

**Breakside Beaverton – Bar Container
Bar Container Land Use Package – Written Statement
Downtown Design Review III**

At the time of this submittal (February 1st, 2022), we are deeming ourselves complete in this application.

1. PROJECT INFORMATION

Project Name: Breakside Beaverton – Bar Container

Project Description: This application scope includes a new bar container (8' wide x 40' long), which is a bar service area constructed from a shipping container. The interior of the bar container is for employees only, no customer access inside. The bar container is to serve customers from an opening on the north facade. The remainder of the site and the existing building adjacent are under a separate land use process and permit (Downtown Design Review II and Food Cart Pod). Documents from the separate permit application are included for reference.

Scope/Applications Included: Downtown Design Review III
See drawing sheet A0.01 for plan exhibit showing review scopes.

Property/Deed Owner: Scott Lawrence / Breakside Brewery
5821 SE International Way,
Milwaukie, OR 97222

Site Address: 12680 SW Farmington Road and 12675 SW 1st St., Beaverton, OR 97005

Tax Map and Lot: Tax Map: 1S116AD, Tax Lots: 800 & 900 (Block 7 Lots 3, 4, 5)
(Bar Container is on lot 5).

Zoning: Regional Center – Old Town (Mixed Use) RC-OT

Comp Plan Designation: Regional Center

Site Size: Approximately 12,580 square feet

Land Use: DRC

NAC: Central Beaverton

2. APPLICANT AND OWNER INFORMATION

Applicant: Tudor Berteau / Open Concept Architecture
208 NW 21st Ave Suite 201,
Portland, OR 97209

Applicant Phone / Email: 503-442-3366 / t.bertea@openconceptarchitecture.com

Property Owner: Scott Lawrence / Breakside Brewery
5821 SE International Way,
Milwaukie, OR 97222

Owner Phone / Email: 503-369-9963 / scott@breakside.com



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CHAPTER 20 - LAND USES

SECTION 20.20 – MULTIPLE USE LAND USE DISTRICTS:

Zoning: Regional Center – Old Town (RC-OT)

Applicable Code Sections: 20.20 – Multiple Land Use District

Per 20.20.05, Downtown Design Districts (including the RC-OT district) are to be per Chapter 70.

Eating and Drinking: Permitted Use

NOTE ON PERMIT SCOPE:

The bar container scope of work is under Chapter 70 requirements for Downtown Design Review. The existing building, the exterior site areas around the bar container (including the food cart pod), and the frontage improvements along Farmington Road, Angel Avenue, and 1st Street, are all under a separate permit and land use process (Downtown Design Review II and Food Cart Pod). The responses in this narrative address the bar container scope of work.

See drawing sheet A0.01 for a plan exhibit showing delineation of the separate review scopes.

HOURS OF OPERATION / EMPLOYEES:

The hours of operation for the bar container are to match the hours of operation for the remainder of the site (which are intended to be for lunch and dinner services, approximately 11am until 10pm) – as the bar container is intended to operate concurrently with the restaurant spaces at the existing building. The number of employees specific to the bar container is anticipated to be between 2-3 total at one time.



CHAPTER 40 - APPLICATIONS

SECTION 40.03 – APPLICATIONS – FACILITIES REVIEW COMMITTEE:

DESIGN REVIEW TWO:

- A. 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.
Response: All critical facilities and service improvements have adequate capacity to serve the proposed bar container. See sheet C04.0 for utility plan indicating proposed services and the included Preliminary Stormwater Drainage Report for a review of site conveyance components. The civil drawings and stormwater report include the bar container and the remainder of the surrounding site. Additionally, see included service letters from Clean Water Services and City of Beaverton Water.
- B. 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.
Response: The site is within active essential service districts, see included service letters from Clean Water Services, City of Beaverton Water, and TVF&R.
- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses), or Sections 20.25 and 70.3 if located within the Downtown Design District, 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) or Sections 20.25 and 70.3 if located within the Downtown Design District.
Response: The proposed development is in the Downtown Design District (Regional Center – Old Town) and is consistent with the requirements of Chapter 70. See Chapter 70 section in this narrative.
- D. 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.
Response: The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements). See review of Chapter 60 sections in this narrative. As the proposed development must meet requirements of Downtown Design Review in Chapter 70, section 60.05 does not apply.
- E. 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.
Response: See sheet A0.02 and C02.0 for all site circulation paths adjacent to and leading to the bar container. The walkway area is under a separate permit scope for the exterior site. Drainage facilities and improvements around the bar container are under a separate permit, as well as frontage improvements along Angel Avenue. Surrounding landscape areas, and the restrooms and trash enclosure serving the site and bar container are all under separate permit.



- F. There are safe and efficient vehicular, pedestrian circulation patterns within the boundaries of the site.

Response: The site has safe and efficient pedestrian circulation access throughout, see walkway and paved areas shown on sheet A0.02. Accessible routes are clearly delineated by scored concrete pathways consistent with applicable accessibility standards. Vehicle traffic is limited to maintenance and service access only, at the Angel Avenue entry. These areas are under a separate land use permit.

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

Response: The development's on-site pedestrian circulation system (which serves the bar container) connects to the adjacent right-of-way sidewalks along Angel Avenue and Farmington Road. Site entrances are adequately sized to allow efficient flow of pedestrian traffic. The alley at the east end of the site is also a pedestrian access point. These site entrances are under a separate land use permit.

- H. 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.

Response: The bar container is designed in accordance with current City codes. The fire hydrant flow has been tested for the existing fire hydrant at the intersection of Angel and 1st Street, which is within 400 feet of all points of the site and would serve the bar container. The hydrant test results have been provided to and reviewed by TVF&R as part of the fire service provider checklist requirement. The service provider letter for TVF&R has been included in this submittal.

- I. 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.

Response: Structures and public facilities serving the development site are designed to provide adequate protection from crime and accident as required. The bar container has a retractable metal awning over the customer service opening, which can be closed and locked after-hours. There is a metal picket fence (with three lockable sliding gates) around the site perimeter that provides additional after-hours security (under separate land use permit).

- J. 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.

Response: 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. See included storm water report for additional information, and civil drawings sheet C03.0. The civil drawings and stormwater report include the bar container and the remainder of the surrounding site.

- K. 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.

Response: Accessible route is provided throughout site connecting to all three pedestrian entries, see sheet A0.02 – this walkway area is under a separate land use permit.

- L. The application includes all required submittal materials as specified in Section 50.25.1. of the BDC.

Response: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code, all submitted documents are noted in the included CDD transmittal form. The land use process for the bar container and the entirety of the site has been reviewed with the City – with the bar container being submitted as a standalone permit as requested.



SECTION 40.23 – APPLICATIONS – DOWNTOWN DESIGN REVIEW:**DOWNTOWN DESIGN REVIEW III – APPROVAL CRITERIA (40.23.15.3):**

1. The proposal satisfies the threshold requirements for a Downtown Design Review Three application.
Response: The proposal satisfies the threshold requirement for a Downtown Design Review Three application per 40.23.15.3.A.8, as the project meets the threshold for Downtown Design Review Two but responds to more than three Design Guidelines.
2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
Response: All application fees are being submitted at the time of application, as reviewed with the City.
3. The proposal is consistent with all applicable Design Guidelines of Chapter 70, except where the applicant elects to respond to the applicable corresponding Design Standard(s). Where no Design Guideline is offered, the proposal is consistent with the Design Standard.
Response: The proposal is consistent with all applicable Design Guidelines of Chapter 70. Where possible, the proposal responds to Design Standards. See Chapter 70 responses in this narrative.
4. For PDDP proposals, the proposed project shall demonstrate how minimum floor area will be met at ultimate buildout and applicable Development Standards in Section 70.15 and applicable design regulations in Section 70.20 can be realistically achieved at each phase of buildout.
Response: Not applicable – project is not a PDDP proposal.
5. For proposals requesting Design Guidelines to be waived, the project shall demonstrate that the development better meets the applicable Downtown Design District Design Principles and Intent Statement(s) preceding the Design Guideline(s) than the Design Guideline requested to be waived.
Response: The project responds to all applicable Design Guidelines, as well as some Design Standards where possible. Project does not request any Design Guidelines to be waived. See Chapter 70 responses in this narrative.
6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in proper sequence
Response: The application process for this project has been reviewed with the City, with all applications being submitted in the proper sequence as requested.



CHAPTER 60 - SPECIAL REQUIREMENTS

SECTION 60.05 – DESIGN REVIEW DESIGN PRINCIPLES:

The bar container is under Downtown Design Review. The project responds to all requirements in Chapter 70, not the design review requirements in Section 60.05. The only applicable sections in 60.05 are noted below.

06.05.30 LIGHTING DESIGN STANDARDS

This Section is addressed as it is referenced in 70.20.05.09 standard S1.

60.05.30.1: Adequate on-site lighting and minimal glare on adjoining properties:

- A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City’s Technical Lighting Standards.
Response: All lighting fixtures adjacent to the bar container are under a separate land use permit. See included photometrics plans A0.04 (site lighting) and A0.05 (street lighting), showing lighting levels. All lighting within the site meets required lighting levels.
- B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.
Response: Project does not include any vehicular circulation areas. Pedestrian area lighting levels and string lights are under a separate permit, see included site lighting and photometrics plans A0.03-A0.04.
- C. Lighting shall be provided in pedestrian plazas, if any developed.
Response: No pedestrian plazas are provided. Lighting is provided for the site exterior and food cart pod area as addressed in item B above – under a separate land use permit.
- D. Lighting shall be provided at building entrances.
Response: Lighting is provided along the exterior of the bar container as provided by string lights, which are under a separate permit and shown in A0.03-A0.04.
- E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public ROW.
Response: All lighting is under a separate land use permit. Lighting cutsheets are included for reference.

60.05.30.2 Pedestrian-scale on-site lighting:

- A. Pole-mounted luminaires shall comply with the City Technical Lighting Standards, and shall not exceed:
 - 1. Fifteen (15) feet in height for on-site pedestrian paths of travel.
 - 2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in Residential zoning districts.
 - 3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.
 - 4. Fifteen (15) feet for the top deck of non-covered parking structures.
 - 5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site’s finished grade.
 - 6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.
 - 7. The poles/bases for pole-mounted luminaires shall be finished or painted non-reflective color.**Response: All light fixtures (including the string lights adjacent to the bar container) are under a separate land use permit. String-lights have a cutoff greater than 90 degrees. Per table 60.05-1, there is no maximum illumination value. Per the same table, the minimum illumination value is 1.5 FC for cutoff >90 degrees and 1.0 FC for cutoff <90 degrees. The walking paths throughout the site are provided with minimum 1.5 FC of lighting, see site lighting photometrics sheet A0.04.**



- B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.
Response: All fixtures are under a separate land use permit. All fixtures are LED lamps and meet the requirements of 60.0-1.D and E.
- C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.
Response: No lighted bollards are used on the project.



SECTION 60.25 OFF-STREET LOADING REQUIREMENTS

No loading spaces are required per BDC table 60.25.15, as the square footage is under 15,000 for restaurant use.

SECTION 60.30 OFF-STREET PARKING**60.30.10.5 – BICYCLE PARKING**

Bicycle parking requirements are per parking table 60.30.10.5.B, which for “Eating and Drinking Establishments”:

- Short Term – Definition: “short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority.”
 - o **Short Term – Minimum Requirement: 2 spaces or 1 space per 4,000 sq. ft. of floor area**
 - o **Short Term – Required for Project: 2 spaces required (320 square feet total)**
- Long Term – Definition: “Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.”
 - o **Long Term – Minimum Requirement: 2 spaces or 1 space per 4,000 sq. ft. of floor area**
 - o **Long Term – Required for Project: 2 space required (320 square feet total)**
- **Project is provided with (4) short-term bike racks in the food cart pod area, and (2) long-term bike racks inside the existing building – all under a separate permit.**

60.30.10.6 – VEHICLE PARKING (REGIONAL CENTER DISTRICTS)

As the site is within the RC-OT District, table 60.30.10.6 applies. Site is within Parking District 1, per figure 60.30.10. For Parking District 1, “Eating and Drinking Establishments” have 0 required spaces.

SECTION 60.55 TRANSPORTATION FACILITIES**60.66.20 – TRAFFIC IMPACT ANALYSIS**

A Traffic Impact Analysis is required for the entirety of the site, as reviewed and discussed with the City under a separate land use permit. This Traffic Impact Analysis considers the entirety of the site, including the bar container. The TIA was received and forwarded to the City on 02/23/2022, and is included in this submittal.



