



CITY OF BEAVERTON
Planning Division
Community Development Department
Tel: 503-526-2420
www.beavertonoregon.gov

MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: August 26, 2021
Subject: *Notice of Decision for DR2021-0059*

Please find attached the Notice of Decision for **DR2021-0059 Arctic Building Remodel**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2021-0059 is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2021-0059 Arctic Building Remodel is 4:30 p.m., September 7, 2021.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brett Cannon at bcannon@beavertonoregon.gov. Note: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of

Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community. For more information about the case file, please contact Brett Cannon, Assistant Planner, at (503) 350-4038.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Brett Cannon** by calling 711 **503-350-4038** or email **bcannon@beavertonoregon.gov***

STAFF REPORT

Report date: August 26, 2021

Application/project name: Arctic Building Remodel

Application Numbers: DR2021-0059

Proposal: The applicant, Sinan Gumusoglu Architecture LLC, requests approval of a Design Review Two application for modification of landscaping, new pedestrian pathways and façade improvements to an existing office building.

Proposal location: 10255 SW Arctic Drive, specifically identified as Tax Lot 801 on Washington County Tax Assessor's Map 1S114.

Applicant: Sinan Gumusoglu Architecture LLC



Recommendation: APPROVAL DR2021-0059, subject to conditions of approval.

Contact information:

City staff representative: Brett Cannon, Assistant Planner
503-350-4038
bcannon@BeavertonOregon.gov

Applicant: Sinan Gumusoglu
Sinan Gumusoglu Architecture LLC
13175 SW Bull Mountain Road
Tigard, OR 97224

Applicant representative: Sinan Gumusoglu
Sinan Gumusoglu Architecture LLC
13175 SW Bull Mountain Road
Tigard, OR 97224

Property owners: Vizuma LLC
5611 NE Columbia Boulevard
Portland, OR 97218

Existing conditions

Zoning: Office Industrial (OI)

Site conditions: The area of work is located on a developed lot with an office building.

Site Size: Approximately 0.85acres.

Location: 10255 SW Arctic Drive.

Neighborhood Association Committees: Denney Whitford/Raleigh West

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Office Industrial (OI)	Railroad Right of Way
South	Industrial (IND)	Industrial and Warehousing
East:	Office Industrial (OI)	Railroad Right of Way
West:	Industrial (IND)	Industrial Park

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DR2021-0059	Design Review Two	Modification of landscaping, new pedestrian pathways and façade improvements to an existing office building.	Development Code Section 40.20.15.2.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2021-0059	May 18, 2021	July 21, 2021	November 18, 2021	July 21, 2022

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Summary of Public Comment

No public comments were received related to these applications.

