



Staff Report

STAFF REPORT DATE: September 25, 2019

HEARING DATE: October 2, 2019

TO: Interested Parties

FROM: Steve Regner, Senior Planner

PROPOSAL: **City Park Fountain
DR2019-0041**

LOCATION: The site is north of the SW 5th Street, south of SW 4th Street east of SW Watson Avenue, and west of SW Hall Boulevard. Tax Lot 9100 on Washington County Tax Assessor's Map 1S116AD and Tax Lot 9200, on Washington County Tax Assessor's Map 1S115BC.

SUMMARY: The applicant, City of Beaverton, requests approval for a Design Review Three to construct a new aboveground mechanical and pump building serving the city park fountain. The current mechanical and pump system is located in an underground vault. The proposal also relocates an existing swing set displaced by the mechanical and pump building.

APPLICANT: City of Beaverton
David Donaldson
12725 SW Millikan Way
Beaverton, OR 97076

APPLICANT'S REPRESENTATIVE: Walker Macy
Aaron Maples
111 SW Oak St, Suite 200
Portland, OR 97204

PROPERTY City of Beaverton
David Donaldson
12725 SW Millikan Way
Beaverton, OR 97076

DECISION: **APPROVAL of DR2019-0041 (City Park Fountain)**, subject to conditions of approval, as identified in Exhibit C.

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2019-0041	March 14, 2019	August 13, 2019	December 11, 2019	August 12, 2020

*This is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

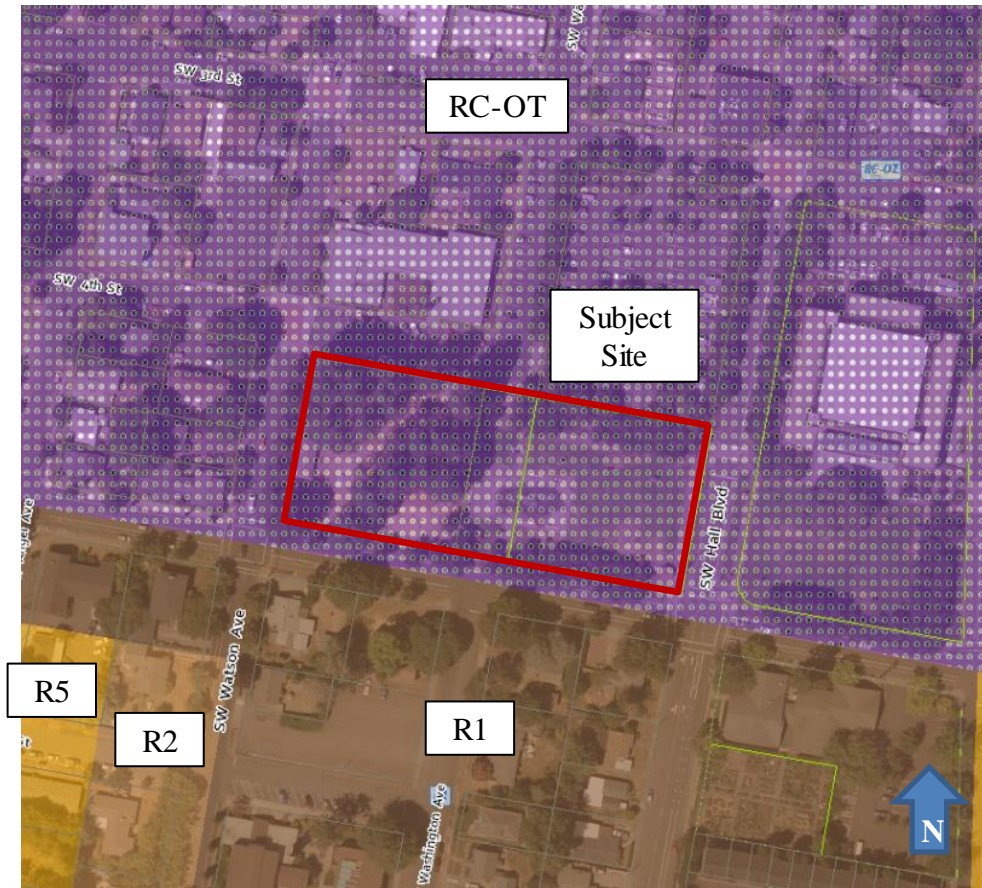
Zoning	Regional Center-Old Town	
Current Development	Public Park	
Site Size & Location	The site is north of the SW 5th Street, south of SW 4th Street east of SW Watson Avenue, and west of SW Hall Boulevard, Tax Lot 9100 on Washington County Tax Assessor's Map 1S116AD and Tax Lot 9200, on Washington County Tax Assessor's Map 1S115BC, and is approximately 1.96 acres.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: <u>North:</u> RC-OT <u>South:</u> R1 Residential <u>East:</u> RC-OT <u>West:</u> RC-OT	Uses: <u>North:</u> Religious Institution and Public Parking <u>South:</u> Residential <u>East:</u> Library <u>West:</u> Commercial and Residential