CHAPTER 70 – DOWNTOWN DESIGN DISTRICT DEVELOPMENT CODE

SECTION 70.05 – DOWNTOWN DESIGN DISTRICT:

70.05.10.3 DOWNTOWN DESIGN REVIEW PROCESS – TYPE III

This application for the bar container is for a Type III Downtown Design Review process, which responds to at least four discretionary design guidelines.

SECTION 70.15 – DOWNTOWN ZONING AND STREETS:

70.15.10.2 OLD TOWN (RC-OT)

70.15.10.2.B RC-OT Building Height & Density

	Requirement	Proposed
Height		
Maximum	65'	All new structures are under 65'.
F.A.R.		
Minimum	0.7 (n/a)	Requirement is not applicable as bar container is part of a larger site (under a separate permit), which contains the alteration of an existing building interior and repurposing of an existing parking lot.
Maximum	None	
Density (units/ac)		
Minimum/Maximum	n/a	Project is commercial use only – no residential uses provided.
Setbacks		
Front	0' min, 10' max	5'-5" from Angel Ave PL.
Interior Side/Rear	0'	5'-1" from interior PL, 5'-3" from existing building.
Street-Facing Side	0' min, 10' max	5'-5" from Angel Ave PL.

70.15.10.2.C RC-OT Setbacks

The applicable street-facing setback requirement is 0 feet minimum, 10 feet maximum. The front of the bar container is set back 5'-5" from the property line along Angel. The interior side/rear setback minimum is 0 feet.

70.15.10.6 HISTORIC OVERLAY

Site is not part of the historic overlay zone.

70.15.15 STREET TYPOLOGY

Site is bounded by SW 1st Street on the south edge (Commercial Street), SW Angel Avenue on the west edge (Local Street), and SW Farmington Road on the north edge (Major Street). The hierarchy of the street frontages from highest typology down is:

SW 1st Street (Commercial Street), SW Farmington Road (Major Street), SW Angel Avenue (Local Street).

70.15.20 DOWNTOWN USE REGULATIONS

Per the land use table in 70.03.4.1, eating and drinking establishments are a permitted use.



SECTION 70.20.05 – DOWNTOWN DESIGN GUIDELINES AND STANDARDS – SITE DESIGN:

70.20.05.3 – BLOCK DESIGN

BLOCK SIZE

- **DESIGN GUIDELINE – G1:** Streets or public paths shall be constructed consistent with Figure 70.20.05.3.1 unless the decision-making authority determines that an applicant has demonstrated that walkability, connectivity, and pedestrian-scaled blocks on identified blocks has been achieved through existing connections or that the proposed project achieves connectivity goals in another manner that meets the intent of this section.
 - **Response: Design standard S1 is addressed.**
- **DESIGN STANDARD – S1:** Streets or public paths shall be constructed consistent with Figure 70.20.05.3.1 Future Connections.
 - **Response: Development is consistent with Figure 70.04.1.1.1, no impact on future connections.**
- **DESIGN GUIDELINE – G2:** Design standard S2 must be met.
 - **Response: Design standard S2 is addressed.**
- **DESIGN STANDARD – S2:** Public streets and multi-use paths shall be dedicated as right-of-way.
 - **Response: Existing public streets on the project are part of the right of way, no impact on any new streets or multi-use paths.**
- **DESIGN STANDARD – G3:** Design standard S3 must be met.
 - **Response: Design standard S3 is addressed.**
- **DESIGN GUIDELINE – S3:** New public streets shall be classified as local streets unless otherwise determined by the Transportation System Plan, and the design shall be consistent with the Engineering Design Manual, unless an Engineering Design Manual Exception is granted by the City Engineer.
 - **Response: No new public streets are proposed as part of the project.**
- **DESIGN GUIDELINE – G4:** New multi-use paths shall provide generous, unobstructed space for active transportation through the site, provide clear indication that the facility allows passage through the block and have sufficient room for landscaping and/or pedestrian amenities along its length.
 - **Response: Design standard S4 is addressed.**
- **DESIGN STANDARD – S4:** New multi-use paths shall be a minimum of 14 feet wide unobstructed, located within a minimum 20-foot-wide right of way.
 - **Response: No new multi-use paths are provided or required as part of the project.**
- **DESIGN GUIDELINE – G5-G9:** The design standard must be met.
 - **Response: Design standards S5-S9 are addressed.**
- **DESIGN STANDARD – S5:** New public streets and multi-use paths shall be aligned with existing or planned intersections. Where there is no planned or existing intersection to align with, the connection shall be within 25 feet of the location identified on the map.
 - **Response: No new public streets or multi-use paths are provided as part of the project.**
- **DESIGN STANDARD – S6:** Where new connections follow property lines, the new connection shall have the full width constructed abutting the property line. Exceptions include:
 - a. Where development is proposed on only one side of the property line, the applicant shall dedicate and construct:
 - i. For public streets, half-street improvements, plus sufficient width for opposite direction vehicle travel.



- ii. Multi-use paths shall be constructed at the width described in S4.
 - iii. For both connection types, more or all of the connection width may be located on the abutting property if authorized by the abutting property owner. In this case, the full width must be dedicated and improved with development.
- ***Response: No new public streets or multi-use paths are provided as part of the project.***
- **DESIGN STANDARD – S7:** Where a new connection follows a stream corridor, buried or daylit, the new connection may be located on either side of the stream corridor. Additionally:
 - a. If the stream is daylit, the stream-side edge of path shall be no greater than 50 feet horizontal from the path side two-year ordinary high-water mark.
 - b. If the stream is underground, the path centerline shall be no greater than 25 feet from the stream centerline.
- ***Response: No new public streets or multi-use paths are required or provided as part of the project; no stream corridors adjacent to site.***
- **DESIGN STANDARD – S8:** The location of the Millikan Way extension shall be consistent with Transportation System Plan.
 - ***Response: Standard does not apply; project is not part of the Millikan Way extension.***
- **DESIGN STANDARD – S9:** The location, design and classification of new connections in the area bounded by SW Center, SW Hall, SW Lombard, and Beaverton Creek shall be regulated by the applicable policies of the Transportation System Plan and the Engineering Design Manual.
 - ***Response: No new public streets or multi-use paths are required or provided as part of project. Project is not in the area bounded by SW Center, SW Hall, SW Lombard and Beaverton Creek.***



70.20.05.4 – BUILDING FRONTAGE AND PLACEMENT

MINIMUM BUILDING FRONTAGE ALONG STREETS

- **DESIGN GUIDELINE – G1 and G2:** Sufficient building facades shall be present near each street frontage to promote a continuous street wall and limit gaps in pedestrian interest while allowing necessary site access. The amount of building frontage shall be greatest on the highest-level streets as identified in Figure 70.15.15.1 Street Typology Diagram. Buildings may be set back to accommodate plazas, outdoor dining, entry forecourts or similar spaces provided that pedestrian interest along the frontage is incorporated into the design of these spaces.
 - ***Response: In order to provide access into the site, the bar container is located perpendicular to the frontage along Angel Avenue, equidistant between the front and rear property lines. Pedestrians utilize the Angel Avenue site entrance to feed into the site and interact with the large customer service opening in the north side of the bar container (primary elevation), as well as the food cart pod adjacent (under separate permit). The bar container thus has an 8' frontage along Angel and a 40' long elevation along the site interior. This contributes to a continuous street wall with focused areas of pedestrian interest, along with the existing building adjacent and the food cart pod.***
- **DESIGN STANDARD – S1:** Buildings shall occupy a minimum percentage of the site frontage between the minimum setback and the maximum setback. Minimums are based on street typology as identified in Figure 70.15.15.1 and as described below:
 - a. Loop Streets:
 - i. Hall and Watson North of Canyon: 75 percent; and
 - ii. Hall and Watson between Canyon and Fourth Street: 90 percent; and
 - iii. Hall and Watson south of Fourth Street: 75 percent; and
 - iv. Fourth Street and Fifth Streets: 75 percent; and
 - b. Commercial Streets: 90 percent; and
 - c. Major streets:
 - i. Canyon between Rose Biggi and East: 70 percent; and
 - ii. Farmington between Main and Tucker: 70 percent; and
 - iii. Cedar Hills between Beaverton Creek and Millikan: 60 percent; and
 - iv. All other Major Street frontages: 50 percent.
 - d. Connector Streets:
 - i. Millikan between Cedar Hills and East: 75 percent; and
 - ii. All other Connector Street frontages: 60 percent.
 - e. Local Streets: 75 percent.
 - f. In addition to the amount of building facade between the minimum and maximum setback, the following features also can be applied toward the minimum building frontage requirement:
 - i. The linear frontage of recesses incorporated to comply with facade articulation requirements in Sections 70.20.10.3 and 70.20.10.4 if the recesses do not exceed 2 feet beyond the maximum setback; and
 - ii. On all streets types except Major Streets, publicly accessible paths with widths satisfying Section 70.20.05.3 Block Size requirements and required Publicly Accessible Open Space (PAOS) may count toward a combined maximum 10 percent of the frontage requirement. Publicly Accessible Open Spaces shall only be eligible to count toward the building frontage requirement if they are between the right of way and a building facade, as long as the building facade is not more than 40 feet from the right of way.
 - g. The following shall be subtracted from the calculation of total street frontage:
 - i. The width of driveway throats occupying the frontage (except for attached units with separate garage entries for each unit); and



ii. Areas determined to be unbuildable due to sight clearance and sight distance requirements in the Engineering Design Manual.

- **Response: Design Guideline G1 is addressed.**
- **DESIGN STANDARD – S2:** If the development has multiple frontages, the minimum percentage of street frontage required to be occupied by a building facade shall be met on the primary frontage but may be reduced by 25 percent on one non-primary street frontage, except if the non-primary frontage is a Major Street. For example, a requirement that 75 percent of the frontage shall be occupied by a building facade could be reduced to 50 percent of the frontage on one non-primary street frontage.
 - **Response: Design Guideline G1 is addressed.**

MINIMUM BUILDING SEPARATION FOR RESIDENTIAL-ONLY BUILDINGS

- **DESIGN GUIDELINE – G3:** Adequate separation shall be provided between buildings where ground floor residential units have exterior entries to provide usable space between the buildings and avoid narrow, dark passageways.
 - **Response: Design Standard S3 is addressed.**
- **DESIGN STANDARD – S3:** New buildings containing ground-floor dwelling units shall be set back 10 feet from other buildings on the site that contain ground-floor dwelling units.
 - **Response: No new residential buildings are provided on site, design standard is not applicable.**

PEDESTRIAN ENHANCEMENTS ADJACENT TO MAJOR INTERSECTIONS

- **DESIGN GUIDELINE – G4:** Pedestrian enhancements that provide refuge while waiting to cross Major Streets shall be integrated into the site design at key intersections identified in the S3 standard.
 - **Response: Design Standard S4 is addressed.**
- **DESIGN STANDARD – S4:** Pedestrian enhancements shall be integrated into the site and building design at key pedestrian connections across major streets. The pedestrian enhancements shall front Watson, Hall, Millikan and Westgate and provide areas of refuge for pedestrians as they wait to cross major streets. Pedestrian enhancements shall be provided at the following intersections: Canyon and Watson, Canyon and Hall, Farmington and Watson (south side only), Farmington and Hall (south side only), Cedar Hills and Canyon, Cedar Hills and Millikan, Cedar Hills and Westgate/Dawson, Cedar Hills and Hall. Pedestrian enhancements shall include at least one of the following:
 - a. A hardscaped area, excluding asphalt, at the intersection, no smaller than 10 feet by 10 feet measured from the property corner, and a footprint of 400 square feet including the immediately abutting sidewalk in the right of way.
 - b. Publicly Accessible Open Space (PAOS) that meets the Standards in 70.20.10.7 placed at the intersection corner.
 - c. A setback, chamfer, ground-floor cutout, or other method that ensures a 20-foot distance between any building and the curb at the intersection corner. The on-site area shall be hardscaped, excluding asphalt, and accessible to the public.
 - **Response: Project site is not at an intersection that must satisfy design standard, no pedestrian enhancement required.**