Exhibit 1.1 Vicinity Map

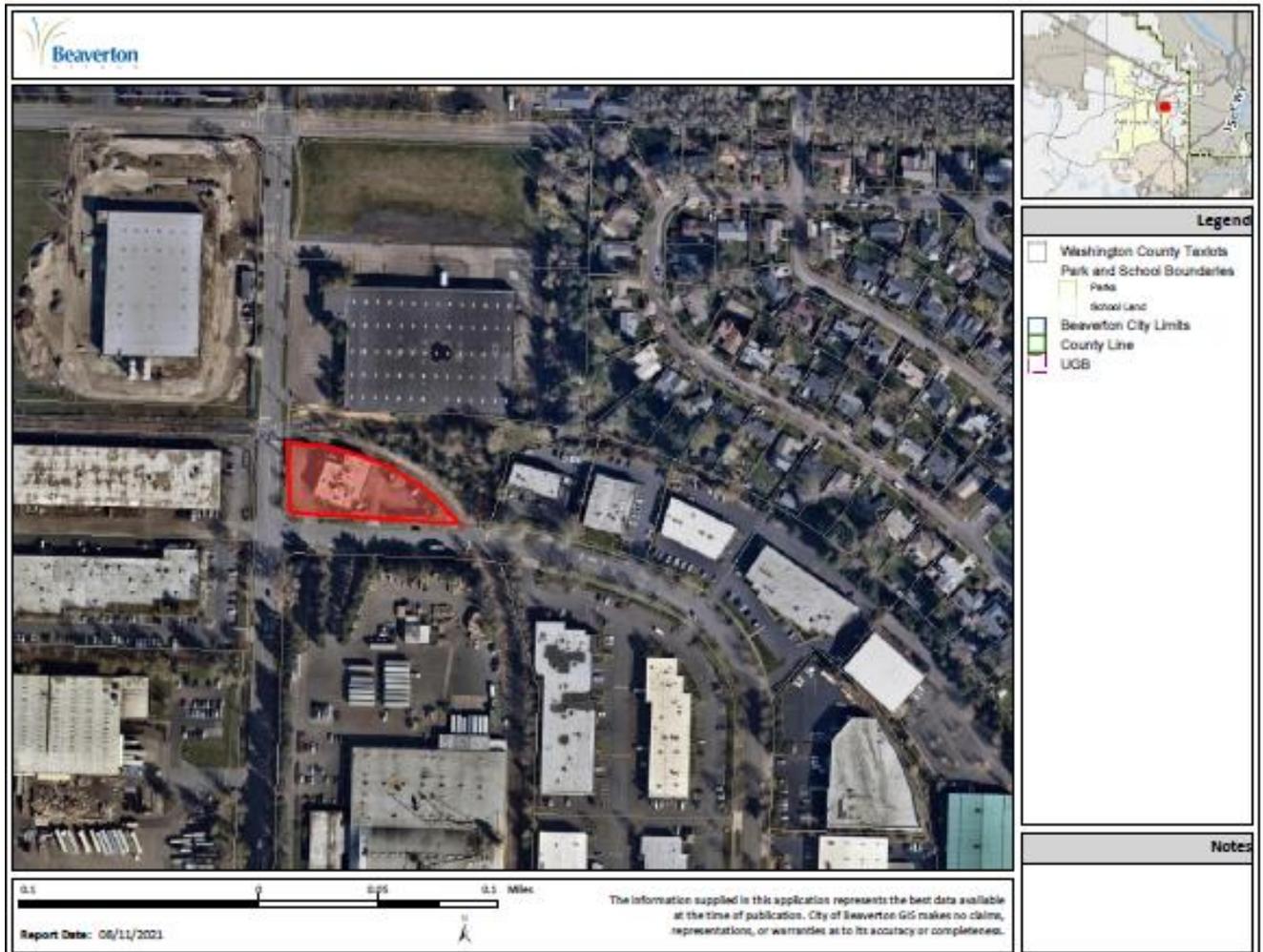


Exhibit 1.2 Zoning Map

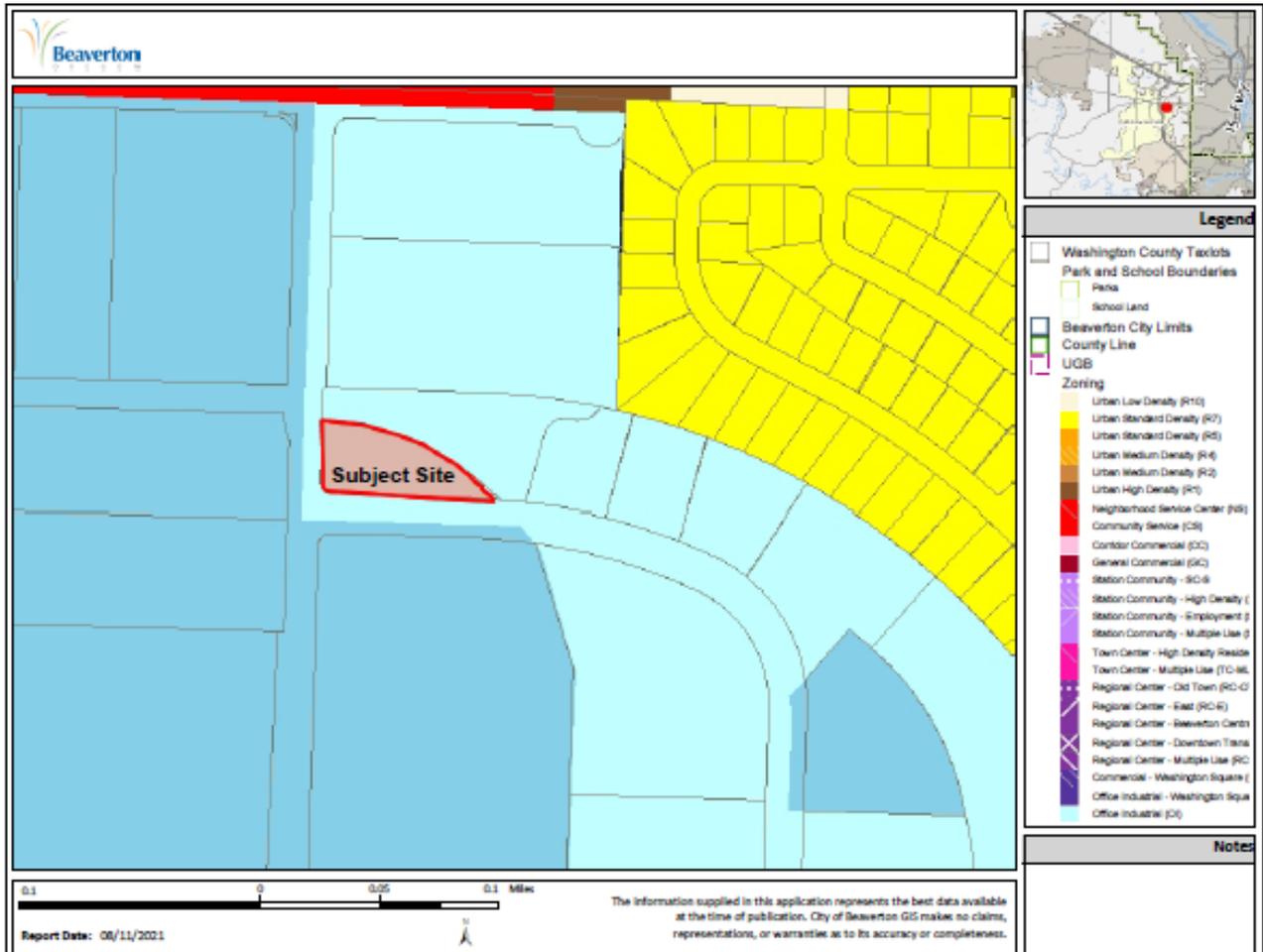


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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 4 of this report)

Exhibit 1.2 Zoning Map (Page 5 of this report)

Exhibit 2. Public Comment

No Public Comment Received

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application Package

Attachment A: FACILITIES REVIEW REPORT

FACILITIES REVIEW COMMITTEE

DRAFT TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Arctic Building Remodel

Proposal: The applicant, Sinan Gumosoglu Architecture LLC, requests approval of Design Review Two application for modification of greater than 15 percent of onsite landscaping for an existing office building, a new pedestrian pathway and minor façade changes.

Recommendation: APPROVE DR2021-0059

Finding: The Facilities Review Committee finds that the proposal complies with all technical approval criteria and therefore, the Committee recommends that the decision-making authority in approving the proposal, adopt the conditions of approval found at the end of this report.

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the Design Review Two (DR2021-0059) application as submitted.

Section 40.03.1.A

Approval Criterion: *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.*

FINDING:

Chapter 90 of the Development Code defines “critical facilities” to be services that include public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable and Non-Potable Water: The property is served by City of Beaverton potable water service and the applicant has stated that the potable water services are adequate to service the proposed development. The property is not located within the South Cooper Mountain area, which is the only area of the City where properties can connect to the City’s non-potable water service. The Committee finds that adequate potable public water service can be provided to the site to serve the proposed development and that connection to non-potable public water service is not required.