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<u>Attachment B:</u> DR2019-0041 <i>Design Review Three</i>	DR1-DR13
<u>Attachment C:</u> <i>Conditions of Approval</i>	COA1

Exhibits

- Exhibit 1. Materials submitted by Staff**
- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
 - Exhibit 1.2 Aerial Map (page SR-5 of this report)
- Exhibit 2. Public Comment**
- None Received
- Exhibit 3. Materials submitted by the Applicant**
- Exhibit 3.1 Submittal Package including plans



City Park Fountain
DR2019-0041
Zoning Map



**City Park Fountain
DR2019-0041
Aerial Map**

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
City Park Fountain
DR2019-0041**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

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

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

A. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.*

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities.

Public Water

Water service for this site is provided by the City of Beaverton. Service will be provided from an existing 8" water line runs through the park. A new 1" water meter will be installed to connect the new maintenance building to the existing water line.

Public Sanitary Sewer

Sanitary sewer service for this site is provided by the City of Beaverton. Service will be provided from an existing 8" water line runs through the park. Adequate capacity exists to serve the proposed development.

Stormwater

Stormwater service is provided by the City of Beaverton. The project proposes to connect the roof drain of the new building to a new planter south of the building for treatment. Drainage for the replaced playground will connect to a catch basin lateral and runoff will be conveyed to a 10" storm drain in SW 4th Street. The applicant has provided a utility plan and storm drainage report showing how the development can be served. Adequate capacity exists to serve the proposed development. A Clean Water Services Service Provider Letter has been provided indicating that the development will not substantially impact any sensitive areas on or near the site.

Transportation

Building improvements are limited to a 500 square maintenance building that will house fountain equipment that is currently underground. The proposed development is not expected to add any new trips.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R).

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to 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 years of occupancy.

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to City Transportation staff and City Police Department.

The site is within the service district of the Tualatin Hills Park and Recreation District (THPRD), but is owned and maintained by the City of Beaverton.

The City of Beaverton Police will continue serve the development site.

Tri-Met will serve the development site. The site is most directly served by two bus lines on SW Hall and SW Watson, the 76 and 78 lines, approximately 50 feet from the subject site.

The Development Code does not require bicycle parking for parks and open space. However, the site is currently served by four staple racks in the park, as well as a covered bike shelter in the abutting, city owned, public parking lot.

Pedestrian access to the maintenance building is provided by a 7.5 foot wide sidewalk connected the public sidewalk on SW 5th Street. Pedestrian access to the relocated swing set is provided by a five foot wide sidewalk connected to the existing playground near SW 4th Street.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

C. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.*

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Regional Center – Old Town (RC-OT) zone as applicable to the above mentioned criteria. As demonstrated in the chart, the development proposal meets all applicable standards.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

60.25 Off-Street Loading Requirements

The proposed development is providing zero loading berths. Public Parks and Related Facilities have no off-street loading requirements. Therefore, zero loading berths are required. Therefore, the proposal satisfies this requirement.

60.30 Off-Street Parking

The proposed development is providing zero parking spaces. Public Parks and Related Facilities have no off-street parking requirements. Therefore, zero parking spaces are required. Therefore, the proposal satisfies this requirement.

Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The applicant's plans show that the development will be accessible by foot and by bicycle, as required.

60.60 Trees and Vegetation Requirements

The applicant proposes to relocate the existing swing set displaced by the new maintenance building. The swing set will be located within Significant Grove G53 in the western portion of the park. Limited portions of the swing set and the pedestrian pathway connecting the swing set to other park elements are located within the root zone. The applicant has provided a memo prepared by the City Arborist outlining tree protecting strategies to limit impacts to the tree roots. The committee recommends incorporating these strategies as conditions of approval, in addition to the standard conditions of approval for tree protection fencing during construction.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- 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 ditches, 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.***

The applicant's narrative states that the owner will be the developer of the property, and will maintain all private facilities. The proposal, as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the criterion.