70.20.05.5 – SETBACK DESIGN**SETBACK DESIGN**

- **DESIGN GUIDELINE – G1:** Where there is space between the building facade and the right of way, the space shall be designed with paving, landscaping, and other design elements appropriate for the ground-floor building use. Setback spaces shall incorporate one or more of the following to provide quality connections from the building to the street while providing an appropriate transition between the public realm and the private realm:
 - a. Provide an extension of the sidewalk for use by pedestrians;
 - b. Provide additional space for building entries;
 - c. Increase frontage activity with outdoor seating or terraces;
 - d. Provide opportunities for landscaping.
- **Response:** *The bar container is located perpendicular to the Angel Avenue frontage, parallel to the pedestrian travel into the site. The bar container west elevation is set back 5'-6" from the property line and the back side is set back 5'-3" from the existing building. Access between the existing building and the bar container is intended to be a service only zone. Pedestrian access is intended to be maintained only along the north façade of the bar container, where customers interact with the drink-service opening. The 5'-6" zone between the Angel Avenue property line and the bar container (along the 8' wide north facade of the container) is thus an area intended to be used for employee travel (mainly for occasionally loading kegs into the bar container at the sliding service door). The north elevation of the bar container is the primary façade as it serves the site entry (which serves as an extension of the street into the site). A narrow 12" row of landscape planters is provided along the north elevation of the bar container, with hops growing up along a vertical screen mounted to the face of the container.*
- **DESIGN STANDARD – S1:** Where the building facade is between the minimum and maximum setback from the right of way, the area between the building facade and the property line shall be designed in the following manner:
 - a. For ground-floor building facades designed for non-residential occupancy with an entry or entries that face the street:
 - i. The setback area between any entry doors and public rights of way shall be paved; and
 - ii. If the area between the building facade and right of way is less than 24 inches, the setback area shall be paved; or
 - iii. If the area between the building facade and lot line is greater than 24 inches, at least 50 percent of the setback area shall be paved. Any areas not paved in the setback area shall be landscaped with:
 - A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or
 - Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
 - Some combination of 1 and 2.
 - iv. One of the following pedestrian amenities must be provided for each 100 sq ft of hardscape between the building and the street - Bench, tree, planter, drinking fountain.
 - b. For ground-floor building facades designed for non-residential occupancy with no entries facing the street, setback areas greater than 24 inches in depth shall have a minimum of 20 percent landscaping. Landscaping shall include:



- i. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or
 - ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
 - iii. Some combination of i and ii.
- For ground-floor building facades designed for residential uses that have individual unit entries facing the street not subject to Section 70.20.10.6 Active Ground-floor Design Regulations, the setback area shall have a minimum of 60 percent landscaping. Landscaping shall include:
 - i. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or
 - ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or
 - iii. Some combination of i and ii.
- For building facades designed for ground-floor residential uses that have individual unit entries facing the streets that are subject to the rules of Section 70.20.10.6 Active Ground-floor Design, those provisions shall be met.
- For building facades designed for ground-floor residential uses that do not have individual unit entries, a minimum of 60 percent of the setback area shall be landscaped consistent with Section 70.20.05.8.S1 Site Landscaping.
- **Response: Design Guideline G1 is addressed.**

SETBACK AREA - ALLOWED ENCROACHMENTS

- **DESIGN GUIDELINE – G2:** Buildings and landscape elements may encroach within setback areas between the building facade and right of way to enhance the pedestrian experience and increase activity along building frontages.
 - **Response: Design Standard S2 is addressed.**
- **DESIGN STANDARD – S2:** The following elements are allowed to encroach within the setback areas between building facades and right of way:
 - a. Architectural projections, building modulations, occupiable projections, or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above on-site pedestrian walkways to allow for pedestrian clearance. No more than 50% of the facade may have these elements project into the setback;
 - b. Weather protection structures such as canopies, sunshades or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above sidewalk grade to allow for pedestrian clearance;
 - c. Terraces, porches, or balconies;
 - d. Stoops and/or stairs to building entrances;
 - e. Handrails;
 - f. Fences or railings meeting the requirements of 70.20.05.5.S3;
 - g. Landscape planters and low walls not exceeding 30" in height from sidewalk grade;
 - h. Bicycle parking;
 - i. Permanent seating;
 - j. Public art;



- k. Other elements as approved by the decision-making authority.
 - **Response:** *The front street-facing façade of the bar container has a setback of 5'-6" from the property line, which is within the allowable setback. In this zone, there is a 12" wide step for ease of loading into the sliding service door (on the west elevation). On the north elevation, which is not street-facing but is oriented towards the interior of the site, the customer service opening has an awning which projects out 4' at an elevation of roughly 9' above grade (when the awning is open during operational hours). A narrow (12") row of landscape planters is also located along the north elevation.*

FENCES ADJACENT TO STREETS

- **DESIGN GUIDELINE – G3:** Fencing along public streets shall allow for views into the site and shall not detract from the pedestrian experience along site frontages.
 - **Response:** *Design Standard S3 is addressed.*
- **DESIGN STANDARD – S3:** Fences within 10 feet of any right of way shall be no taller than 42 inches and shall be at least 40% transparent. Retaining walls, as well as fencing utilized to satisfy screening requirements in Section 70.20.05.7. Parking, Loading, and Service Areas are exempt.
 - **Response:** *The site fence adjacent to the bar container along Angel Avenue is under a land use separate permit and meets the requirements for 42" height and 40% minimum transparency.*



70.20.05.6 – PEDESTRIAN CIRCULATION

PEDESTRIAN CONNECTIONS

- **DESIGN GUIDELINE – G1:** On-site pedestrian connections shall provide sufficient and high-quality connections among important destinations on a site and to off-site transportation routes and facilities.
 - **Response:** *The area containing the pedestrian connection between the bar container and Angel Avenue is under a separate land use permit. This is the main pedestrian entry into the site. The bar container is oriented parallel to pedestrian travel into the site.*
- **DESIGN STANDARD – S1:** At least one pedestrian connection to the public street network shall be provided for every 300 feet of street frontage. On-site pedestrian connections shall link to abutting streets, planned accessways in the Comprehensive Plan Transportation Element; multi-use paths on or adjacent to the site, including those required to meet Block Design standards identified in Figure 70.20.05.3.1 Future Connections; transit stops; building entries; automobile and bicycle parking; loading areas, solid waste facilities and similar improvements; and outdoor open spaces. Connections that are not feasible because of topographic features; buildings or other man-made structures; natural areas; or similar obstacles may be waived as approved by the decision-making authority.
 - **Response:** *Design Guideline G1 is addressed.*
- **DESIGN GUIDELINE – G2:** On-site pedestrian walkways shall be of adequate width and design to provide unobstructed walking areas that accommodate the anticipated amount of pedestrian traffic, be Americans with Disabilities Act compliant, and incorporate high-quality and attractive materials that promote sustainability and reduce heat island effect.
 - **Response:** *There is a continuous on-site pedestrian walkway (5' wide concrete sidewalk) that provides access to the bar container and is under a separate land use permit. This walkway meets all applicable accessibility standards. Concrete sidewalks are to be 4" thick Portland cement concrete over a 2" subbase course, with medium to coarse broom finish, providing a textured pattern for traction control and slip resistance, and overall longevity and durability. Concrete sidewalks are limited to the 5' areas as required to provide a continuous site walkway. The project intends to use concrete with recycled content. The remainder of the non-landscaped site contains repaved asphalt at the food cart locations and artificial turf zones (which minimize heat island effect) – these landscape areas are under separate permit.*
- **DESIGN STANDARD – S2:** On-site pedestrian walkways shall be at least 5 feet in width with 5 feet of unobstructed clearance, shall be paved with scored concrete, modular paving material, or other high quality hard surfaced material approved by the decision-making authority, and be compliant with Americans with Disabilities Act standards. In addition, development shall incorporate one of the following sustainability features:
 - a. At least 30 percent of paving material shall be permeable pavement; or
 - b. At least 30 percent of the paving material shall be made from recycled content; or
 - c. At least 50 percent of the pedestrian walkway pavement shall have a solar reflective index rating of at least 29; or
 - d. Provide shading for at least 50 percent of the total pedestrian walkway surfaces on the site. Shade can be provided by current or proposed buildings that shade the paving material at 3 p.m. June 21 and current or proposed trees, with the amount of shade included for each planted tree to be measured by the diameter of the mature crown cover stated for the species of the tree.
 - e. Walkways or other pedestrian connections within 25 feet of a creek as measured from top of bank shall meet Section 70.20.05.6.S2.4 and one of the sustainability features in 70.20.05.6.S2.1 through 3.
 - **Response:** *Design Guideline G2 is addressed.*



- **DESIGN GUIDELINE – G3:** Pedestrian walkways abutting parking areas shall be of adequate width and designed to provide unobstructed walking areas and accommodate the anticipated pedestrian traffic.
 - **Response: Design Standard S3 is addressed.**
- **DESIGN STANDARD – S3:** Pedestrian walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops, or curbs are used to ensure a minimum unobstructed width of 5 feet.
 - **Response: No vehicle parking areas are provided within the site.**
- **DESIGN GUIDELINE – G4:** Pedestrian walkways that cross driveways or vehicular access aisles shall meet standards S4.
 - **Response: Design Standard S4 is addressed.**
- **DESIGN STANDARD – S4:** Where a pedestrian walkway crosses driveways or vehicular access aisles, a continuous 5-foot walkway shall be provided and shall be composed of a different paving material that utilizes texture, color, or both, to contrast visually from the adjoining driving/parking surface. Paint may not be used to satisfy this requirement.
 - **Response: No vehicle access aisles, parking areas, or driveways are proposed as part of the project, standard does not apply.**
- **DESIGN GUIDELINE – G5:** Pedestrian connections through parking lots shall be evenly spaced and separated from vehicles. Parking lots with six or fewer spaces are exempt.
 - **Response: Design standard S5 is addressed.**
- **DESIGN STANDARD – S5:** Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees and lighting, if not otherwise provided in the parking lot design. Parking lots with six or fewer spaces are not required to physically separate connections from vehicle parking and circulation but they must comply with the rules of Section 70.20.05.6.S4.
 - **Response: No vehicle access aisles, parking areas, or driveways are proposed as part of the project, standard does not apply.**
- **DESIGN GUIDELINE – G6:** Fences between buildings and creeks shall be designed and installed to allow views of the creeks and/or creekside natural areas from ground-floor viewpoints on buildings (including doors and windows) and allow views from pedestrian circulation areas between buildings and the creek.
 - **Response: Design Standard S6 is addressed.**
- **DESIGN STANDARD – S6:** Fences between buildings and creeks shall not be taller than 4 feet in height and shall be at least 70 percent transparent to allow views of creeks and natural areas from building fenestration and pedestrian circulation areas between the building and the creek.
 - **Response: The proposed project does not have adjacencies to any creeks.**
- **DESIGN GUIDELINE – G7:** The project must meet the Design Standard.
 - **Response: Design Standard S7 is addressed.**
- **DESIGN STANDARD – S7:** Sidewalks are required along all streets. Except where approved through a Sidewalk Design Modification, the sidewalk shall be at least 10 feet wide, and provide an unobstructed path at least 5 feet wide.
 - **Response: All sidewalks and frontage improvements along Angel Avenue, as well as Farmington Road and 1st Street, are under a separate land use permit.**



70.20.05.7 – PARKING, LOADING, AND SERVICE AREAS

VEHICLE AND PARKING ACCESS

- **DESIGN GUIDELINE – G1:** Curb cut shall meet S1.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** Curb cuts permitted under this section are subject to the applicable minimum standards within the adopted Engineering Design Manual.
 - **Response: All sidewalk revisions are under a separate land use permit.**
- **DESIGN GUIDELINE – G2:** Driveways accessed from public streets shall be minimized in order to promote pedestrian safety and walkability, ensure safe vehicle maneuvering, and maximize on-street parking.
 - **Response: Design Standard S2 is addressed.**
- **DESIGN STANDARD – S2:** No additional driveways accessed from public streets shall be permitted, except where the Development Code requires the development to provide on-site parking or on-site loading, or where structured parking is provided.
 - **Response: No new driveways or curb cuts are proposed. All frontage improvements are under a separate land use permit.**
- **DESIGN GUIDELINE – G3:** Sites with multiple frontages shall construct driveways in locations that result in significant lengths of site frontage occupied by buildings and other active uses along key streets.
 - **Response: All frontage improvements are under a separate permit.**
- **DESIGN STANDARD – S3:** Sites with multiple frontages shall construct driveways on the lower hierarchy street, based on the street typology identified in Figure 70.15.15.1 Street Typology. Hierarchy is determined by the list of streets below, with streets listed first higher in the hierarchy:
 - Major Street
 - Loop Street
 - Commercial Street
 - Connector Street
 - Local StreetWhere frontages are of equal hierarchy, the applicant may select the single frontage to take access from. Sites with frontage directly adjacent to both streets at the below intersections are exempt from complying with this standard:
 - SW Lombard and SW 1st; and
 - SW Lombard and SW Broadway
 - **Response: Design Guideline G3 is addressed.**