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. An existing eight-inch sanitary main is in SW Western Avenue and SW Arctic Drive. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. The proposed landscape improvements are modifying less than 1,000 square-feet of impervious and pervious surfaces on site, therefore, a stormwater management plan is not required. Additionally, the applicant has provided a Clean Water Services Provider Letter stating the proposed development will not have an adverse impact on the stormwater drainage, treatment or retention in the area. An existing 12-inch storm drain is in SW Arctic Drive to serve the sites drainage load. The Committee finds that adequate stormwater drainage, treatment and retention service can be provided to the site to serve the proposed development.

Transportation: The subject site fronts SW Arctic Road and Western Avenue. SW Arctic Road which is classified as a Neighborhood Route and Western Avenue is classified as an Arterial. The applicant proposes to modify the existing landscaping and provide a new pedestrian path connecting the primary entrance to the existing sidewalk on SW Arctic Drive. The applicant states that the existing office building will remain an office use and no additional daily trips are expected to the site. The sites frontage is improved with sidewalks, so no frontage improvements will be required. Therefore, the Committee finds that adequate transportation service can be provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided an email from Deputy Fire Marshall Jeremy Foster dated March 15, 2021, which stated no TVF&R Service Provider Permit is required for the proposed improvements. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.B

Approval Criterion: *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.*

FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposed development is within the boundaries of the Beaverton School District. No new dwelling units are proposed as part of the development and the property will continue to operate as an office building. Therefore, the Committee finds that the proposal will not affect the existing school capacity.

Transit Improvements: The subject site is located adjacent to TriMet’s Bus Line 53-Arctic/Allen. Bus Line 78 runs on a loop to Beaverton Transit Center, along Lombard, Allen, Arctic, Western, 5th, Griffith, and Beaverton-Hillsdale Highway, during the weekday morning and evening rush hours. Therefore, the Committee finds that there are adequate transit services to serve the proposed development.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The site’s existing pedestrian on-site facilities connect to SW Arctic Drive. These connections are proposed to be improved with a new ADA accessible path to supplement the existing non-compliant ADA pedestrian path connecting the primary SW Arctic Drive. There are sidewalks on SW Arctic Drive and SW Western Avenue abutting the site. The proposed improvements will not alter the existing shared vehicle and bicycle lanes on SW Arctic Drive and SW Western Avenue. Therefore, the Committee finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.C

Approval Criterion: *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).*

FINDING:

The site is zoned OI- Office Industrial. The Committee refers to the Chapter 20 use and site development requirements table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses). Staff will provide findings for the Design Review Two request within the applicable section of the staff report. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.D

Approval Criterion: *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.*

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements).

Section 60.30 Off-Street Parking: Beaverton Development Code (BDC) Section 60.30.10.5 outlines the parking requirements for a site located in the Office Industrial zone. The use of the site is considered an Office/Administrative Service and located in Parking Zone B. The minimum parking ratio requirement for motor vehicles is 2.7 parking spaces per 1,000 square feet of gross floor area and the maximum parking ratio is 4.1 spaces per 1,000 square feet of gross floor area. The applicant states the existing building is

approximately 14,250 square feet which would require a minimum of 38 parking spaces and a maximum of 58 parking spaces. However, based on prior land use approvals the subject site has 28 parking spaces. Since the proposed scope of work is limited to landscaping changes, pedestrian improvements and minor façade changes without increasing the gross floor area of the building and the parking area is not being altered, the existing parking area is not being reviewed with this application.

Per BDC Section 60.30.10.5.B, the minimum short-term bicycle parking for a 14,250 square foot Office/Administrative use is 2 spaces. The applicant states there is currently no short-term bicycle parking on site. The proposed scope of work is limited to landscaping changes, pedestrian improvements, and minor façade changes without increasing the gross floor area of the building. The short-term bicycle parking area is not being altered; therefore, the bicycle parking area is not being reviewed with this application.

Per BDC Section 60.30.10.5.B, the minimum long-term bicycle parking for a 14,250 square foot Office/Administrative use is 2 spaces. The applicant states there is currently no short-term bicycle parking on site. The proposed scope of work is limited to landscaping changes, pedestrian improvements, and minor façade changes without increasing the gross floor area of the building. The long-term bicycle parking area is not being altered, therefore, the bicycle parking area is not being reviewed with this application.

