

DESIGN REVIEW MODIFICATION: COMPLETENESS RESPONSE CITY OF BEAVERTON

Application #: LU32024-00715

Review Date: **September 4, 2024**
Response Date: October 11, 2024

Plan Reviewer: Lauren Russell, Associate Planner
Email: russell@beavertonoregon.gov, 503-526-3718

Applicant: Erin Upham, Axis Design Group, Project Architect
Email: erinu@axisdesigngroup.com, 503-284-0988

PROJECT INFORMATION:

OWNER	STREET ADDRESS	DESCRIPTION OF WORK
Herzog Properties LLC	4275 SW 139 th Way, Beaverton	New service building and exterior renovations at existing service building. Associated site work.

#	SHEET NO.	COMPLETENESS COMMENTS	APPLICANT RESPONSE
A	-	WRITTEN STATEMENT: Please 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.	A Written Statement noting the requested information has been added to the application. The file uploaded is named "Written Statement."
B	-	CLEAN WATER SERVICES (CWS) DOCUMENTATION: Pursuant to Section 50.25.1.F of the City's Development Code, all development proposals shall 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 . Please ensure that CWS reviews and signs off on a current version of the site plan. The one that was provided to CWS appears to be the site plan associated with the 2022 modification.	Please see the Response Letter from the Civil Engineer – file uploaded is named "Response Letter for Beaverton Incomplete".

#	DEPT.	PRELIMINARY STAFF COMMENTS	APPLICANT RESPONSE
1a	PLANNING	<p><u>On-Site Pedestrian Circulation.</u> Please demonstrate that there is safe and efficient on-site pedestrian circulation, particularly between the new service building and SW Whitney Way. Previous approvals have shown a pedestrian walkway between a secondary entrance to the service building and Whitney.</p>	<p>A concrete walkway at the north side of the new service building is now shown on the Architectural Site Plans. This walkway connects to the public sidewalk that adjoins SW Whitney Way. This walkway meets the criteria of BDC 60.05.20 (3)A, 60.05.20 (3)D and 60.05.20 (3)F. The north door of the new service building is for employee use only, is not a primary entrance and is not for public access (i.e. no pedestrian access is desired). Additionally, movement of vehicles and storage activities to the north side of the new service building constitute conditions where a more direct walkway is not required. Per 60.05.20 (3)A.3. Per 60.05.20 (3)B.</p>
1b		<p><u>New Service Building Exterior Finish Materials.</u> Please clarify the exterior finish materials for the new service building. The materials board shows that the wall materials include Hardie Plank, but the elevation drawings only show metal siding.</p>	<p>Demo and new exterior elevations for the existing service building are now included with the architectural plans. Please see sheets A-210 and A-220. The new Hardie plank siding is to occur at the existing service building.</p>
1c		<p><u>New Service Building Rendering.</u> Although not required, providing a rendering of the new service building may be beneficial, especially for Planning Commission, in order to demonstrate that the applicable building façade design standards and/or guidelines are met. Going from an approved building design that had several different exterior finish materials to potentially just metal siding is a fairly big change.</p>	<p>Noted. The applicant will consider providing a rendering for the Planning Commission.</p>
1d		<p><u>Tualatin Valley Fire & Rescue Service Provider Permit.</u> Is there also a cover sheet/application form that goes with the drawings that were submitted? If so, please include it.</p>	<p>The application form provided to TVF&R with the SPL request has been uploaded to the application. Per the attached email from Jeremy Foster, the reviewed/ approved drawings are considered a revision to the initial application.</p>

2	TRANSPORTATION	<p><u>Vehicle Storage/Service Staging Areas.</u> The site plan shows two existing vehicle storage/service staging areas in the parking lot that do not appear to be striped but rather are just indicated by a dashed line on the site plan. Please provide some sort of physical demarcation such as painting the outline of each of these areas on the pavement to ensure that the required 24-foot drive aisles are maintained in the parking lot.</p>	<p>The site plans have been updated to show a solid striped line at the vehicle storage/service staging areas.</p>
3a	SITE DEVELOPMENT	<p><u>Preliminary Stormwater Report – Off-Site Streetside LIDA Planter Design.</u> The 6-percent sizing factor is for quality only. Please confirm the hydromodification solution for storage of the 25-year storm also factors in runoff from the frontage for new and modified area.</p>	<p>Please see the Response Letter from the Civil Engineer – file uploaded is named “Response Letter for Beaverton Incomplete”.</p>
3b		<p><u>Preliminary Stormwater Report – Appendix C.</u> On page 5 of this appendix, the pre-development subcatchment run-off area is listed as 42,734 square feet. Please show the basin this area was derived from on a site map.</p>	<p>Please see the Response Letter from the Civil Engineer – file uploaded is named “Response Letter for Beaverton Incomplete”.</p>

Erin Upham

From: Foster, Jeremy L. <Jeremy.Foster@tvfr.com>
Sent: Tuesday, July 16, 2024 12:33 PM
To: Erin Upham
Subject: RE: Herzog-Meier VW-Volvo - Updated SPL Application
Attachments: H-M VW-Volvo Service - Fire SPL Drawings_REVISIONS 7-16-24.pdf

Good afternoon Erin-

Please see attached and approved TVF&R revised SPP. Because this is a revision to an originally approved TVF&R permit, no additional permits are necessary. This will be just a revision to the original approval. Please submit this document to the COB. Let me know if you have any questions.

Thank you,

Jeremy Foster | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1414

www.tvfr.com

From: Erin Upham <ErinU@axisdesigngroup.com>
Sent: Thursday, July 11, 2024 5:05 PM
To: Foster, Jeremy L. <Jeremy.Foster@tvfr.com>
Subject: Herzog-Meier VW-Volvo - Updated SPL Application

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Hi Jeremy,

The attached drawings are updated per the items we discussed by phone. Also attached is the application for Beaverton that I downloaded from the website. If you need anything else for your review, please let me know.

Thank you!

ERIN UPHAM, AIA

Associate | Project Architect

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