SIGHT CLEARANCE

- **DESIGN GUIDELINE – G4:** Design Standard S4 shall be met.
 - **Response: Design Standard S4 is addressed.**
- **DESIGN STANDARD – S4:** To ensure visibility at intersections and driveways, all improvements adjacent to public streets, accessways, and driveways shall comply with BDC 60.55.35.3 Intersection Standards.
 - **Response: The bar container is not located at an intersection, standard does not apply.**



SURFACE PARKING

- **DESIGN GUIDELINE – G5:** The visual impact of surface parking and vehicles on the pedestrian experience shall be minimized by locating parking in less prominent locations on site.
 - **Response: Design Standard S5 is addressed.**
- **DESIGN STANDARD – S5:** Surface parking shall be located as follows:
 - a. Surface parking shall not be located along the primary frontage between the building facade and the street.
 - b. Surface parking shall not be located within any front minimum setback area.
 - c. Surface parking shall be set back a minimum 5 feet from all property lines.
 - d. Alley frontages are exempt from Section 70.20.05.7.S5.a through 70.20.05.7.S5.c above.
 - **Response: Project does not include any surface vehicle parking within the site.**
- **DESIGN GUIDELINE – G6:** Surface parking shall be screened and landscaped to reduce the impact on the pedestrian experience.
 - **Response: Design Standard S6 is addressed.**
- **DESIGN STANDARD – S6:** Surface parking shall be screened from view of the right of way as follows:
 - a. Evergreen shrubs that will grow to a minimum height of 30 inches within two years and form continuous screening. Areas within the vision clearance triangle shall include plantings that do not exceed 3 feet; and
 - b. One tree for every 30 linear feet; and
 - c. Evergreen ground cover shall cover the remaining landscape area.
 - d. A minimum 30 inch tall architecturally treated wall may be substituted for the evergreen shrubs required by 70.20.05.7.S6.a. Trees and ground cover required in 70.20.05.7.S6.b and 70.20.05.7.S6.c must be provided.
 - e. Alley frontages are exempt from 70.20.05.7.S6.a through 70.20.05.7.S6.d above.
 - **Response: Project does not include any surface vehicle parking within the site.**
- **DESIGN GUIDELINE – G7:** Surface parking along creekside paths shall be landscaped with a minimum width and density of landscape materials to minimize the visual impacts to users of the creekside path.
 - **Response: Design Standard S7 is addressed.**
- **DESIGN STANDARD – S7:** Surface parking along creekside paths shall be screened as follows:
 - a. One tree for every 30 linear feet between the path and the parking lot, spaced evenly, and
 - b. Evergreen shrubs that will grow to a minimum height of 30 inches within two years and form continuous screening, planted between the path and the parking lot, and
 - c. Evergreen ground cover planted at a density that will cover the entire area within two years of planting, and
 - d. Where the parking lot is designed so parked cars face the creek, an architecturally treated wall between 30 and 36 inches in height. Required landscaping shall be located on the side of the wall closest to the creekside path.
 - **Response: Project does not include any surface vehicle parking, and there are no adjacent creekside paths.**

UTILITY, LOADING AND SERVICE AREAS

- **DESIGN GUIDELINE – G8:** Utilities, loading, and service areas shall be screened, integrated into building and landscape design and/or located in less prominent locations to minimize the visual impact on the pedestrian experience.
 - **Response: Design Standard S8 is addressed.**



- **DESIGN STANDARD – S8:** Utilities and service areas shall be designed to minimize impact on the pedestrian experience by following the standards below:
 - a. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
 - b. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:
 - i. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,
 - ii. Evergreen hedge wall that will grow one foot taller than the feature to be screened and reach 95 percent opacity within two years.
 - iii. Solid wood fence
 - c. All loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. Screening of loading zones may be waived in if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the operations of the expected businesses during business hours.
- ***Response: Project does not include any loading docks, loading zones, outdoor storage areas, or disposal facilities. The trash enclosure and restrooms serving the bar container are in a building that is under a separate permit. All utilities for the bar container are located in the 5'-3" zone between the bar container and the existing building and are thus blocked from view from Angel Avenue. A wood fence is to be provided in this 5'-3" alley zone to completely screen any mechanical units or utilities from view from Angel Ave – see 3/A0.02.***
- **DESIGN GUIDELINE – G9:** Ramps constructed in the right of way for purposes of solid waste container access shall minimize impacts to the pedestrian environment by promoting pedestrian safety and walkability, and ensure there are limited impacts to on-street parking.
 - ***Response: Design Standard S9 is addressed.***
- **DESIGN STANDARD – S9:** Ramps constructed in the right of way to accommodate solid waste container access shall be allowed if all of the following thresholds are met:
 - a. The proposed ramp is no wider than 5-feet; and
 - b. The site does not have off-street parking or off-street loading facilities (whether required in BDC 60.25 Off Street Loading and 60.30 Off Street Parking, or not); and
 - c. The site does not have direct and reasonably access to an alley; and
 - d. The solid waste containers needed to serve the proposed developed are 1-cubic yard or larger; and
 - e. There are no existing ramps or driveways with 150-feet along the same block face. For the purposes of this threshold, pedestrian ramps at cross-walks or intersections are not considered existing ramps.
- ***Response: No ramps included in this permit scope.***



70.20.05.8 – LANDSCAPING

SITE LANDSCAPING

- **DESIGN GUIDELINE – G1:** Sites shall be landscaped with live plantings to soften the edges of buildings and paved areas, add visual interest, and increase the attractiveness of the development. Landscaped areas may be at-grade or integrated with structures. and shall provide options for storm water management and/or provide shade to on-site hardscaped areas. Sites one acre and larger shall ensure a balance of hardscape and landscape features where structures are not present.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** Sites one acre and larger shall have landscaped areas with live plantings equal to 10 percent of the site area. Up to 50 percent of the landscaping required by this provision may be met by areas with live plantings provided to satisfy the requirements of 70.20.10.7 Usable Open Space and 70.20.10.8 Roof Elements. Landscaping with plantings that is provided to meet other requirements of this code, including, but not limited to, screening requirements, buffering requirements, parking lot island requirements, and setback design requirements, may be used to meet up to 100 percent of the landscaping required by this provision. Sites under one acre do not have minimum landscaping requirement, but must still meet all other applicable provisions of this code.
 - **Response: Site is under one acre in size, and thus does not have a minimum landscaping requirement per this standard.**
- **DESIGN GUIDELINE – G2:** Landscaped areas shall be fully planted or hardscaped to create sustainable, attractive developments that are consistent with the uses on site, prevent erosion and preserve and enhance nature. Mulch shall be used sparingly and shall have a material and color that is appropriate for the uses on site and contributes to site aesthetics.
 - **Response: The bar container has one 12" wide row of planters (9' L anticipated, 15' L max), with hop plants growing up along metal screens mounted to the north face of the bar container. This planting serves to soften the north façade of the container and the NW corner facing the Angel Ave site entry. All other landscape areas are under a separate land use permit.**
- **DESIGN STANDARD – S2:** All site areas not planted with trees, shrubs or other vegetated landscaping and also not occupied by structures, hardscaped areas (including paved areas), and sensitive natural areas, shall be planted with live ground cover plants or other plants identified 70.20.05.8.S4 Planting Specifications, subsection e-f, as well as turf grasses. Mulch, as a ground cover, shall be composed of a naturally occurring material, have a natural color, and confined to areas underneath plants and within areas expected to be underneath plants at maturity. Much is not a substitute for ground cover plants.
 - **Response: Design Guideline G2 is addressed.**

ESTABLISHMENT

- **DESIGN GUIDELINE – G3:** Irrigation shall be provided as appropriate, based on plant species and site conditions, to ensure proper establishment of plantings in all landscaped areas.
 - **Response: Design Standard S3 is addressed.**
- **DESIGN STANDARD – S3:** Irrigation shall be provided to ensure plants will survive their establishment period. Applications shall provide establishment period irrigation through one of the following options or a combination of options as long as the options cover all site plantings:
 - a. A permanent, in-ground irrigation system with an automatic controller.
 - b. An irrigation system designed and certified by a licensed landscape architect this is part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can survive.



- c. Irrigation by hand for a maximum of 500 square feet per site.
- **Response: The bar container planters are under 500 square feet (15 SF maximum), with irrigation to be provided by hand. All other landscape areas are under a separate land use permit. The overall total landscape area for the site is under 500 square feet (bar container planters and the site areas under separate permit).**

PLANT SPECIFICATIONS

- **DESIGN GUIDELINE – G4:** Standard S4 shall be met.
 - **Response: Design Standard S4 is addressed.**
- **DESIGN STANDARD – S4:** Unless specified elsewhere in Chapter 70, all landscaping shall be planted at sizes no less than the following (measures shall be taken based on the American Standard for Nursery Stock ANSI standards). In the case of a code conflict, the higher requirement shall be met.
 - a. Deciduous canopy trees shall be a minimum of 2-inch caliper size, balled and burlapped; and
 - b. Deciduous ornamental trees shall be a minimum of 2-inch caliper size, balled and burlapped; and
 - c. Evergreen trees shall be a minimum of 8 feet in height, balled and burlapped; and
 - d. Evergreen and deciduous shrubs shall be a minimum of 24 inches high from finished grade and a minimum of 1 gallon in size, except dwarf shrubs such as boxwood, which have no minimum size; and
 - e. Ferns and perennials shall be at least 1 gallon in size; and
 - f. Ground-covers plants including ornamental grasses shall be at least 4-inch pot size.
 - g. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements.
- **Response: Hop plants in the planters at the bar container are to be at least 1 gallon in size.**

PLANT VARIETY AND DENSITY

- **DESIGN GUIDELINE – G5:** Site landscaping shall be planted with a variety that provides visual interest, including in color, seasonal color and scale, and shall be planted at a density that provides sufficient opportunities for shade and fully cover areas not occupied by structures, paving or hardscaped areas.
 - **Response: The bar container landscape planters with hop plants provide visual interest and help soften the northern façade of the metal bar container. The metal mesh screens mounted to the bar container face, for the vertical growth of the hop plants, will allow an organic growth along the wall. All other landscape areas on site are under a separate land use permit.**
- **DESIGN STANDARD – S5:** Unless specified by other requirements in this Code, landscaped areas will be planted based on the following specifications:
 - a. Landscaped areas will include plants from the following categories at the specified densities:
 - i. Deciduous or evergreen trees that can reach a height of 20 feet and a canopy width of 20 feet at maturity. If 25 square feet of surface soil area is not available for each tree, or if an existing or proposed structure would prevent full canopy width growth at maturity, ornamental, dwarf, columnar and similar species are permitted as determined by the decision-making authority.
 - 1. Sites under one acre shall provide one tree per 1,000 SF of site area not occupied by a structure.
 - 2. Sites one acre and greater shall provide one tree per 3,000 SF of total site area.
 - 3. All trees planted or preserved on-site to meet any provisions of this code may count toward the density requirements of this sub-section, providing that they meet the size requirements of this subsection.