Section 60.55 Transportation Facilities: The applicant states that building is currently vacant and was previously used as an office/administrative building. The proposed development is modifying the existing landscaping and façade. The building will continue to be used as an office building and no additional trips are expected as a result of the proposed development. Therefore, the threshold for a full traffic impact analysis or traffic management plan is not required.

Per BDC Section 60.55.25.1 Street and Bicycle Pedestrian Connection Requirements, the applicant states the frontages on SW Western Avenue and SW Arctic Drive both have sidewalks with curbs and planter strips to provide for safe pedestrian circulation. SW Western Avenue is designated as an Arterial/Collector without Bicycle Lanes pursuant to the Figure 6.2 of the Transportation System Plan. SW Arctic Drive is designated as Neighborhood Route and currently doesn't have bicycle lanes. No new streets or right-of-way improvements are proposed as part of this development.

Per BDC Section 60.55.25.4 Street and Bicycle Pedestrian Connection Requirements, the applicant states no new bicycle connections are proposed to the boundary of the parcel with this development. A new ADA accessible path is proposed to connect the primary building entrance to SW Arctic Drive to increase the pedestrian connectivity to the abutting sidewalks.

Per BDC Section 60.55.25.6 Street and Bicycle Pedestrian Connection Requirements, the applicant states there is access to safely cross SW Arctic Drive at the corner with SW

Western Avenue. The nearest traffic-controlled intersection on SW Westerns is at SW 5th Street, approximately 650 feet to the north.

Per BDC Section 60.55.25.7 Street and Bicycle Pedestrian Connection Requirements, the applicant states the proposed ADA accessible pathway will connect the sidewalk on SW Arctic Drive to the primary entrance of the building. No proposed connections to adjacent properties are proposed.

Per BDC Section 60.55.25.10.A. Pedestrian Circulation, the applicant states walkways are available to the public via the buildings primary entrance and SW Arctic Drive, the western parking lot and the primary entrance, and from the eastern parking lot to SW Arctic Drive public sidewalk. There are existing walkways between these areas, which aren't proposed for modification with this project.

Per BDC Section 60.55.25.10.B. Pedestrian Circulation, the applicant states the property has approximately 300 feet of frontage along SW Arctic Drive. There is an existing five foot walkway from SW Arctic Drive to the primary entrance to the building. Additionally, the applicant proposes a new five-foot wide ADA accessible pathway to the SW Arctic Drive. There aren't any accessways abutting the site, so the criteria isn't applicable.

Per BDC Section 60.55.25.10.C-G Pedestrian Circulation, the applicant states a new walkway will be constructed connecting the primary entrance with the sidewalk on SW Arctic Drive. The walkway will be constructed in two parts, a more direct route with stairs and a meandering five foot wide ADA compliant pathway that is less direct to account for the elevation change between SW Arctic Drive and the primary building entrance. The new walkway will not cross any areas where vehicles operate and is properly illuminated to meet the 0.5 foot-candle level as seen on the lighting plan.

Section 60.60 Trees and Vegetation: The applicant identifies on Sheet L3 of the plan set as the proposed planting plan. The applicant states the following ten trees were removed prior to submitting for the Design Review Two application, one Scotch Pine, four Mugo Pine, 4 European White Birch and three Flowering Cherry. It is unknown what the Diameter at Breast Height (DBH) was for the trees prior to removal. The applicant proposes estimating each tree at six inches DBH and mitigating per the standards of 60.60.25.9.C. The applicant proposes 60 inches of DBH for mitigation, including 26 conifers and 24 deciduous trees (Sheet L3 and L4). The City arborist has confirmed the proposed mitigation and estimated DBH for the removed trees is consistent with 60.60.25.9.C.

Per BDC Section 60.60.20.1.A.1 the applicant proposes protective tree fencing five feet beyond the canopy line for trees located at the eastern portion of the site during removal of invasive ivy, as seen on sheet L0.

