

**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2737  
OF A DESIGN REVIEW COMPLIANCE LETTER ) DR2019-0169 ORDER APPROVING  
(BANK OF BEAVERTON) HENRY POINTE ) BANK OF BEAVERTON, DESIGN REVIEW  
DEVELOPMENT LLC, APPLICANT. ) COMPLIANCE LETTER.  
)

The matter came before the Planning Commission on January 22, 2020, on a request for a Type 1 Design Review in order to make façade and site changes to the Bank of Beaverton, a building included on the Beaverton Historic Resource Inventory. The subject site is located at 4500 SW Watson Avenue. The property is identified on Washington County Assessor’s Map 1S1 16AD as Tax Lot 300.

Pursuant to Ordinance 2050 (Development Code) Sections 50.15.3 and 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission questioned whether closing the curb cut on SW Watson Avenue allowed for the installation of an additional street tree. Staff responded the lineal frontage may be adequate, but existing and proposed street furniture and facilities may impede the feasibility of planting an additional street tree.

Staff recommended a condition that a street tree be installed if feasible, the Commission agreed. A condition of approval has been added to memorialize this change.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 15, 2020, the supplemental memo dated January 22, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0169** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 15, 2020, and the supplemental memo dated January 22, 2020, and the findings contained therein, subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Design Review approval shall expire after one year from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B.
2. Obtain Historic Review approval to alter this historic landmark.  
(Planning / BA)
3. Refuse containers shall only be located in the trash enclosure area or the screened staging area as identified on the approved site plan.  
(Planning/BA)
4. A Type 1 Design Review application shall be submitted showing screening of the staging area meets the requirements of Section 60.05.20.2 of the Beaverton Development Code. The screening shall not

be attached to the historic resource and shall not be considered historic.  
(Planning/BA)

**Prior to issuance of the engineering site development permit, the applicant shall:**

5. The applicant shall provide a plan showing the planting of one additional street tree along SW Watson Avenue, if feasible as determined by the Director. (Planning/ BA)
6. Submit the required plans, application form, fee, and other items as needed for a complete site development permit application. (Site Development Division/CR)
7. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Division/CR)
8. Provide assurances that the ownership of the subject project will guarantee improvements and work per the detailed cost estimate format and breakdown in the site development permit application. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Division/CR)
9. For sites less than one acre in disturbance, provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. (Site Development Division/CR)
10. If required, provide a hydrant flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual. The analysis shall provide the available water volume in GPM at 20 psi residual pressure from the fire hydrant nearest to the proposed project. Additional tests may be required by the City Engineer. (Site Development Division/CR)

11. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530. Show gutter spread calculations along frontage and proposed ADA ramps to verify design feasibility. Show compliance with CWS Resolution and Order 2019-05 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a. (Site Development Division/CR)
12. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer or surveyor for impervious surfaces within the City of Beaverton. (Site Development Division/CR)
13. Pay storm water system development charges (SDC) for quantity control for conveyance capacity, hydromodification, quality treatment and system conveyance as outlined in City and CWS rates and charges and as determined by the City Engineer for the impervious areas inside the City of Beaverton. If development meets criteria set forth in City EDM Section 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a, fee-in-lieu can be assessed. No credit shall be given for quality treatment for the existing structure demolition as the proposal is defined as "redevelopment" under Clean Water Services standards. Any extra-capacity utility improvements, as required and determined by the City Engineer, shall be eligible for SDC credits. (Site Development Division/CR)
14. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Official. (Site Development Division/CR)
15. Provide Option C lighting per the Engineering Design Manual, Chapter 4 along all City jurisdictional frontage improvements as determined by the City Engineer. When there are existing Option A and/or Option B street lights along these frontage improvements, these lights shall be removed and replaced with Option C lights per Chapter 4. No existing Option A and/or Option B lights along these frontage improvement or the opposite side of these frontage improvement shall be included in the lighting analysis to meet the lighting requirements. (Site Development Division/CR)

16. Applicant shall submit plans showing the southeast corner of the SW Farmington Road and SW Watson Avenue intersection with the replaced curb ramps consistent with the Americans with Disabilities Act and the City of Beaverton's Engineering Design Manual. Two directional ramps shall be provided at the street corner. (EDM 210.23.1 Sidewalks and Sidewalk Ramps) (Transportation/KM)
17. Applicant shall submit construction plans for closing the existing accesses on SW Farmington Road and SW Watson Avenue. Standards and specifications for replacing the curb must be consistent with the City's Engineering Design Manual (EDM Section 210 Street Design). (Transportation/KM)

**Prior to building permit issuance, the applicant shall:**

18. Submit a complete site development application and obtain the issuance of permit from the Site Development Division. (Site Development Division/CR)
19. A building permit is required prior to beginning work on the structure. (Building Division/BR)
20. The final construction plans that are submitted for building permits shall substantially conform to Exhibit "C" (project plans), as well as all conditions contained herein. (Planning Division/BA)

**Prior to final permit inspection/occupancy, the applicant shall:**

21. Replace all sidewalks, curb, ramps, and bike paths which are damaged, deteriorated, or removed by construction. (Site Development Division/CR)
22. Applicant shall submit design and specifics for short term bicycle parking to be installed both on-site and within the public right of way on SW Watson Avenue to ensure minimum standards are met per the Engineering Design Manual Section 340. (Transportation/KM)
23. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Division/CR)
24. If needed, obtain a Source Control Sewage Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. (Site Development Division/CR)

**Prior to release of performance security, the applicant shall:**

25. Have completed the site development improvements and the site shall be stable and secure for long-term erosion control issues as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Division/CR)
26. Have the landscaping completely installed, groundcover established, or provide for long term erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Division/CR)
27. Replace the four non-compliant luminaires in the right of way adjacent to the property with LEDs in the traditional acorn style commonly used in downtown Beaverton in order to comply with the street lighting standards. (Site Development Division/JY)

Motion **CARRIED**, by the following vote:

**AYES:** Overhage, Brucker, Lawler, Saldana, Uba, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Nye.


Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2737 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

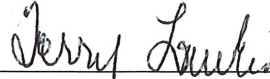
ATTEST:

APPROVED:



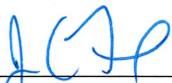
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BRIANNA ADDOTTA  
Assistant Planner



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TERRY LAWLER  
Vice Chair



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JANA FOX  
Current Planning Manager