- ii. Shrubs and perennials.
 - iii. Ground cover, including ornamental grasses, shall be planted at a density such that the plants will cover the entire area within two years of planting. Applicants shall provide an objective source of information about the plant's spacing requirements.
 - b. Plant diversity:
 - i. If more than 10 trees are provided on a site, no more than 40 percent of the trees can be of one species; and
 - ii. If more than 25 shrubs are provided, no more than 75 percent can be of one species.
- **Response: Design Guideline G5 is addressed.**
- **DESIGN GUIDELINE – G6:** Drought-resistant landscaping shall be incorporated where possible to reduce the need for irrigated water.
 - **Response: Proposed hop plants are tolerant to low water provision. Irrigation is to be provided by hand as needed for the limited planter area (13 to 15 sf).**
- **DESIGN STANDARD – S6:** A minimum of 25 percent of plantings shall be drought-resistant species.
 - **Response: Design Guideline G6 is addressed.**

TREE PLANTING AND PRESERVATION

- **DESIGN GUIDELINE – G7:** Existing trees on-site that provide shade or visual interest shall be preserved where possible.
 - **Response: Design Standard S7 is addressed.**
- **DESIGN STANDARD – S7:** Existing Surveyed Trees that are preserved in the proposal may be counted as two required site trees when calculating required trees in 70.20.05.8.S5.a.I. For Surveyed Trees to counted toward the site tree requirement, they shall be confirmed as healthy as determined by a certified arborist or city arborist.
 - **Response: All existing and new trees are under a separate land use permit.**
- **DESIGN GUIDELINE – G8:** Standard S8 shall be met.
 - **Response: Design Standard S8 is addressed.**
- **DESIGN STANDARD – S8:** New trees shall be supported (by stakes, wires or similar material) for at least one year. Trees may be staked for less than one year if based on recommendation of a certified arborist.
 - **Response: All existing and new trees are under a separate land use permit.**

RESIDENTIAL ZONE BUFFERS

- **DESIGN GUIDELINE – G9:** Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a landscape buffer consisting of trees, shrubs, and ground cover along the shared property line to provide screening and horizontal separation.
 - **Response: Design Standard S9 is addressed.**
- **DESIGN STANDARD – S9:** Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a 10-foot landscape buffer, measured from the shared property line. Only landscaping shall be allowed in the landscape buffer area. The buffer areas shall extend the length of the shared property line.
 - a. The buffer shall consist of the following:
 - i. Live ground cover consisting of low-height plants, or shrubs, ornamental grasses, or turf; and



- ii. 1 evergreen tree having a minimum planting height of 8 feet, and that will reach 20 feet in height and a canopy width of 20 feet at maturity, for every 30 lineal feet of buffer width; and
 - iii. Evergreen shrubs which reach a minimum height of 4 feet within 2 years of planting, planted evenly between the required evergreen trees.
 - iv. Ground cover and shrubs shall be spaced and located dependent on the mature spread of the selected vegetation to create a fully vegetated screen at maturity. Bare gravel, rock, bark or other similar materials may be used, as a ground cover, but shall be confined to areas underneath plants and within areas expected to be underneath plants at maturity, and is not a substitute for ground cover plants.
- b. The buffer standards shall not apply to the following:
- i. Single-family buildings on individual parcels.
 - ii. Areas where emergency access is required.
 - iii. Areas where a public utility easement exists. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover.
 - iv. Areas required for visual access purposes as determined by the City Traffic Engineer or City Police. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover.
- **Response: Site does not abut any residentially zoned properties.**

SURFACE PARKING LANDSCAPING

- **DESIGN GUIDELINE – G10:** Surface parking areas shall be landscaped to provide shade, afford permeable areas for water runoff management, and reduce continuous areas of parking.
 - **Response: Design Standard S11 is addressed.**
- **DESIGN STANDARD – S10:** Surface parking shall be landscaped according to the following provisions:
 - a. Landscape islands shall be provided at a rate of one for every 10 contiguous parking spaces and at the end of each parking row.
 - b. The island shall have a minimum area of 70 square feet, shall be curbed, and a minimum width of 6 feet, measured from the interior curb face. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass through them. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees.
 - c. Raised pedestrian walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands, provided that the following is met:
 - i. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.
 - ii. The minimum unobstructed sidewalk width is five feet.
 - iii. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.
 - iv. Trees are located in planting area with ground cover or planted in covered tree wells.
 - v. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total number of trees within required landscaped islands. All remaining required trees shall be located within landscaped islands.



- d. Trees planted within required landscaped islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.
- e. Areas of parking and vehicle circulation covered by upper-floor structures are exempt from these requirements.
 - ***Response: Project does not contain any surface vehicle parking within the site.***



Office Locations:

249 SW 9th Ave. Dundee, OR 97115; 208 NW 21st Ave, Ste 201, Portland, OR 97209
139 W. 2nd Ave, Suite 6, Cannon Beach, OR 97110 Mailing: PO Box 4008, Wilsonville, OR 97070

openconceptarchitecture.com

70.20.05.9 – LIGHTING

- **DESIGN GUIDELINE – G1:** On-site lighting shall meet the guidelines of Section 60.05.50.
 - ***Response: Design Standard S1 is addressed.***
- **DESIGN STANDARD – S1:** On-site lighting shall meet the standards of Section 60.05.30.
 - ***Response: On-site lighting meets the standards of 60.05.30, see applicable Chapter 60 review. All lighting is under a separate land use permit.***



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SECTION 70.20.10 – DOWNTOWN DESIGN GUIDELINES AND STANDARDS – BUILDING DESIGN

70.20.10.3 – MASSING AND ARTICULATION

BREAK FOR LONG FACADES

- **DESIGN GUIDELINE – G1:** Building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall include massing breaks and/or facade modulation to reduce the perceived length of building, reduce the bulk of the building, provide pedestrian interest, introduce architectural variety, and include high quality materials.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** All building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall have at least one major break for every 200 feet in facade length. A major break shall be a vertical recess with a horizontal width of no less than fifteen feet and a footprint of 400 square feet. The recess shall extend from the roof line to grade or to an open space / landscaped area no greater than 5 feet above grade. If upper floors are set back a minimum of 6 feet from the primary facade plane, the major break does not have to extend through those upper floors. Major breaks shall not be within 20 feet of the horizontal facade edge.
 - **Response: No building façade is larger than 200’.**

FACADE MODULATION

- **DESIGN GUIDELINE – G2:** Building facades that are taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, and longer than 100 feet facing the right of way, any internal drive or any internal accessway shall have facade modulations that create a distinct change in facade plane to create visual interest. Variation can be achieved through a combination of vertical shifts, horizontal shifts, upper-floor step backs, ground-floor step backs, angular shifts, exposed or emphasized structural elements, or other similar approach.
 - **Response: Design Standard S2 is addressed.**
- **DESIGN STANDARD – S2:** For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, facades greater than 100 feet facing the right of way, any internal drive or any internal accessway shall be modulated to provide visual interest and break up facade planes by using at least one of the following facade modulation elements:
 - a. One or more vertical and/or horizontal recess(es) and/or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the facade for a minimum of 20 percent of the facade. Ground-floor and upper-floor step backs, as well as major breaks used to satisfy other Design Standards, may not be used to satisfy this requirement.
 - b. A step back of upper-floor facades with a minimum depth of 6 feet from the primary plane of the facade for a minimum of 70 percent of the facade length. Buildings providing an upper-floor step back to 70.20.10.3. Design Standards S3-S9 may not use upper floor step backs to satisfy 70.20.10.3.S2.
 - c. A step back of the ground-floor facade with a minimum depth of 2 feet from the primary plane of the facade for a minimum 70 percent of the length of the facade. Ground-floor step backs that exceed the maximum setback of the zone do not satisfy this standard.
 - d. Angular sloped or faceted surfaces that extends at least two-thirds of the height of the facade plane along a facade with a minimum average depth of 12 inches and a maximum 40 feet in length before a shift in the plane.
 - **Response: Proposed bar container is under 30 feet in height.**



REGIONAL CENTER - BEAVERTON CENTRAL (RC-BC)

- **DESIGN GUIDELINE – G3:** In RC-BC, buildings with a footprint greater than 20,000 square feet shall reduce the overall scale and bulk of the building by reducing the floor area for portions of the building between 75 and 120 feet in height.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN STANDARD – S3:** In RC-BC, buildings with a building footprint greater than 20,000 square feet with a street-facing facade longer than 150 feet shall:
 - a. Provide a 6-foot building step back on all street-facing facades within the maximum setback on all floors entirely above 75 feet; and
 - b. Reduce the building bulk for all floors entirely above 75 so that no street-facing facade within the maximum setback is longer than 150 feet for buildings with any portion of the facade within the maximum setback.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN GUIDELINE – G4:** In RC-BC, buildings may exceed the 120-foot height limit by reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings, and by providing at-grade pedestrian improvements. The building mass of upper floors shall be reduced by stepping back façades, shortening façade lengths, or other methods that reduces the massing compared to lower floors which results in (Development applying for this Design Guideline shall also provide at-grade publicly accessible open space or on-site creek access and enhancements to improve the pedestrian experience):
 - a. Reduce the sense of enclosure for pedestrians along at least one street;
 - b. Increase access to light or sky views for people on abutting streets; and
 - c. Increase access to light for people inside current or future buildings across the street from the proposed development.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN STANDARD – S4:** In RC-BC, buildings exceeding the 120-foot height limit can only respond to the G4 Guideline. There is no Design Standard.
 - **Response: Section does not apply; project is in the RC-OT zoning.**

REGIONAL CENTER - OLD TOWN (RC-OT)

- **DESIGN GUIDELINE – G5:** In RC-OT, buildings greater than 45' shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.
 - **Response: Design Standard S5 is addressed.**
- **DESIGN STANDARD – S5:** In RC-OT, buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain heights by meeting the following standards:
 - a. All building floors entirely above 45 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 45 feet; and
 - b. Street-facing facades of floors above 45 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 45 feet; or
 - c. Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.
 - **Response: Proposed bar container is under 45' in height.**
- **DESIGN GUIDELINE – G6:** In RC-OT, buildings may exceed the 65-foot height limit, up to 75 feet, reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings. The building mass of upper floors shall be reduced by stepping back façades, shortening façade lengths, or other methods that reduces the massing compared to lower floors which results in:



- a. Reduce the sense of enclosure for pedestrians along at least one street; and
- b. Increase access to light or sky views for people on abutting streets.
 - **Response: Proposed bar container is under the 65' height limit.**
- **DESIGN STANDARD – S6:** In RC-OT, buildings exceeding the 65-foot height limit can only respond to the G6 Guideline. There is no Design Standard.
 - **Response: Design Guideline G6 is addressed.**

BUILDING HEIGHT AND MASSING (RC-MU)

- **DESIGN GUIDELINE – G7:** In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN STANDARD – S7:** In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain heights by meeting the following standards:
 - a. All building floors entirely above 55 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 55 feet; and
 - b. Street-facing facades of floors entirely above 55 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 55 feet; or
 - c. Floors entirely above 55 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN GUIDELINE – G8:** In RC-MU, buildings may exceed the 75-foot height limit, up to 120 feet, by reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings, and by providing at-grade pedestrian improvements. The building mass of upper floors shall be reduced by stepping back façades, shortening façade lengths, or other methods that reduces the massing compared to lower floors which results in:
 - a. Reduce the sense of enclosure for pedestrians along at least one street;
 - b. Increase access to light or sky views for people on abutting streets; and
 - c. Increase access to light for people inside current or future buildings across the street from the proposed development or, if the property abuts a creek, provide on-site creek access and enhancements that improve the pedestrian experience.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN STANDARD – S8:** In RC-MU, buildings exceeding the 75-foot height limit can only respond to the G8 Guideline. There is no Design Standard.
 - **Response: Section does not apply; project is in the RC-OT zoning.**

BUILDING HEIGHT AND MASSING (RC-DT)

- **DESIGN GUIDELINE – G9:** Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.
 - **Response: Section does not apply; project is in the RC-OT zoning.**
- **DESIGN STANDARD – S9:** Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over a certain height by meeting the following standards:
 - a. All building floors entirely above 45 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 45 feet; and



- b. Street-facing facades of floors above 45 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 45 feet; or
- c. Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage.
- ***Response: Section does not apply; project is in the RC-OT zoning.***

HEIGHT TRANSITIONS (ALL ZONES)

- **DESIGN GUIDELINE – G10:** Development on lots abutting outside of the Regional Center zoned R-2, R-4, R-5, R-7, or R-10, or a comparable Washington County zone shall be stepped back to reduce the visual and solar impact on neighboring residentially zoned lots.
 - ***Response: Design Standard S10 is addressed.***
- **DESIGN STANDARD – S10:** On the portion of a site less than or equal to 30 feet from a property line shared with a lot outside of the Regional Center zoned R-2, R-4, R-5, R-7, or R-10, or a comparable Washington County zone, the maximum building height shall be the same height of that abutting zone.
 - ***Response: Development does not abut any R-2, R-4, R-5, R-7, R-10 zoning.***



70.20.10.4 – FAÇADE DESIGN

- **DESIGN GUIDELINE – G1:** All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Guidelines in Section 70.20.10.4 Facade Design and 70.20.10.6 Active Ground Floor Design. Facades built at shared property lines are exempt.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Standards in Section 70.20.10.4 Facade Design and 70.20.10.6 Active Ground Floor Design. Facades built at shared property lines are exempt.
 - **Response: See responses in sections 70.20.10.4 and 70.20.10.6 of this narrative.**