For these reasons, the Committee finds that the proposed development is consistent with the applicable provisions of Chapter 60.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.E

Approval Criterion: *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.*

FINDING:

The applicant states that the proposed site plan and landscaping plan indicate all facilities and areas on site will continue to be maintained. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.F

Approval Criterion: *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

FINDING:

The applicant states that safe and efficient vehicular and pedestrian circulation is already provided on site and will continue to be provided with the proposal. The applicant proposes to provide an additional pathway connecting the primary entrance to the sidewalk on SW Arctic Drive. The new pathway meets City of Beaverton standards for width, materials, lighting, and separation from vehicle traffic. There are two existing surface parking lots, and eastern one and western one that are separated by the existing building. No changes are proposed to the vehicular circulation patterns. Therefore, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.G

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

FINDING:

The Committee incorporates the findings for Approval Criterion 40.03.1.F, above, and finds that the development's on-site vehicular and pedestrian circulation systems will connect to the surrounding circulation systems in a safe, efficient, and direct manner. Each of the parking lots has its own access taken from SW Arctic Drive. The proposed scope of work is limited to landscaping, window modifications and one new ADA compliant pathway which do not inhibit the connections to the surrounding circulation systems. By providing the new pathway connecting the primary building entrance to SW Arctic Drive, the project connects to the existing circulation system.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.H

Approval Criterion: *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.*

FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as indicated by an email from Deputy Fire Marshall Jeremy Foster, dated March 15, 2021. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.I

Approval Criterion: *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.*

FINDING:

The applicant states that the proposed improvements will be constructed in compliance with adopted City codes and standards. Compliance with vision clearance, lighting, and

glazing standards will provide protection from crime and accidents. The existing fencing around the site will provide enhanced security. Additionally, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.J

Approval Criterion: *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.*

FINDING:

The applicant states that no changes to the existing grade or contours will take place on the site. Removal of landscaping dirt and vegetation is proposed, but it will not modify any existing contours of the site. Additionally, the modifications to landscaping will not negatively impact the existing stormwater system or neighboring properties.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.K

Approval Criterion: *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.*

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The proposed pathway is ADA compliant and provides continuous, uninterrupted access to the primary building entrance via SW Arctic Drive. Committee finds that review of the proposed plans at the Building Permit and Site Development stage is sufficient to guarantee compliance with accessibility standards.

The applicant states that the proposed pathway will meet Beaverton Development Code, which either meet or exceed all standards required by the American Disabilities Act (ADA).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.L

Approval Criterion: *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the Design Review Two Application on May 18, 2021. Staff deemed the project complete on July 21, 2021. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Office Industrial (OI) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20			
Office/Administrative Building	Permitted Use	The applicant proposes modification of greater than 15% of onsite landscaping, new ADA pathway and minor façade changes.	See DR Findings
Development Code Section 20.15.15			
Minimum Parcel Area	None	0.85 Acres	YES
Minimum Lot Dimensions	Width: None Depth: None	Approximately 360 feet Approximately 145 feet	YES
Minimum Yard Setbacks	Front: 35 Feet Side: 10 feet Rear: None	Approximately 56 feet Approximately 15 feet Approximately 190 feet	YES
Maximum Building Height	80 feet	Approximately 26 feet for addition	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant proposes modification of greater than 15% of onsite landscaping, new ADA pathway and minor façade changes.	Yes, see DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	Minimal grading is proposed as part of the proposed project and no on-site contour changes will occur.	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: None	The minimum square footage required for a Type B loading berth for an office building is 25,000 square feet. The existing building on site is 14,250 square feet.	YES

Therefore, no loading berths are required for the proposed project.