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

As noted above in response to criterion B, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed development.

Therefore, the Committee finds that the proposal meets the criterion.

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

As noted above in response to criterion B, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed development.

Therefore, the Committee finds that the proposal meets the criterion.

- 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.***

Specific details regarding fire flow will be reviewed by Tualatin Valley Fire and Rescue District (TVF&R) during the building permit stage.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval. The walkways and drive aisles have been designed to meet the applicable Engineering Design Standards.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

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.

The applicant states that there is minimal grading on site, and storm water will be conveyed into a stormwater planter adjacent to the building, as well as a trench drain adjacent to the pathway leading to the swing set.

The applicant must comply with Site Development erosion control measure during construction.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

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.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.25.10 and the criterion will be met.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

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

The applicant submitted the applications on March 14, 2019 and was deemed complete on August 13, 2019. In the review of the materials during the application review, the Committee

finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Regional Center – Old Town (RC-OT) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20. Land Uses – RC-OT			
Use, Conditional	Public Park	The applicant proposes minor site improvements and a 500 foot non-habitable buildings.	YES
Development Code Section 20.20.15. Site Development Standards – RC-OT			
Land Area Minimum	No Minimum	Approximately 1.94 acres	YES
Lot Dimensions Minimum	No Minimum	Width: Approx. 185 feet Depth: Approx. 450 feet	YES
Yard Setbacks Minimum	Front: 0 feet Side: 0 feet Rear: 0 feet	Front: 8 feet Side: 130 & 44 feet Rear: 165 feet	YES
Building Height Maximum	40'	The application proposes a 13'4" outbuilding.	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review guidelines will be reviewed in the Design Review portion of the staff report.	See Findings for DR2019-0041
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain, floodway or floodway fringe.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Low Impact Development Techniques implemented.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	No Land Division Proposed	N/A
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	No Loading Berths Required	The applicant proposes no loading berths.	N/A
Development Code Section 60.30 – Off-Street Parking			
<u>Off-street motor vehicle parking</u> Parking Zone A	Total Required: 0 Spaces	<u>Vehicle Parking</u> 0 spaces provided on site	YES
<u>Required Bicycle Parking</u>	Short Term Total: 0 Spaces	<u>Bicycle Parking</u> Short Term Total: 8 Spaces	
	Long Term Total: 0 Spaces	Long Term Total: 0 Spaces	

Compact Spaces	Twenty percent of required spaces may be compact.	No compact spaces are proposed.	YES
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes - with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Activity proposed within Significant Tree Grove 53, no trees proposed for removal City Arborist provided recommended practices to limit impact to tree roots.	Yes - with COA
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes - with COA

**DR2019-0041
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. ***The proposal satisfies the threshold requirements for a Design Review Three application.***

The applicant proposes to construct a new 511 square foot mechanical and pump building, relocate the displaced swing set, and associated facilities. The proposal does not meet one or more Design Standards. Therefore, the applicant meets Threshold 7 of a Design Review Three.

7. *A project meeting the Design Review Compliance Letter thresholds which does not meet an applicable design standard(s).*

Therefore, staff find that the criterion is met.

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

The applicant paid the required fees for a Design Review Three application.

Therefore, staff find that the criterion is met.

3. ***For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

The project meets Threshold 7 of a Design Review Three application.

Therefore, staff find the criterion is not applicable.

4. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:***

- a. ***A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
- b. ***The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
- c. ***The location of the existing structure to be modified is more than 300 feet from a public street.***

The project proposal is a new development. Therefore, this criterion, which pertains to additions or modification of existing development, does not apply.

Therefore, staff find the criterion is not applicable.

5. ***For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

The applicant does not propose a DRBCP.

Therefore, staff find the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The project proposal meets application Threshold #7. The applicant has provided responses to applicable Design Standards, or the corresponding Design Guideline. See analysis below demonstrating compliance with Standards and Guidelines.

Therefore, staff find the criterion is met.

7. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).***

The applicant has elected to respond to a combination of Design Standards and Guidelines

Therefore, staff find the criterion is not applicable.

8. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Design Review Three approval. No additional applications or documents are needed at this time.

Therefore, staff find the criterion is met.