FAÇADE ARTICULATION

- **DESIGN GUIDELINE – G2:** Building facades facing the right of way, any internal drive or any internal accessway shall be articulated using recesses, projections, balconies, or similar strategies to provide visual interest, surface relief, depth, and shadows to the facade.
 - **Response: The bar container west façade faces the ROW at Angel Ave and is 8' W by 9'-6" H. This façade contains a 6' wide opening consisting of a 3' sliding cooler door and 3' fixed panel. This sliding cooler door will be recessed a minimum of 4" from the exterior face of the container corrugation and is framed by a 1-1/2" wide continuous metal extrusion along all four sides of the opening (the frame protrudes 2" from the face of the container corrugation and accents the opening edge). The face of the door and the face of the fixed panel will have vertical charred wood siding (Shou Sugi Ban – "Fir Toasted"), providing a change in materiality at the recess and a more pronounced shadow line at the opening area. The cooler door is anticipated to be closed and only open during keg deliveries. The main façade of the bar container is on the north face, parallel to the pedestrian travel into the site. This elevation is considered the primary façade for the bar container and contains a 20' wide by 4' tall customer service bar counter opening with retractable metal awning on the east half of the facade. The Shou Sugi Ban – "Fir Toasted" charred wood siding is also provided along the 4' tall area beneath the customer service opening to provide a softened edge and visual queue for the zone of pedestrian interaction. The charred wood siding is to also occur at the underside of the awning. The exterior face of the awning is to be of the same corrugated material as the container, as it will be exposed directly to sun and rain at all hours. A drip edge is to be provided along the outward edge of the canopy to divert water away. This opening, in combination with the landscape planters and metal vegetation screens on the west half of the container face, provide a sense of articulation along the 40' length of the north elevation.**
- **DESIGN STANDARD – S2:** Building facades facing the right of way, any internal drive or any internal accessway shall utilize at least one of the following facade articulation strategies to create visual interest.
 - a. Recesses and/or projections that are a minimum depth of four inches that changes the primary plane the facade for a minimum of 30 percent of the facade; or
 - b. Datum lines that continue the length of the facades, including one at the top of the building and, if the building has more than one story, a datum line between the first and second floor. Datum lines shall have a min 4" in depth and height or a min 2" in depth and height with a change in material. Alternate datum locations may be approved by the decision-making authority; or
 - c. Balconies projected and/or recessed, large enough to fit a 5-foot by 6-foot rectangle inside of them on every floor above the ground-floor level for at least 50% of the units or tenant spaces on that facade, or a minimum of one balcony for every 50 linear feet of building on each floor, whichever is greater. Each balcony shall have direct access via a door from at least one dwelling unit or tenant space on that floor.
 - **Response: Design Guideline G2 is addressed.**



DEFINED BASE AND TOP

- **DESIGN GUIDELINE – G3:** For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial uses, building facades facing the right of way, any internal drive or any internal accessway shall be designed with a top and base that establish depth and visual interest, are visually distinctive, are proportional to the scale of the building, and integrated into the building design.
 - **Response: Design Standard S3 is addressed.**
- **DESIGN STANDARD – S3:** For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial and upper-floor residential or office, building facades facing the right of way, any internal drive or any internal accessway shall be designed to have a defined base and a defined top, as described below.
 - a. A building will meet the requirement of a defined base by meeting one of the following:
 - i. Floor-to-floor height of the ground floor is a minimum of 3 feet taller than the average of the remainder of the floor-to-floor heights.
 - ii. Ground-floor level is set back a minimum of 2 feet from the primary building facade for 70 percent of the street facing facade.
 - iii. All floors above the ground-floor level are set back a minimum of 2 feet from the ground floor level for 70 percent of the street facing facade.
 - iv. A datum line that is provided between the ground floor and second floor. The datum line may project or be recessed. The datum line shall be a minimum of 4 inches in depth and height. The datum line shall be 2 inches minimum in depth and height if the predominant exterior building material, excluding windows, changes between the first and second floor.
 - b. A building will meet the requirement of a defined top by meeting one of the following strategies:
 - i. A cornice that projects between 1 foot and 2 feet from the primary facade plane with a height of no less than 2 feet; or
 - ii. The top is set back a minimum of 2 feet from the primary building facade for 70 percent of the street-facing facade for a minimum height of 2 feet. At least 50% of the top element must be visible from a viewpoint of five feet above grade plane at a distance of 50 feet away, measured from the primary facade plane; or
 - iii. A change in material with a minimum height of 2 feet, located at or above the top floor; or
 - iv. A sloped roof with a slope of 4:12 or greater with eaves that project at least 12 inches.
 - **Response: Bar container is less than 30' in height.**

FENESTRATION

- **DESIGN GUIDELINE – G4:** Windows shall be recessed/trimmed to create shadow & highlight fenestration.
 - **Response: No new fenestration is proposed, as the function of the bar container is for a service-only space with a conditioned cooler room.**
- **DESIGN STANDARD – S4:** All fenestration shall meet the following standards:
 - a. Windows shall be recessed a minimum of 2 inches. Facades or portions of facades utilizing a curtain wall are exempt from this standard.
 - b. Windows that are fat or “flush” with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth. Facades or portions of facades utilizing curtain walls are exempt from this standard.
 - **Response: Design Guideline G4 is addressed.**



- **DESIGN GUIDELINE – G5:** Facades visible from a right of way, primary internal drive, or primary accessway shall provide adequate levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility into the street. Street-level glazing shall be inviting and enhance the pedestrian experience. Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety. Building facades built at shared property lines are exempt.
 - **Response:** *The west façade of the container facing Angel Avenue contains a sliding cooler door opening with a change in materiality to charred wood siding (as noted in response to G2). The interior room of the container fronting the Angel Avenue ROW is a conditioned cooler space, thus fenestration with clear glazing would be conflicting with the service of the space. Façade articulation with change in materiality and recessed planes is the main design focus of the street-facing west elevation.*
 - *The primary façade of the container is the north elevation, which contains the 20' W by 4' H customer service opening with retractable metal awning. This opening (which is to be open during business hours and closed after hours) provides a sense of articulation along the façade and a focused area for pedestrian interaction. The charred wood siding being provided at the west elevation is also to be provided at the north elevation, underneath the bar counter and at the underside of the metal awning. No fenestration is proposed.*
- **DESIGN STANDARD – S5:** Facades visible from a public street or primary internal drive shall meet the minimum glazing requirements below. Building facades built at shared property lines are exempt.
 - a. Non-residential uses:
 - i. Ground-floor: Unless another standard requires greater glazing, a minimum of 40% of the ground-floor facade shall be glazed; and
 - ii. Upper-floors: Unless another standard requires greater glazing, minimum of 25% of the upper-floor facade area shall be glazed, excluding roof shapes and parapets.
 - b. Residential uses:
 - i. Unless another standard requires greater glazing, a minimum of 25% of the ground floor facade and 25% of the total facade shall be glazed, excluding roof shapes and parapets.
 - **Response:** *Design Guideline G5 is addressed.*
- **DESIGN GUIDELINE – G6:** Facades not visible from a street or internal drive or internal accessway shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades.
 - **Response:** *No fenestration is proposed on the bar container, as the main focus area is the customer service opening with the retractable metal awning along the north elevation, which is the main elevation for the container. This opening is to remain open during operational hours and provides daylighting into the bar container. The interior of the container is for service only. Glazing along the east or south facades would be ineffective as all daylight is blocked off by the adjacent buildings and would be providing visibility into a service-only space. Added glazing in these areas would also add security risk for break-ins, as the east and south facades are hidden from general view.*
- **DESIGN STANDARD – S6:** For all facades not visible from a public street or primary internal drive, a minimum of 20% of the total facade area shall be glazed. Building facades built at shared property lines are exempt.
 - **Response:** *Design Guideline G6 is addressed.*
- **DESIGN GUIDELINE – G7:** Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety.
 - **Response:** *The primary north elevation of the bar container abuts the pedestrian walkway through the site, entering in from Angel Avenue. The customer service opening in this façade provides a visual focus for the area which pedestrians are to interact with. The container itself is for service and employees only, and thus general pedestrians would not access the interior.*



- **DESIGN STANDARD – S7:** Unless another standard requires greater glazing, facades within 15 feet of an on-site pedestrian connection shall a minimum of 20% of the ground floor facade and 20% of the total facade area shall be glazed, excluding roof shapes and parapets.
 - **Response: Design Guideline G7 is addressed.**
- **DESIGN GUIDELINE – G8:** Window treatments shall be incorporated to reduce likelihood of bird collisions.
 - **Response: Design Standard S8 is addressed.**
- **DESIGN STANDARD – S8:** Windows up to 60 feet above the ground floor shall be treated with one of the following bird-safe design techniques:
 - a. Fritted glass
 - b. Etched glass
 - c. UV coated glass
 - d. Permanent stencil or frosting
 - e. Exterior apparatus
 - **Response: No new fenestration is proposed. Bar container is under 60 feet in height.**



BUILDING ENTRIES

- **DESIGN GUIDELINE – G9:** Primary building entries shall be placed in a prominent location toward a public street or other pedestrian way.
 - **Response:** *Access to the bar container is for service and employees only. Pedestrian interaction is to be with the 20' wide customer service opening at the bar counter on the north elevation. The entry into the bar container is on the south elevation of the bar container, as it is for service and employees only and not a primary focus element for the design. The west elevation of the container contains a sliding cooler door as described in G2, which is to be used for keg loading. This door is to remain closed at all times other than during deliveries.*
- **DESIGN STANDARD – S9:** Building entries shall be provided as follows:
 - a. At least one primary building entrance shall face the primary frontage. Primary frontage is determined by the following hierarchy using Figure 70.15.15.1 Street Typology, with the streets listed first being higher priority than the streets listed after:
 - i. Loop Street
 - ii. Commercial Street
 - iii. Connector Street
 - iv. Major Street
 - v. Local Street
 - vi. If all abutting streets are of the same typology, the primary street may be determined by the applicant.
 - **Response:** *Design Guideline G9 is addressed.*
- **DESIGN GUIDELINE – G10:** Building entries shall be easily identifiable, scaled proportionally to the number of people served (amount of floor-area), and integrated into the overall facade composition.
 - **Response:** *As noted in response to Guideline G9, the main entry component to the bar container is the customer service bar counter along the north elevation, which is scaled proportionally to the length of the container (20' wide counter for a 40' long container). Light wood inlay beneath the counter along the opening provides a materiality break along the horizontality of the metal container. The hop planter screens adjacent to the opening on the west half of the elevation soften the edge condition and provide an additional break along the length of the container. The area in front of the bar container on the north side is a 20' wide pedestrian walkway zone, which faces directly upon the food cart pod and site seating areas.*
 - *The west elevation of the container which faces Angel Avenue contains the opening with the sliding cooler door and fixed panel, as described in G2. This opening, which provides a change in materiality and creates articulation on the façade, is scaled to be functional and to work proportionally with the 8' wide x 9'-6" height of the bar container façade.*
- **DESIGN STANDARD – S10:** Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right of way, open space, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:
 - a. Individual residential entries: 5 feet in width
 - b. Shared residential entries: 10 feet in width
 - c. Individual non-residential entries serving tenants spaces less than 5,000 SF: 6 feet in width
 - d. Shared non-residential entries and Individual non-residential entries serving tenants spaces greater than 5,000 SF: 20 feet in width.
 - **Response:** *Design Guideline G10 is addressed.*



BLANK WALLS

- **DESIGN GUIDELINE – G11:** Where ground floor facades have gaps between doors and/or windows greater than 40 feet in horizontal length, articulation methods shall be included to enhance the blank wall, including trellises, landscape screening, living green walls, decorative tile work, metal work, woodwork, or concrete work, or other similar methods as approved by the decision-making authority. Building facades built at shared property lines are exempt.
 - **Response:** *The main elevation of the bar container (north façade), visible from the street, contains articulation to enhance the 40' length of the façade. The 20' customer service counter opening with wood inlay, as well as the vertical screens with hop planter vegetation, both help to break up the horizontality of this container façade. The south elevation of the container, which is also exactly 40' long, faces the adjacent building and a service alley (that is screened from view via a wood fence facing Angel Ave).*
- **DESIGN STANDARD – S11:** Where ground floor facades have gaps between doors and/or windows greater than 40 feet in horizontal length, a minimum of one of the following shall be incorporated throughout the length of the blank wall. Building facades built at shared property lines are exempt from this standard.
 - a. A trellis or trellises that covers the blank wall with vines planted that will grow vertically of sufficient density, height, and width so that they provide coverage of 40 percent of the blank wall within two years. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at time of planting.
 - b. Landscape screening incorporating the following:
 - i. Ornamental or other short trees every 10 feet along the blank wall section.
 - ii. Evergreen shrubs planted 3 feet on center between the trees with a minimum of 2 feet in height at time of planting. This option shall only be available if there is 4 feet of space to plant the trees between the building facade and the sidewalk or other hardscaped area or sufficient width as determined by a licensed landscape architect to ensure that the plantings will not encroach into the abutting pedestrian walkways.
 - c. Decorative tile work, composed of ceramic, stone, or similar material that covers at least 40 percent of the blank wall of the ground floor story.
 - d. Decorative metal work/metal panels covering 40 percent minimum of the blank wall of the ground floor.
 - e. Decorative brickwork that projects or is recessed at least one inch, which covers at least 25 percent of the blank wall of the ground floor story.
 - f. A green living wall that covers 40 percent of the blank wall of the ground floor story. The green living wall shall be fully planted at construction.
 - **Response:** *Design Guideline G11 is addressed.*