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Minimum: 38 Spaces Maximum: 58	Refer to the Facilities Review Committee findings herein.	NO
Development Code Section 60.30			
Required Bicycle Parking	Short-term: 2 spaces. Long-term: 2 spaces	Refer to the Facilities Review Committee findings herein.	NO
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	No signs are proposed	N/A
Development Code Section 60.45			
Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-family homes are proposed.	N/A
Development Code Section 60.50			
Accessory Uses and Structures	Requirements for accessory uses and structure.	No accessory uses or structures are proposed.	N/A
Development Code Section 60.55			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	No overhead utilities are impacted by the proposed project.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The site does not contain any significant natural resources.	N/A
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A

Attachment B: DESIGN REVIEW TWO DR2021-0059

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0059**, subject to the applicable conditions identified in Attachment C.

Section 40.03.1 Facilities Review Committee Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.

FINDING:

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment D.

Conclusion: Therefore, staff finds that by meeting the conditions of approval the proposal meets the Facilities Review Committee approval criteria.

Section 40.20.05 Purpose:

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.20.15.2.C.1

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

FINDING:

The applicant proposes modification of 16,745 square feet of landscaping, which is 45 percent of the existing site. Threshold 6 of Design Review 2 reads “Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.” Therefore, the application meets Threshold 6 for Design Review Two.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Design Review Two application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.3

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

Finding:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

Finding:

The proposal involves modification of existing landscaping, new pedestrian pathways and minor façade improvements to fenestration. Staff cites the findings in the Design Review Standard Analysis chart (Table 4) in this report which evaluate the project in

response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Section 40.20.15.2.C.5

Approval Criteria: For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:

Finding:

The proposal involves modification of existing landscaping, new pedestrian pathways and minor façade improvements to fenestration. Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Section 40.20.15.2.C.6

Approval Criteria: The proposal complies with grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

Finding:

The application does not propose grading subject to the standards outlined in Section 60.15.10 of the Development Code.

Conclusion: Therefore, staff finds that the proposal is not applicable.

Section 40.20.15.2.C.7

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

Finding:

The applicant has submitted all documents related to this request for Design Review Two approval.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Table 4: Section 60.05 Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Design and Orientation		
60.05.15.1.B Buildings visible from and within 100 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance.	The existing building has a primary entrance which faces SW Arctic Drive. The proposal of the project is for landscaping improvements, new pedestrian pathways and fenestration improvements. Permanent architectural features are not being reviewed with this proposal.	N/A
60.05.15.1.C.1 Maximum 40' spacing between permanent architectural features.	The proposed façade modifications include permanent architectural features, such as, windows and change in material types from brick veneer to concrete masonry.	YES
Roof Forms		
60.05.15.2 Roof Forms	No new roof forms are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Primary Building Entrances	The applicant states the primary building entrance will remain in its current location. The existing canvas awning will be replaced with a metal canopy that is 12 feet wide and six feet deep.	Yes
Exterior Building Materials		
60.05.15.4.C Foundations	The applicant states the proposed addition will not have a foundation three feet above finished grade.	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No new rooftop equipment is proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F Street frontage Multiple Use Zones	The proposal is located in an industrial zone.	N/A
Building Scale along Major Pedestrian Routes		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.7.A through C	The site is not located on a MPR.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	The existing building is located within an industrial zone.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The applicant demonstrates on sheet L1.1 of the Site Plan how the proposed pedestrian pathways connect to the existing pedestrian system and to SW Arctic Drive. No changes to the motor vehicle or bicycle connection system are proposed.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E	No changes to the existing loading areas and solid waste facilities are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The site currently has a pedestrian pathway linking SW Arctic Drive with building entrances and parking areas. As shown on Sheet L1.1 the pedestrian pathway will be removed and replaced with two new pedestrian pathways, in order to meet ADA accessibility standards. No changes are proposed to the existing walkway on the eastern side of the building.	YES
60.05.20.3.B Direct walkway connection	As seen on Sheet L1.1 the two proposed pedestrian pathways will connect the primary building entrance directly to SW Arctic Drive. Pedestrian can access the public bus stop on the corner of SW Arctic Drive and SW Western Avenue using the existing sidewalks on the abutting the site.	YES
60.05.20.3.C Walkways every 300'	The site has approximately 129 feet of frontage on SW Western Avenue and 299	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	feet on SW Arctic Drive. As seen on Sheet L1.1 the project proposes a direct pedestrian pathway from the primary building entrance to SW Arctic Drive and an ADA accessible pathway from the primary building entrance to SW Arctic Drive. Finally, the third walkway on the eastern side of the building will remain and provide reasonable access to site from SW Arctic Drive.	
60.05.20.3.D Physical separation	No changes to pedestrian connections through parking lots are proposed.	N/A
60.05.20.3.E Distinct paving	No changes to pedestrian connections crossing driveways or vehicular access aisles are proposed.	N/A
60.05.20.3.F 5' minimum width	The applicant states the modified pedestrian walkways are a minimum of five feet and will be paved with scored concrete (Sheet L1). Walkways meet ADA standards.	YES
Street Frontages and Parking Areas		
60.05.20.4.A.1-2	No changes to the street frontage or parking areas are proposed.	N/A
Parking and Landscaping		
60.05.20.5.A-D	No changes to the parking area landscaping are proposed.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A -B Required sidewalk/internal pathway widths	The proposal is located in an Industrial zone.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	The existing drive aisles provide access to perpendicular parking spaces.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Parking Structures		

