uses in Multiple Use districts, ten (10) percent.
3. Environmentally sensitive areas shall be counted towards the minimum landscape requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum landscape requirement.

Response: The courtyard in front of the Robinson House will be modified, the remaining site will remain unchanged. The courtyard will contain one linear planter, three potted plants and one larger tree planter totalling 26.6% percentage of planted area.

B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:

1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.
2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.
3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.

Response: A single Lagerstroemia 'Purple Tower' with a 2 inch caliper will be provided in the courtyard.

C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following:

1. Brick pavers, or stone, scored, or colored concrete; and,
2. One (1) tree having a minimum mature height of twenty (20) feet for every three hundred (300) square feet of plaza square footage; and,
3. Street furniture including but not limited to benches, tables, chairs and trash receptacles; and,
4. Pedestrian scale lighting consistent with the City's Technical Lighting Standards.

Response: The proposed hard surface plaza (which is not in a residential district) will have brick pavers, a tree as stated above, table with chairs for patrons and a string light canopy.

D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, for plazas adjacent to the building, or when the building is within three (3) feet of the property line. The foundation landscaping shall be at least five (5) feet wide; and shall be comprised of the following:

1. One (1) tree having a minimum planting height of six (6) feet shall be planted for every thirty (30) lineal feet of foundation.
2. One (1) shrub having a minimum mature height of twenty-four (24) inches shall be planted for every three (3) lineal feet of foundation and shall be planted between required trees; and,
3. Groundcover plants shall be planted in the remainder of the landscaped area not occupied by required trees and shrubs, and shall not be planted in rows, but in a staggered manner for more effective covering.

Response: At the front foundation of the house there shall be Euonymus 'Green Spire' two gallon annuals in pots.

6. Common Greens.

Response: The project does not include a common green, this section is not applicable.

7. Shared Courts.

Response: The project does not include a shared court, this section is not applicable.

8. Retaining walls. Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least five (5) feet is required, landscaped to the B3-High Screen Buffer standards.

Response: The project does not include a retaining wall, this section is not applicable.

9. Fences and walls.

A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.

Response: The fence will be constructed of black painted steel pickets.

B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.

Response: The rear yard will have a chain link fence for security purposes, slats will be included.

C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.

Response: The building is existing and this condition is not present; therefore, subsection 9C is not applicable to the proposed project.

D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.

Response: The project does not include these conditions.

E. Fences and walls:

1. May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard, and eight feet in all other locations. [ORD 4659; June 2015]
2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.
3. [ORD 4576; January 2012] For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.

Response: SW Broadway St. is a Collector Street, the fence in the front yard is 3'-6" in height.

10. Minimize significant changes to existing on-site surface contours at residential property lines.

Response: The property does not abut a residential property; this section is not applicable.

11. Integrate water quality, quantity, or both facilities. Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.

Response: The property does not have this condition. Any facilities are a tank/vault.

12. Natural areas. Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements. [ORD 4531; April 2010]

Response: The site does not contain any City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves; therefore, this section does not apply.

13. Landscape buffering and screening. All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2. and the following standards. For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations. A landscape buffer is required for non-residential land uses and parks in Residential zoning districts. Both buffering standards and side and rear building setback requirements shall be met. Only landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, they are not additive. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. In addition, the buffer area and landscape standard are intended to be continuously applied along the property line, except as authorized under Section 60.05.45.10. [ORD 4584; June 2012]

Response: A landscape buffer is not required for properties in the same zoning designation. The properties abutting and across the street are zoned RC-OT.

G. Pedestrian plazas in buffer areas: For non-residential development in non-residential zoning districts, in which the building is proposed to be placed at the required front yard buffer line, concrete or brick pavers shall be authorized in place of required live groundcover, or bark, or grass, for the length of the building for the front yard only; provided that required trees are still installed, the paved area is connected to the public sidewalk, and pedestrian amenities including but not limited to benches or tables, are provided.

Response: A pedestrian plaza is not proposed, this section is not applicable.

14. Community Gardens

Response: The project does not include a community garden, this section is not applicable.

60.05.30. Lighting Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Adequate on-site lighting and minimal glare on adjoining properties. [ORD 4584; June 2012]

A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.

Response: Lighting will be provided at the front yard court with a minimum one footcandle of illumination.

B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.

Response: The building and lighting at vehicular and pedestrian circulation is existing and will not be modified.

C. Lighting shall be provided in pedestrian plazas, if any developed.

Response: The pedestrian plaza at the front of the Robinson House will have string lights.

D. Lighting shall be provided at building entrances.

Response: The lighting at the building entrances is provided and will not be modified.

E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.

Response: The lighting at canopies is provided and will not be modified.

2. Pedestrian-scale on-site lighting.

A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:

1. Fifteen (15) feet in height for on-site pedestrian paths of travel.

2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in Residential zoning districts.

3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.
4. Fifteen (15) feet for the top deck of non-covered parking structures.
5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.
6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.
7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.

Response (A.1-7): The project does not include any new pole-mounted luminaires.

B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.

Response: The new string lights at the plaza comply with the City's Technical Lighting Standards and cut sheets have been provided.

C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.

Response: The project does not include any new lighted bollards.

**60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.
Unless otherwise noted, all guidelines apply in all zoning districts.**

3. Minimum landscaping for Conditional Uses in Residential zones and for developments in Commercial, Industrial, and Multiple Use zones.

A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)

B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)

Response: The common area for pedestrian use at the front of the Robinson House will have a combination of pavers various planters.

C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standards 60.05.25.5.A and B)

Response: The planting in containers and planters include local plant types as noted on the landscape plan.

D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)

E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)

Response: The planting in containers and planters includes (5) plant types as noted on the landscape plan.

Conclusion:

The applicant has submitted evidence to demonstrate compliance with applicable approval criteria and respectfully requests approval of the submitted applications for Historic Review and Design Review Three.