70.20.10.5 – GATEWAYS

GATEWAY / DESIGN ELEMENTS

- **DESIGN GUIDELINE – G1:** A design element or strategy that signifies a gateway to Downtown shall be integrated with the site and building design at the intersections specified in S1.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** Sites located at the corners of each intersection described below shall incorporate design elements into site and building design that signify the importance of the intersection as a gateway to Downtown:
 - Millikan and Rose Biggi
 - Millikan and Lombard
 - Canyon and Rose Biggi
 - Canyon and LombardSite subject to this standard shall:
 - a. Locate building massing at the corner or within 30 feet of the corner along either street frontage with one double-door entry entirely within the first 20 feet of the building's facade as measured from the point closest to the intersection; and
 - b. New buildings shall include at least two of the following:
 - i. Provide overhang canopy or awning above the main double-door entry or provide a recessed entry;
 - ii. Provide a minimum building height of at least 45 feet with occupiable building floor area for at least 20 feet along each street frontage within 50 feet of the intersection;
 - iii. Provide windows within 30 feet of the corner of the building closest to the intersection that are at least one-third larger pane than the rest of the ground level-facade windows;
 - iv. Provide Publicly Accessible Open Space (PAOS) at the corner that meets the Standards in Section 70.20.10.7.S4.
- **Response: Site is not located at any of the intersections described in this standard.**



70.20.10.6 – ACTIVE GROUND FLOOR DESIGN

NON-RESIDENTIAL ACTIVE GROUND FLOOR DESIGN

- **DESIGN GUIDELINE – G1:** Buildings subject to the Active Ground-Floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall be designed to create an interesting and inviting environment.
 - a. Floor heights shall be adequate to accommodate multiple allowed non-residential uses
 - b. Window transparency shall be adequate to create visibility between the building and publicly accessible paths, streets, and open spaces.
 - c. Ground-floor designs shall provide clear and comfortable entrances for pedestrians.
 - d. Ground-floor designs shall incorporate elements to avoid large blank wall areas, such as incorporating vegetation, trellis structures, artwork, architectural detailing, reveals, contrasting materials or other elements to provide visual interest. The elements shall be used in a manner consistent with the building’s design and other facade composition elements.
 - e. Awnings shall be integrated into the building design and provide regularly spaced shade and weather protection.
- **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** Buildings subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall be designed to activate the public realm, create interesting and inviting ground-floor spaces, increase transparency into ground-floor spaces, and provide weather protection for ground-floor entrances, and shall meet the following requirements:
 - a. Floor Height: The minimum floor-to-floor height of the ground floor shall be 16 feet.
 - b. Transparency: Active frontage areas shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space. Transparent glazing shall have minimum Visible Transmittance (VT) value of 0.60. A lighted display zone 4 feet in depth from the windows may qualify as unobstructed views into the commercial space for up to 50 percent of the combined storefront window width on each storefront on primary frontages and the entirety of secondary frontages.
 - c. Entrances: Primary ground-floor entrances serving active uses shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or other projecting element, or using a combination of those methods.
 - d. Blank Walls: Walls without fenestration or doors shall not exceed 15 feet in length.
 - e. Awnings, canopies and weather protection, where provided:
 - i. When transom windows are above display windows, awnings, canopies and similar weather protection elements shall be installed between transom windows and display windows to allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
 - ii. Awnings may be fixed or retractable.
- **Response: The only applicable Active Frontage for the site (per 70.20.10.6.2) is along 1st Street, which is a Type A active frontage. The bar container only has frontage along Angel Ave and does not face 1st Street (the portion of the site at 1st Street is under a separate land use permit).**

ACTIVE GROUND-FLOOR RESIDENTIAL DESIGN

- **DESIGN GUIDELINE – G2:** Buildings subject to the Active Ground-floor Use rules as identified in Figure 70.20.10.6.2 Active Frontages Map with ground floor residential uses shall enhance the pedestrian experience; give individual identity to ground-floor units; define the transition between public and private space; provide spaces for people to gather and spend time outdoors; and provide adequate level of resident privacy.
 - **Response: Section does not apply; no residential uses proposed.**



- **DESIGN STANDARD – S2:** Ground floor residential units subject to the Active Ground-floor Use rules as identified in Figure 70.20.10.6.2 Active Frontages Map shall be designed to provide an adequate level of privacy to the unit while providing pedestrian interest and the opportunity for interaction between the public and private realms by complying with the following requirements:
 - a. Ground-floor units shall provide one of the Active Ground Floor Residential Unit Entry Types consistent with Section 70.20.10.6.S3.
 - b. Ground floor height shall be a maximum four feet floor height above sidewalk grade.
 - c. The ground floor shall have a minimum floor-to-floor height of 12 feet.
 - **Response: Section does not apply; no residential uses proposed. Bar container also does not have frontage subject to Active Ground-Floor Use rules.**

ACTIVE GROUND-FLOOR RESIDENTIAL UNIT ENTRY TYPES

- **DESIGN GUIDELINE – G3:** Private entries into ground-floor residential units shall be designed to provide human-scaled detailing; enhance the pedestrian experience; define the transition between public and private space; provide spaces for residents to gather and spend time outdoors; and provide adequate level of resident privacy.
 - **Response: Section does not apply; no residential uses proposed.**
- **DESIGN STANDARD – S3:** Where Active Ground Floor Residential Private Entry Types are required, one or more of the following entry types shall be provided.
 - a. Stoop:
 - i. Stoops shall provide entry access for a maximum of two units; and
 - ii. Stoop entry landings shall be large enough so a four-foot by four-foot square can fit inside of the stoop for each unit served; and
 - iii. Stoop entry landings shall be a minimum of twenty-five square feet for each unit served
 - iv. The minimum stoop height from the back of sidewalk grade shall be two feet; and
 - v. The maximum stoop height from the back of sidewalk grade shall be four feet.
 - b. Porch:
 - i. Porches shall provide entry access for a maximum of one unit; and
 - ii. Porches shall be large enough so a six-foot by six-foot square can fit inside of a porch for each unit; and
 - iii. The minimum porch height from the back of sidewalk grade shall be two feet; and
 - iv. The maximum porch floor height from the back of sidewalk grade shall be four feet.
 - c. Patio:
 - i. Patios shall provide entry access for a maximum of one unit; and
 - ii. Patios shall provide accessible access between the street or pedestrian path and the unit's front door via a route that does not have any stairs between it and the street lot line. The slope of the route shall not exceed 1:8; and
 - iii. The Patio shall include at least one of the following features to define the transition between public and private space:
 - 1. A row of shrubs not exceeding 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space. Shrubs shall be at least one gallon in size and be planted a maximum of three feet on center; or
 - 2. A fence not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space, with a gate or fence opening to provide access to the pedestrian route between the pedestrian way and the front door; or
 - 3. A metal, wood or stone wall not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and



- private space with a gate or wall opening to provide access to the pedestrian route between the pedestrian way and the front door. A minimum 18-inch landscape strip shall be located between the wall and the abutting pedestrian way and entirely landscaped with ground cover, shrubs or other landscape living plant material;
- iv. The patio shall have a different paving material, paving color, paving pattern and/or paving texture from the paving used in the adjacent or abutting pedestrian way (street, private street or required pedestrian path); and
 - v. Shall be large enough to fit a 6-foot wide by 8-foot deep rectangle inside of it, including the screening required in subsection S3.c.iii above.
- d. Terrace:
- i. A Terrace may serve multiple unit entries; and
 - ii. The maximum Terrace height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway; and
 - iii. Walls, fences and hedges on Terraces shall be a maximum of 42 inches tall and have a minimum transparency of 40 percent; and
- e. Frontage Court:
- i. A Frontage Court may serve multiple unit entries; and
 - ii. The minimum Frontage Court width along a primary frontage shall be 25 feet; and
 - iii. The maximum Frontage Court width along a primary frontage shall be 50 percent of the facade length or 80 feet, whichever is less; and
 - iv. The minimum Frontage Court depth shall be 20 feet; and
 - v. The maximum Frontage Court depth shall be 50 feet; and
 - vi. The maximum Frontage Court height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway.
- ***Response: Section does not apply; no residential uses proposed.***

APPLICABILITY OF ACTIVE GROUND FLOOR DESIGN REGULATIONS

Building facades fronting on streets identified in Figure 70.20.10.6.2 shall meet the design rules of 70.20.10.6. Only building facades fronting the designated streets shall be subject to these rules. For a building to be considered fronting a street, the facade must be located within the minimum and maximum setback as defined by the underlying zone. Building facades not fronting on streets designated in Figure 70.20.10.6.2, are exempt.

Frontages identified as "Type A" must comply with the Non-residential Active Ground Floor Design regulations specified in 70.20.10.6 G1/S1.

Response: The only applicable Active Frontage for the site (as per map figure 70.20.10.6.2) is along SW 1st Street, which is a Type A active frontage. The bar container only fronts Angel Avenue and does not abut up to 1st Street. The portion of the site along 1st Street is under a separate land use permit.



70.20.10.7 – USABLE OPEN SPACE

USABLE OPEN SPACE

- **DESIGN GUIDELINE – G1:** Non-residential buildings shall give users access to high-quality Usable Open Space appropriate for the size, density of uses and tenants on the site.
 - **Response:** *The bar container looks upon the food cart pod on the same site, which is under a separate land use permit. This open space in the food cart pod has seating areas that can be used by everyone on site, including those interacting with the bar container. The bar container scope itself is a service-only area at the interior.*
- **DESIGN STANDARD – S1:** Non-residential buildings shall provide a minimum of 5 percent of the site area as Usable Open Space that may be met through any combination of the following open space types.
 - a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement.
 - b. Shared Open Space.
 - **Response:** *Design Guideline G1 is addressed.*
- **DESIGN GUIDELINE – G2:** Residential-only buildings shall provide residents access to high-quality, usable open spaces that provides areas to gather, and may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.
 - **Response:** *Design Standard S2 is addressed.*
- **DESIGN STANDARD – S2:** All residential-only buildings shall provide a minimum area of Usable Open Space equal to 48 square feet per residential unit.
 - a. For sites with 11 units or fewer, the minimum requirement shall be met by complying with one of the following:
 - i. Shared Open Space; or
 - ii. Private Open Space; or
 - iii. Some combination of Shared Open Space and Private Open Space.
 - b. For sites with 12 units or more, the minimum requirement shall be met by complying with one of the following:
 - i. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
 - ii. Shared Open Space; or
 - iii. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or
 - iv. Private Open Space; or
 - v. Some combination of b1 through b4.
 - **Response:** *Proposed project does not contain any residential use.*
- **DESIGN GUIDELINE – G3:** Mixed use buildings that contain residential uses shall provide tenants and residents access to high-quality, usable open spaces that provides areas to gather, and may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.
 - **Response:** *Design Standard S3 is addressed.*
- **DESIGN STANDARD – S3:** Mixed-use buildings that contain residential uses shall provide a minimum area of Usable Open Space equal to 10 percent of parcel area or 48 square feet per residential unit, whichever is greater. The minimum Usable Open Space area shall be met by complying with one of the following:
 - a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
 - b. Shared Open Space; or



- c. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or
 - d. Private Open Space; or
 - e. Some combination of a through d.
- **Response: Proposed project is not a mixed-use building and does not contain residential uses.**

PUBLICLY ACCESSIBLE OPEN SPACES (PAOS)

- **DESIGN GUIDELINE – G4:** Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS may include pedestrian paths, pedestrian refuge area, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.
 - **Response: Design Standard S4 is addressed.**
- **DESIGN STANDARD – S4:** Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS shall:
 - a. Be large enough to fit a 20-foot by 20-foot square inside of it; and
 - b. If located between a building and public sidewalk, be bordered on two sides by building facades with some combination of commercial uses, primary residential entrances or primary office entrances with at least one door and windows facing the PAOS and providing the ability to view the PAOS from inside the building; and
 - c. Provide at least 60 percent of the total PAOS area as open to the sky free of permanent weather protection; and
 - d. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and
 - e. Include landscaping on at least 20 percent of its area. Spaces 800 square feet or larger shall provide one tree per 800 square feet of open space; and
 - f. Be directly accessible from a public right of way; and
 - g. Be publicly accessible for a minimum of 12 consecutive hours per day.
 - **Response: Project does not have any requirement for and does not include any Publicly Accessible Open Spaces.**
- **DESIGN GUIDELINE – G5:** Shared Open Spaces shall be open to the sky and be designed to be usable for tenants for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize. Shared Open Spaces shall be open to the sky and be designed to be usable for residents for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.
 - **Response: The bar container looks upon the food cart pod on the same site, which is under a separate land use permit, and would be considered a Shared Open Space serving the project. This open space in the food cart pod has seating areas that can be used by everyone on site, including those interacting with the bar container. The bar container scope itself is a service-only area at the interior.**
- **DESIGN STANDARD – S5:** Shared Open Spaces, such as courtyards, rooftop open spaces, terraces, and frontage Courts, shall:
 - a. Be large enough to fit a 20-foot by 20-foot square inside of it if enclosed on three sides or fewer and be large enough to fit a 40-foot by 40-foot square inside of it if enclosed on four sides. If enclosed on all four sides, the space does not qualify as a Shared Open Space if all walls bordering the open space have a building height more than 1.5 times the Shared Open Space perpendicular to that wall; and
 - b. Provide at least 60 percent of the total Shared Open Space area as open to the sky free of permanent weather protection; and