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4 Residential minimum landscaping.	The site is not a residential development.	N/A
Minimum Landscaping		
60.05.25.5.A Non-residential minimum landscaping.	As shown on Sheet L3, the proposed landscaping total for the site is 42.5 percent or 16,675 square feet.	N/A
60.05.25.5.B Non-residential minimum landscaping. Planting Requirements	The applicant states the required landscaping based on the size of the site would require, seven trees, fourteen evergreen shrubs and live groundcover for the remaining areas. As shown on Sheets L3 and L4, the proposal includes 40 trees, 316 shrubs and 457 blue oat grass to use as live groundcover.	YES
60.05.25.5.C Non-residential minimum landscaping. Pedestrian Plazas	The applicant doesn't propose for a hard surface pedestrian plaza or combined hard surface/soft surface plaza to count towards the minimum landscaping requirements.	N/A
60.05.25.5.D Landscaping along foundations	Windows are proposed or existing along ground floor facades within 200 feet of the public right-of-way.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	The proposal does not include any retaining walls.	N/A
Fences and Walls		
60.05.25.9.A through E Materials	The proposal does not include any fences or walls.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The proposal does not include any grading adjacent to abutting properties.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The proposal does not include any modifications to water quality or quantity facilities.	N/A
Natural Areas		
60.05.25.12	No natural areas exist on site	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
No encroachment into buffer areas.		
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The site abuts Office Industrial (OI) zoned property to the north and east, and the subject site is also zoned Office Industrial. Pursuant to table 60.05-2 landscape buffers are not required when an OI zoned site abuts an OI zoned site. Across SW Western Avenue to the west and SW Arctic Drive to the south the sites are zoned Industrial (IND). Pursuant to table 60.05-2, landscape buffer requirements are not required when an IND zone is across the street from an OI zone.	YES

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan (Sheet L6) and lighting cut sheets with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.C Lighting of Ped Plazas	The applicant provides a lighting plan (Sheet L6) demonstrating on-site lighting meets the minimum lighting requirements for a pedestrian plaza.	YES
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at proposed and existing building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pole Mounted Luminaires	The applicant states the modified pedestrian pathway connecting the proposed addition to the existing pedestrian circulation system will be illuminated with poles no greater than 15 feet in height.	YES
60.05.30.2.B Non-Pole Mounted Luminaries	All wall mounted lights comply with City's Technical Lighting Standards per Sheet L6	YES
60.05.30.2.C Lighted Bollards	The proposal includes 3 mounted lighting bollards which meet the City's Technical Lighting Standards and do not exceed the maximum 48 inch height requirement.	YES

Attachment C: Conditions of Approval

DR2021-0059

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/BC)
2. Provide erosion control using best management practices per CWS standard drawing no. 945. (Planning/BC)
3. Building permits may be required for Mechanical, Electrical and Plumbing modifications. Please call Building Services at (503)-526-2542 for more information. (Building Services/CW).