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings in residential zones	The proposed development is located within a Multiple Use zoning district, not a Residential zoning district, therefore this standard is not applicable.	N/A
60.05.15.1.B Min 30% articulation	The south elevation of the mechanical and pump building facing SW 5 th Street contains the primary entrance. A variety of materials are provided, including metal and brick, as well as glazing is provided. However, due to the nature of the building, the applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.1.B	See DR Guideline Findings Following This Table
60.05.15.1.C Max 40' between architectural features	The applicant states that no permanent architectural features are spaced more than 40 feet apart. Staff observes that the building is only 30 feet wide, with multiple materials used on the elevations.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets for residential buildings	The proposal is not a residential building.	N/A
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12 for sloped roofs	The proposed roofline is flat, therefore this standard is not applicable.	N/A
60.05.15.2.B Min roof eave = 12" for sloped roofs	The proposed roofline is flat, therefore this standard is not applicable.	N/A
60.05.15.2.C Flat roofs need parapets	The applicant states that the flat roof is articulated along the roof edge with a painted steel channel that provides depth and shadow. The applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.2.B	See DR Guideline Findings Following This Table
60.05.15.2.D New structures in existing development be similar to existing development roof	This is proposed new development.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The primary building entrance on the south elevation is covered with a canopy that is four feet deep and the length of the elevation. The canopy provides weather protection along the south elevation and is supported by brick piers on each end.	YES
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	The project is not a residential use.	N/A
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	The applicant states there is no unfinished concrete, plywood, or sheet pressboard on the project. There is a small area of ground face concrete masonry unit at the base of the metal panel on the south elevation, which is well below 30%. All elevations are architecturally treated with brick cladding, plane changes and detailing, and meets the Standard.	YES
60.05.15.4.C Foundations	The applicant states the structure of the proposed Pump Building is concrete block. The block is exposed for 8" at the foundation of the building and therefore meets the Standard.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Roof-mounted equipment screening. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.	The applicant states that there is no roof, wall, or surface-mounted equipment on the proposed pump building. Ventilation and exhaust are provided through side wall louvers on the east and west elevations which are integrated above recessed metal panels on each end and match the metal panels in color.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A Buildings in Multiple Use zones shall occupy a minimum public Street along Major Pedestrian Routes.	The subject site is on a Class 2 Major Pedestrian Route (MPR), requiring 35% of the street frontage to be occupied by a building. As the site is a public park intended to remain as open space for recreation, the applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.6.A.	See DR Guideline Findings Following This Table
60.05.15.6.B Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.	The subject site is not in a commercial zone.	N/A
60.05.15.6.C Building proximity to street	The proposed building is located approximately 8 feet from the front lot line, less than the required 20 feet.	YES
60.05.15.6.D Buildings at corners of two MPRs	The subject site has two MPRs at three corners. The location of the mechanical and pump building is guided by the need for proximity to the fountain, existing development, and park functionality. The applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.6.C.	See DR Guideline Findings Following This Table
60.05.15.6.E Building orientation to public street	The proposed has the primary entrance facing the public street.	YES
60.05.15.6.F Secondary Entrances	The building does not contain a second entrance.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	Due to the nature of the site, the applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.7.A and B.	See DR Guideline Findings Following This Table
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing Requirements	The subject site is on a Class 2 Major Pedestrian Route (MPR), requiring 35% of the street facing elevation to have glazing. Due to the nature of the building, the applicant has requested to be evaluated against corresponding Design Guideline 60.05.35.8.A.	See DR Guideline Findings Following This Table