- c. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and
 - d. Include landscaping on at least 20 percent of its area. Spaces at grade that are 500 square feet or larger shall provide one tree per 500 square feet of open space.
- **Response: Design Guideline G5 is addressed.**

COMMON COMMUNITY ROOM

- **DESIGN GUIDELINE – G6:** Common Community Rooms shall be easily accessible by building occupants and designed to serve as gathering places and accessory spaces to Shared Open Spaces or PAOS. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences.
 - **Response: Design Standard S6 is addressed.**
- **DESIGN STANDARD – S6:** Common Community Rooms shall be accessible to building occupants and designed to serve as gathering places. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences. Common Community Rooms shall meet the following standards:
 - a. Common Community Rooms shall be large enough so a 15-foot by 15-foot square will fit inside it; and
 - b. The Common Community Room shall have a minimum floor-to-floor height of 12 feet; and
 - c. The Common Community Room shall have one wall along an exterior facade of the building and shall have 30% glazing measured from the interior; or
 - d. Common Community Rooms shall have direct access to a shared open space or PAOS.
 - **Response: Common Community Rooms are not required or provided for this project.**

PRIVATE OPEN SPACES

- **DESIGN GUIDELINE – G7:** Private Open Spaces shall be designed to create usable outdoor space for residents to spend time outdoors.
 - a. **Response: Design Standard S7 is addressed.**
- **DESIGN STANDARD – S7:** Private Open Spaces shall meet the following design standards:
 - a. Shall be attached to and directly accessible from an individual residential unit; and
 - b. Shall be large enough to fit a 5-foot by 6-foot rectangle inside of it; and
 - c. Shall be screened a minimum 50% from abutting units to provide privacy; and
 - d. Shall have a minimum clear height dimension of 8 feet 6 inches.
 - **Response: Private Open Spaces are not required or provided for this project, no residential uses are included.**



70.20.10.8 – ROOF ELEMENTS**ROOFTOP EQUIPMENT AND SCREENING**

- **DESIGN GUIDELINE – G1:** Roofs on new buildings larger than 20,000 square feet in total floor area shall include sustainability features while allowing other rooftop uses essential to the building function and tenant needs.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** On new buildings larger than 20,000 square feet of total floor area, roof areas with less than or equal to a 2:12 slope shall incorporate at least one of the following:
 - a. A roofing material with a Solar Reflectance Index of 78 or higher on 90 percent of the roof, except for space dedicated to mechanical systems, vents, elevator enclosures, Eco-Roof, solar energy systems, skylights, tenant amenity areas (such as patios or recreational activity areas).
 - b. An Eco-Roof or Rooftop Garden surface comprising minimum 30 percent of the total roof area.
 - c. Solar energy panels comprising an area equivalent to minimum 30 percent of the total roof area.
 - d. A system that collects rainwater for reuse from a minimum of 50 percent of the total roof area.
 - **Response: Project does not include any new buildings with more than 20,000 of total floor area, standard does not apply. Bar container is 320 square feet.**
- **DESIGN GUIDELINE – G2:** Views of roof-mounted mechanical, electrical and communications equipment, except wireless communications facilities, and components shall be located and screened to minimize views from public rights of way near the building.
 - **Response: Design Standard S2 is addressed.**
- **DESIGN STANDARD – S2:** Rooftop mechanical, electrical and communications equipment and components shall be screened and/or located so it is not visible from the ground-level public rights of way that are within 100 feet of the site.
 - a. Screening shall be made of a primary exterior finish material allowed in Section 70.20.10.10 and used on other portions of the building; architectural grade wood or masonry; or metal.
 - b. Other rooftop elements, including solar panels, wind generators, roof access and elevator or green roof features are exempt from rooftop screening requirements.
 - c. Roof access, weather protection for rooftop open spaces, and elevator equipment shall not exceed 16 feet in height above the roof structure.
 - d. Wireless telecommunications facilities are exempt from this standard and shall meet applicable requirements of Section 60.70: Wireless Communications
 - **Response: Bar container will not have any mechanical, electrical, or communications equipment mounted along the rooftop. Small mechanical units are anticipated to be located in the alley south of the container adjacent to the existing building. All units are to be screened from view via a wood fence (see detail 3/A0.02), composed of the same material as the charred wood siding at the bar container exterior. This fence will obstruct 100% of the unit visibility.**



70.20.10.9 – STRUCTURED PARKING**STRUCTURED PARKING**

- **DESIGN GUIDELINE – G1:** Structured parking facing rights of way and multi-use paths way are discouraged. Below grade and structured parking spaces above ground level are encouraged. Parking facilities shall be placed toward the rear or interior of the property. Where structured parking is located adjacent to street, the street facing facades shall provide ground-floor active uses, whether residential or commercial, especially at corners, or be sufficiently screened to minimize visual impacts to pedestrians.
 - **Response: Design Standard S1 is addressed.**
- **DESIGN STANDARD – S1:** The location of structured parking shall be limited to the following:
 - a. Parking structures subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall:
 - i. Be constructed with a finished ceiling entirely underground or have the parking area's lowest floor 12 feet or more above grade; or
 - ii. Provide ground-floor facades on the street facing elevations that comply with the provisions of 70.20.10.6 Active Ground Floor Design for at least 50% of the width of the façade.
 - b. On other streets, structured parking shall:
 - i. Provide ground-floor facades on the street facing elevations that comply with the provisions of 70.20.10.6 Active Ground Floor Design for at least 50% of the width of the facade; or
 - ii. Provide a building a minimum 5-foot building setback from all street-facing property lines and provide the following landscaping within that setback:
 1. One 1.5-inch caliper tree for every 15 linear feet from the Beaverton's approved street tree list, with trees of different sizes being acceptable; and
 2. Evergreen shrubs a maximum of 30 inches high from finished grade and a minimum 1 gallon in size planted next to each other to form a screen. Additional shrubs in excess of those necessary to form a screen are allowed; and
 3. Ground cover plants shall fully cover the remainder of the landscaped areas.
- **Response: Project does not include any structured parking.**
- **DESIGN GUIDELINE – G2:** Parking structures shall be designed to minimize light trespass from vehicle headlights and interior lighting when viewed from public rights-of-way and adjacent buildings.
 - **Response: Design Standard S2 is addressed.**
- **DESIGN STANDARD – S2:** Screening shall be designed to minimize light trespass on adjacent public rights-of-way and buildings:
 - a. Solid screening and/or building walls shall extend a minimum 3 feet from top of parking slab so vehicle headlights do not trespass beyond the building facade.
 - b. Interior building lighting shall be screened and directed away from exterior walls to reduce light trespass and glare.
 - **Response: Project does not include any structured parking.**
- **DESIGN GUIDELINE – G3:** Parking structures facades facing the right of way, any internal drive or any internal accessway shall provide facade modulations and articulation that create visual interest, surface relief, depth, and shadows to the facade. Upper floors facing streets shall meet the guidelines corresponding to the standards required in S3 a through f:
 - a. Section 70.20.10.4. G10; and
 - b. Section 70.20.10.4 G11; and
 - c. Section 70.20.10.5 G1 through G3; and



- d. Section 70.20.10.7 G2; and
- e. Section 70.20.10.9 guidelines; and
- f. Section 70.20.10.10 guidelines.
- **Response: Design Standard S3 is addressed.**
- **DESIGN STANDARD – S3:** Structured parking on upper floors facing the right of way, any internal drive or any internal accessway are exempt from Section 70.20.10. Building Design guidelines and standards except for the following standards.
 - a. Section 70.20.10.4. S10; and
 - b. Section 70.20.10.4 S11; and
 - c. Section 70.20.10.5 S1 through S3; and
 - d. Section 70.20.10.7 S2; and
 - e. Section 70.20.10.9 standards; and
 - f. Section 70.20.10.10 standards.
 - g. In addition, parking structures shall provide façade modulation and architectural interest through:
 - i. Vertical and/or horizontal recess(es) and/or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the facade at a minimum of one recess or projection every 50 feet distributed in a consistent pattern along the facade; and
 - ii. One of the following:
 - 1. Prominent emphasis of vertical stairwells or elevator columns that incorporate at least two of the following features:
 - A. Change of material from the primary material used on the facade; or
 - B. The entire elevator column or stairwell projects at least 2 feet from the rest of the facade.
 - C. Windows or openings provide at least 60 percent transparency; or
 - 2. Parking garage decorative metal screening that covers at least 40 percent of the facade and does not obscure more than 50 percent of any opening that allows visibility into areas where cars will be parked.
- **Response: Project does not include any structured parking.**



70.20.10.10 – MATERIALS

- **DESIGN GUIDELINE – G1:** Refer to Table 70.20.10.10.B Materials:
 - a. The predominant building material(s) shall be high quality, durable, and attractive.
 - b. The predominant building material(s) may be complemented with other secondary materials that may not be appropriate on large areas of the facade.
 - c. Accent materials that would generally not be acceptable on large areas of the facade may be used in limited areas of the facade to highlight architectural features.
- **Response:** *The bar container is composed of a prefabricated shipping container. The corrugated metal sheathing as part of the container skin is the primary material and would be considered “factory ribbed metal panels”. The metal paneling is to be painted dark gray (Benjamin Moore 2121-10 “gray”, or similar) and is highly durable. This color matches the (new) exterior paint color at the existing building directly adjacent (under separate permit), and the (new) restroom and trash building on site (under separate permit). The west elevation of the container contains a recessed charred wood inlay at the sliding door opening (Shou Sugi Ban – “Fir Toasted”). This same charred wood is to be used as an inlay beneath the container customer service counter opening (4’ tall by 20’ wide), which serves as an accent piece and provides a visual focus to the pedestrian interaction area for the container. The charred wood is also to be used at the underside of the awning at the opening, and at the 5’ W fence screening the mechanical units at the south side of the building. Black metal trim pieces (painted “Benjamin Moore 2128-10 “Black Beauty”, or similar) are to be provided as edge accents framing the wood opening at the west elevation and the wood inlay at the north elevation. Metal screens adjacent to the opening, with hop plants growing vertically, serve as an additional accent item that soften the façade. A mural is proposed for the adjacent building on site (under separate permit) – the design of which is intended to extend onto the four sides of the bar container, in order to create a visual and thematic connection between the container and the existing building.*
- **DESIGN STANDARD – S1:** Refer to 70.20.10.10.B Materials:
 - a. Buildings shall utilize primary materials for no less than 65 percent of each building facade.
 - b. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade.
 - c. Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).
 - d. Buildings 30 feet and shorter, measured from grade plane to eave or top of parapet, whichever is higher, with elevations 50 feet or narrower may utilize any secondary material as primary.
- **Response:** *Design Guideline G1 is addressed.*
- **DESIGN GUIDELINE – G2:** Standard S2 shall be met.
 - **Response:** *Design Standard S2 is addressed.*
- **DESIGN STANDARD – S2:** Materials identified as prohibited in 70.20.10.10.B shall not be used.
 - **Response:** *No prohibited materials from table 70.20.10.10.B are proposed. The corrugated metal sheathing panels are part of the natural prefabricated construction of the shipping container and are to be painted a dark gray color – thus, these panels would be considered “factory ribbed metal panels”.*

70.20.10.11 – HISTORIC OVERLAY DESIGN

Section not applicable, project is not in the Downtown Beaverton Historic District.

This concludes the written statement for this project.



Office Locations:

249 SW 9th Ave. Dundee, OR 97115; 208 NW 21st Ave, Ste 201, Portland, OR 97209

139 W. 2nd Ave, Suite 6, Cannon Beach, OR 97110 Mailing: PO Box 4008, Wilsonville, OR 97070

openconceptarchitecture.com