

Received
 Planning Division
 5/11/2022



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 #:	DR2022-0055
FILE NAME:	Progress Square Partition
TYPE: 1	RECEIVED BY:
FEE PAID:	CHECK/CASH:
SUBMITTED: 5.11.22	LWI DESIG:
LAND USE DESIG: CC	NAC: DW/RW

DESIGN REVIEW COMPLIANCE LETTER APPLICATION

PROPERTY OWNER(S): Progress Square Partners, LP
 ADDRESS: 101 Larkspur Landing Circle, #120
Larkspur, CA 94939

PHONE: 415-945-2478
 FAX: 415-945-2460
 E-MAIL: sbiaeae@arqoinvest.com

APPLICANT: Ken Sandblast
 ADDRESS: 15115 SW Sequoia Parkway
Tigard, OR 97224

PHONE: 503-684-0652
 FAX: _____
 E-MAIL: ksandblast@westlakeconsultants.com

SITE ADDRESS: 8860 SW Hall Blvd

MAP & TAX LOT #: 1S126BC 00500
 ZONING DISTRICT: CS

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.

As property owner or authorized agent, I hereby authorize the filing of this Design Review Compliance Letter application. I have provided all the items required by this two (2) 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. As property owner or authorized agent, I hereby attest that the subject proposal meets each of the approval criteria for a Type 1 Design Review Compliance Letter.

Kenneth C. Sandblast Kenneth C. Sandblast 5/11/22
 Print Name Signature (Original Signature Required) Date

 Please provide a brief project description: The existing building located at 8860 SW Hall Blvd is proposed to be demolished.

DESIGN REVIEW PROJECT INFORMATION

The following worksheet is intended to assist in the preparation and review of your application. Although it is not intended to be a comprehensive list, the below information will help determine which design standards (from Section 60.05) may be applicable and what additional information may be needed for the review of your project. For a complete listing of all design standards and code sections, please refer to the Beaverton Development Code (ORD 2050).

Please provide the following project information:

Existing site size	13,880 SF	Number of existing parking spaces	19
Existing building square footage	2,276 SF	Number of total proposed parking spaces	n/a
Square footage of proposed building addition	n/a	Square footage of existing landscaped area	n/a
Building Permit number associated to this project		Square footage of proposed landscaped area	n/a

To help determine which design standards (from Section 60.05) are applicable to your project, please answer the following questions and provide the necessary information:

Please Circle

Are modifications proposed to the exterior of an existing structure? If yes, please list these modifications in your project description and show the modifications on the plans. It may also be helpful to provide an existing conditions and/or an existing elevations plan and/or photographs of the existing structure.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is new rooftop equipment proposed with this project? If yes, a screening plan is required to show compliance with Section 60.05.15.5.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the site abut a Major Pedestrian Route (see map in Section 60.05.55)? If yes, please note that several design standards are applicable only when the site abuts a Major Pedestrian Route.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the project involve new or changes to existing loading areas, solid waste facilities or exterior mechanical equipment? If yes, please see Section 60.05.20.2 for applicable design standards.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the project involve changes to the parking lot or pedestrian walkways? If yes, please see Sections 60.05.20.3-8 for applicable design standards.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the project involve changes to the existing landscaping or is new landscaping proposed? If yes, please provide a landscape plan which clearly shows the landscaped area and specifies the planting materials, including species and planting size.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is a retaining wall, fence or wall proposed? If yes, please see Sections 60.05.25.5-6 for specific design standards.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is grading of the site proposed? If yes, please provide a grading plan. If the site is within or abuts a residential zone, please see Section 60.05.25.7 for specific grading standards.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is new lighting or a change to existing lighting proposed with this project? If yes, lighting specifications and a lighting plan are required. Please see Section 60.05.30 and Table 60.05-1 of the Development Code.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

To help determine whether the proposed project complies with the requirements of Chapter 60, please answer the following questions and provide the necessary information:

Is a building addition or change to an existing <u>loading</u> area proposed? If yes, please see Section 60.25 for off-street loading requirements. Please also complete the following information:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Existing:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Existing Loading Berths _____		
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Loading Berths Proposed _____		
Is a building addition or change to an existing <u>parking</u> area proposed? If yes, please see Section 60.30 for off-street parking requirements. Please also complete the following information and attach additional information if necessary:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Existing:	Type of Use _____	Floor Area (s.f.) _____	Existing Number of parking spaces _____		
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Number of new spaces _____	Total number of spaces _____	
Are any trees proposed for removal? If yes, please contact staff at (503) 526-2420 to determine whether the trees are Significant or Historic. If the trees are landscape trees, please see Section 60.60.25.9 and in your written statement please address how your proposal meets this section of the Development Code.				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

