

Exhibit H

WWSP Pressure and Flow Facility – Washington Green Commercial Center, 9180 SW Hall Boulevard, Beaverton Design Review Build-out Concept Plan (DRBCP)

This exhibit is a Design Review Build-out Concept Plan (DRBCP) for the Willamette Water Supply Program’s proposed Pressure and Flow Control Facility at the Washington Green Commercial Center (Case File CU2021-0016 / DR2021-102 / TP2021-0010). The DRBCP is an option for the applicant to demonstrate compliance with BDC [Section 20.20.15.C](#) regarding minimum floor area ratio (FAR)¹.

As the response to BDC Section 20.20.15.C in the application narrative explains, the existing site has approximately 79,306 square feet of gross floor area and a calculated FAR of 0.279. The construction of the development proposed in this application will increase the calculated FAR to 0.281, just short of the required minimum FAR of 0.30 in the Commercial – Washington Square (C-WS) zone. Approximately 5,300 square feet more is needed to comply with the minimum FAR standard.

This exhibit demonstrates compliance with the FAR standard via a conceptual “build-out” plan as allowed by the code (BDC [Section 40.20.10.5](#)). This conceptual plan is for findings purposes only and is in no way binding on the property owner. Options are provided in order to show that there are many conceptual ways to meet the code and no one particular way is proposed by this application.

Criteria

40.20. Design Review

40.20.10.5

Design Review approval is required for all applicable new and existing developments. The City recognizes, however, that meeting minimum Floor Area Ratio (FAR) in an early phase of a multi-phased development on a large site may be difficult. The City also recognizes that creating high quality pedestrian environments along public streets is a priority. In recognition of these and other issues, the following options are available.

A. Projects may use a Design Review Build-out Concept Plan (DRBCP), approved through a Type 3 process, to develop a site by demonstrating conceptually full compliance at build-out with the design review standards and/or guidelines established in Section 60.05. Such projects shall demonstrate in a DRBCP how future development of the site, to the minimum applicable floor area ratio (FAR), while meeting the development standards contained in CHAPTER 20 of the Beaverton Development Code and to the minimum applicable design standards contained in Section 60.05. or greater, can be achieved at ultimate build out of the DRBCP. A DRBCP shall:

¹ Per the BDC: “Floor Area Ratio (FAR) is the amount of gross floor area in relation to the amount of net site area, expressed in square feet.”

1. *Include a plan and narrative intended to address feasibility of constructing future phases, consistent with applicable development standards of the Development Code within the total site area where the project is proposed, and may include abutting properties if under same ownership;*
2. *Not rely on the removal of a structure in an early phase in order to demonstrate compliance in later phases.*
3. *Compliance with any applicable Design Standards and/or Guidelines shall not be deferred to future phases of a DRBCP. [ORD 4531; April 2010] [ORD 4706; May 2017]*

Findings

1. This exhibit provides a plan (see Figure 1) and this narrative to illustrate three conceptual options for increasing the site's FAR above the minimum of 0.30 required by BDC Section 20.20.15.C.
 - a. Option A would locate a new restaurant along Hall Boulevard on west side of the entry to the commercial center and add 6,400 square feet of floor area.
 - b. Option B would also add a restaurant and 6,400 square feet of floor area, but would be located on Hall Boulevard on the *east* side of the entry to the commercial center.
 - c. Option C would add a 4-story mixed-use building along Hall Boulevard on the east side of the site entry. The building would include ground floor commercial uses, upper floor residential uses, and structured parking.
2. All three options are conceptually feasible because they would:
 - a. Occupy portions of the site that are currently "open" parking and circulation areas. Conceptually, all three options can be built without removal of an existing structure.
 - b. Result in a high-quality pedestrian environment along Hall Boulevard. Each building is oriented to Hall Boulevard and the entry drive into the site. The conceptual restaurants have their parking located to the side and rear and could provide outdoor seating along the street and the site's entry drive. The mixed-use building could provide storefronts along Hall Boulevard. All three options have the potential to provide a corner entry at the corner of Hall Boulevard and the site's entry drive.
3. All three options can meet the requirements of applicable development standards. Table 1 below is a summary of compliance with BDC Section 20.20, Multiple Use Land Use Districts, and Section 60.05, Design Guidelines.

Table 1. Compliance with Applicable Standards and Guidelines

	Option A Restaurant	Option B Restaurant	Option C Mixed-Use Building
Chapter 20 Land Uses; Section 20.20 Multiple Use Land Use Districts (C-WS)			
Development and Urban Form	<p>New restaurant, oriented to Hall Blvd and site entry drive (<u>w</u>est)</p> <ul style="list-style-type: none"> • 35 foot building height, 45 feet at corner • The building is street-oriented with minimal setback needed to provide a walkway and landscaping around the building and an outdoor seating area • 6,400 sq ft (approx. 80 ft x 80 ft footprint) 	<p>New restaurant, oriented to Hall Blvd and site entry drive (<u>e</u>ast)</p> <ul style="list-style-type: none"> • 35 foot building height, 45 feet at corner • The building is street-oriented with minimal setback needed to provide a walkway and landscaping around the building and an outdoor seating area • 6,400 sq ft (approx. 80 ft x 80 ft footprint) 	<p>New 4-story mixed-use building with ground floor retail, residential above, and structured parking (approx. 50 parking spaces). Oriented to Hall Blvd.</p> <ul style="list-style-type: none"> • Up to 60 foot building height • 5,000-10,000 sq ft retail • 40-50 residential units • 0 to 15-foot setback (as needed for walkway, landscaping, and potential outdoor seating area) • Total added floor area is roughly 44,000 sq ft (approx. 90 ft x 120 ft footprint)
Chapter 60.05 Design Standards and/or Guidelines			
Multiple Use District Building Orientation and Design	<p>Primary entrance is oriented to Hall Boulevard. Covered outdoor seating is provided along Hall and the site entry drive. South and west facades have 60% glazing (e.g., windows), articulation, and detailed materials. Corner has additional height.</p>	<p>Primary entrance is oriented to Hall Boulevard. Covered outdoor seating is provided along Hall and the site entry drive. South and east facades have 60% glazing (e.g., windows), articulation, and detailed materials. Corner has additional height.</p>	<p>Building located at the street. Ground floor retail spaces have 60% glazing (e.g., windows) and recessed entries. Residential units above have balconies or other articulation. Multiple building materials and color. Parking structure “façade” is interior to site and screened.</p>
Circulation and Parking Design	<p>Circulation is slightly reconfigured to retain adequate circulation and access to new and existing development. Parking is behind and to the side of the building.</p>	<p>Circulation is slightly reconfigured to retain adequate circulation and access to new and existing development. Parking is behind and to the side of the building.</p>	<p>Circulation is reconfigured to accommodate the building and adjacent uses. Parking is structured – partly on ground level, partly on second level.</p>

	Option A Restaurant	Option B Restaurant	Option C Mixed-Use Building
Landscape, Open Space, and Natural Areas Design	Landscape is provided around the base of the building. Overall landscaping of the commercial center site is increased.	Landscape is provided around the base of the building. Overall landscaping of the commercial center site is increased.	Landscape is provided around the base of the building. Overall amount of landscaping on the commercial center site is relatively unchanged.
Chapter 60.30 Off-Street Parking*			
Min. # of Parking Spaces	<p>Min. required parking = 238 spaces for existing development (3.0/1,000 sf * 79,306 sf) + 64 spaces for conceptual development (10.00/1,000 sf * 6,400 sf) = 302 spaces</p> <p># parking spaces with conceptual development = approx. 428 existing parking spaces – approx. 32 spaces removed by development = 396 spaces (meets standard)</p>	<p>Min. required parking = 238 spaces for existing development (3.0/1,000 sf * 79,306 sf) + 64 spaces for conceptual development (10.00/1,000 sf * 6,400 sf) = 302 spaces</p> <p># parking spaces with conceptual development = approx. 428 existing parking spaces – approx. 40 spaces removed by development = 388 spaces (meets standard)</p>	<p>Min. required parking = 238 spaces for existing development (3.0/1,000 sf * 79,306 sf) + 80 spaces for conceptual development (3.0/1,000 sf * 10,000 sf + 1.00/unit * 50 units) = 318 spaces</p> <p># parking spaces with conceptual development = approx. 428 existing parking spaces – approx. 48 spaces removed by development + approx. 50 spaces in parking structure = 430 spaces (meets standard)</p>
Max. # of Parking Spaces	<p>Max. permitted parking = 492 spaces for existing development (6.2/1,000 sf * 79,306 sf) + 147 spaces for conceptual development (23.0/1,000 sf * 6,400 sf) = 639 spaces</p> <p># parking spaces with conceptual development = 396 spaces (meets standard)</p>	<p>Max. permitted parking = 492 spaces for existing development (6.2/1,000 sf * 79,306 sf) + 147 spaces for conceptual development (23.0/1,000 sf * 6,400 sf) = 639 spaces</p> <p># parking spaces with conceptual development = 388 spaces (meets standard)</p>	<p>Max. permitted parking = 492 spaces for existing development (6.2/1,000 sf * 79,306 sf) + 152 spaces for conceptual development (6.2/1,000 sf * 10,000 sf + 1.8/unit * 50 units) = 644 spaces</p> <p># parking spaces with conceptual development = 430 spaces (meets standard)</p>

* **Note:** While not required by BDC Section 40.20.10.5, staff have encouraged the applicant to address parking number requirements in Chapter 60.30 in order to provide that information and assurance to the Planning Commission.

Figure 1. Design Review Build-out Concept Plan – Option A, Option B, and Option C



LEGEND

- PROPERTY BOUNDARY 
- TAXLOTS 
- MIXED-USE BUILDING 
- RESTAURANT BUILDING 
- PFC FACILITY FOOTPRINT 

KEYNOTES

-  OPTION A - SINGLE STORY RESTAURANT, WEST OPTION, APPROX. 6400 SQ FT
-  OPTION B - SINGLE STORY RESTAURANT, EAST OPTION, APPROX. 6400 SQ FT
-  OPTION C - FOUR STORY MIXED USE BUILDING, APPROX. 44000 SQ FT

GENERAL NOTES

1. PEDESTRIAN IMPROVEMENTS AND OUTDOOR SEATING TO BE LOCATED ALONG THE SW HALL BLVD AND SITE ENTRY FRONTAGES
2. THIS PLAN IS CONCEPTUAL AND FOR PLANNING PURPOSES ONLY



**PFC FACILITY
DESIGN REVIEW BUILD-OUT
CONCEPT PLAN**