DESIGN REVIEW COMPLIANCE LETTER SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM, DESIGN REVIEW PROJECT INFORMATION AND CHECKLIST.** Provide **one (1) completed** application form, Design Review Project Information and checklist with original signature. (** Have you submitted for a permit from another division?**)
- B. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. Please include a description of the location of the proposed modifications, materials to be used, sizes, colors, and square footage as appropriate to the situation. You may include copies of illustrations from catalogs to *supplement* the narrative.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of **24" x 36"**. Architectural elevations may be presented at an architectural scale.

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. SITE PLAN:** Submit **three (3) copies** of a site plan of the entire property. The site plan should clearly show all proposed site changes. If the plan is not to scale, it must be fully dimensioned. Label and show the location of:
- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> abutting streets | <input type="checkbox"/> structures | <input type="checkbox"/> landscaped areas |
| <input type="checkbox"/> property lines | <input type="checkbox"/> parking | <input type="checkbox"/> proposed square footages |
| <input type="checkbox"/> setbacks | <input type="checkbox"/> driveways | |
| <input type="checkbox"/> existing easements and utilities located within 25 feet of any proposed outside modifications | | |
| <input type="checkbox"/> existing and approved vehicular, pedestrian, and bicycle connections | | |

Also, if the proposal changes the amount of existing parking spaces or striping in any way, you must document how many spaces currently exist, how many are required for the existing/proposed use, and how the net result is not less than the minimum number of required spaces.

- B. ARCHITECTURAL ELEVATIONS:** Submit **three (3) copies** of 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 proposed materials, colors, and textures.

OTHER

- A. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- B. OTHER WRITTEN & PLAN INFORMATION.** In addition to the above materials, submit **three (3) copies** of written and plan information that is required by the Design Review Project Information form.
- C. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** **Please Note:** If your Design Review proposal includes a building addition or new construction, or site alterations that involve grading, paving, road and/or pathway construction, you will likely be required to obtain written documentation from Clean Water Services (CWS) stating that water quality to sensitive areas will not be adversely affected by the subject proposal. In some cases, the City is able to perform a Pre-Screen Site Assessment, thereby determining no sensitive areas are apparent on-site or within 200 feet of the proposed impact area. The City Pre-Screen Site Assessment is conducted through a Pre-Application Conference. For more information on the CWS Site Assessment, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653.



DESIGN REVIEW COMPLIANCE LETTER APPROVAL CRITERIA

THE FOLLOWING IS A LIST OF THE APPROVAL CRITERIA FOR A DESIGN REVIEW COMPLIANCE LETTER, AS SPECIFIED IN SECTION 40.20.15.1.C OF THE DEVELOPMENT CODE.

STAFF WILL REVIEW YOUR PROPOSAL FOR COMPLIANCE WITH THESE APPROVAL CRITERIA AND THE RELEVANT CODE SECTIONS. A PROPOSAL MUST MEET ALL APPLICABLE APPROVAL CRITERIA IN ORDER TO HAVE AN APPROVABLE PROJECT.

1. The proposal satisfies the threshold requirements for a Design Compliance Review Letter.
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 meets all applicable Site Development Requirements of Sections 20.05.15, 20.10.15, 20.15.15, and 20.20.15 of this Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.
5. The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).
6. If applicable, the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) as they apply to the following:
 - a. Building articulation and variety (Section 60.05.15.1).
 - b. Roof forms (Section 60.05.15.2).
 - c. Primary building entrances (Section 60.05.15.3).
 - c. Building materials (Section 60.05.15.4).
 - d. Foundation landscaping requirements (Section 60.05.25.3.D).
 - e. Screening roof-mounted equipment requirements (Section 60.05.15.5).
 - f. Screening loading areas, solid waste facilities and similar improvements (Section 60.05.20.2).
 - g. Lighting requirements (Section 60.05.30).
 - h. Pedestrian circulation
7. The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).
8. Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.
9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.