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.8.B	The subject site is on a Class 2 Major Pedestrian Route (MPR), requiring 35% of the street facing elevation to have weather projection. The entirety of the street facing elevation has overhangs for weather protection.	YES
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The existing park is well connected for pedestrians, cyclists, and motor vehicles. The mechanical and pump building will be accessed by pedestrians only, and is connected to the public street system with a 7.5' wide pathway.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	No outdoor service areas, storage areas, waste storage, disposal facilities, recycling containers, utility vaults, or similar uses are proposed with this project.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Pedestrian circulation is provided to the existing sidewalk system along all street frontages through pedestrian paths throughout the development. A 7.5' wide pathway is proposed to connect the mechanical and pump building to the public transportation system.	YES
60.05.20.3.B Direct walkway connection	A 7.5' wide pathway is proposed to connect the mechanical and pump building to the public transportation system.	YES
60.05.20.3.C Walkways every 300'	A 7.5' wide pathway is proposed to connect the mechanical and pump building to the public transportation system. Several existing pathways provide pedestrian access into the park.	YES
60.05.20.3.D - E Physical separation	The proposed pathway to the mechanical and pump building does not cross through vehicle parking.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.F 5' minimum width	A 7.5' wide pathway is proposed to connect the mechanical and pump building to the public transportation system. Several existing pathways provide pedestrian access into the park.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	No surface parking lots are proposed.	N/A
Parking and Landscaping		
60.05.20.5.A-D 1 Landscape island per 10 spaces	No surface parking lots are proposed.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A.1-3 50% Max on Class 1 MPR 65% Max on Class 2 MPR 50% Max for detached residential projects along any street	No surface parking lots are proposed.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	Sidewalks currently exist along the perimeter of the park.	YES
60.05.20.7.B Internal pathway widths	A 7.5' wide pathway is proposed to connect the mechanical and pump building to the public sidewalk. Due to the nature of the building, the applicant has requested to be evaluated against corresponding Design Guideline 60.05.40.7.B..	Yes
60.05.20.7.C Common Greens	Proposal does not include common greens or shared courts.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A - B Drive aisles to be designed as public streets, if applicable	No parking lots are proposed	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4 Minimum Landscape Area for Residential Development	The proposal is not residential in nature.	N/A
60.05.25.5 A-C Minimum Landscape Area for Non-Residential Development	The subject site is full landscaped public park.	Yes
60.05.25.6 Common Greens	No common greens are proposed.	N/A
60.05.25.7 Shared Courts	No shared courts are proposed.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9.A through E Materials	No fences or walls are proposed.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	No grading is proposed.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The onsite storm water facility is located south of the building, and does not have slope greater than 2:1	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	A Significant Tree Grove is on the western position of the site. The mechanical and pump building is sited in an area outside of the root zones of the Significant Trees. The displaced swing set will be located within the Significant Grove, potentially impacting root zones of three trees. The applicant has requested to be evaluated against corresponding Design Guideline 60.05.45.10.	See DR Guideline Findings Following This Table
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The subject site is zoned RC-OT, as are properties to the east, west, and north. No landscape buffers are required. R1 Residential. A five-foot B2 buffer would be required at the property line adjacent to a street. However, Section 60.05.25.13 states	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	that, “Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate)” and that “A landscape buffer width cannot exceed a minimum yard setback dimension.” There are no minimum front, side or rear setback requirements within the RC-OT zoning district, therefore the landscape buffers are not required.	

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City’s Technical Lighting Standards	The applicant provides a lighting plan with photometric details. On-site lighting meets the minimum lighting requirements for the pedestrian walkway leading to the proposed building.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	No vehicular circulation areas are proposed. The pedestrian walkway to the proposed building are illuminated with recessed lights.	YES
60.05.30.1.C Lighting of Ped Plazas	No pedestrian plazas are proposed.	N/A
60.05.30.1.D Lighting of building entrances	The applicant’s lighting plan shows lighting at building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	The applicant’s plans do not show the use of pole mounted luminaires for pedestrian lighting.	N/A
60.05.30.2.B Non-Pole Mounted Lighting	The applicant’s plans show that wall-mounted lighting does not exceed 20 feet above finished grade.	YES
60.05.30.2.C Lighted Bollards	Lighted bollards are not proposed.	N/A

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 *Building Design and Orientation Guidelines.* *Unless otherwise noted, all guidelines apply in all zoning districts.*

1. *Building Elevation Design Through Articulation and Variety*

B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)

The applicant states that the exterior materials include brick, metal panel, and clerestory glazing. The design proposes nineteen percent glazing on the south elevation. The standing seam metal roof extends out 4' to create a covered area and house the entrance. The steel channel detail along the roof edge articulates the perimeter of the building as well as conceals the gutters. Downspouts centered on the two brick piers at the south elevation connect to planter beds.

Staff observes that the function of the building is for the housing of equipment and materials to service the park fountain. The clerestory windows provide transparency where possible, where the combination of brick and metal provide change in material and depth for articulation across the 30-foot wide south elevation.

Staff finds that sufficient articulation and variety are provided.

Therefore, staff finds that the Guideline is met.

2. *Roof Forms*

B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)

The roof line is articulated with a cornice on all four sides of the building, made up of a painted steel channel that provides depth and shadow for visual interest

Staff finds that a distinctive cornice treatment is provided.

Therefore, staff finds that the Guideline is met.

6. *Building location and orientation in Commercial and Multiple Use zones.*

A. Buildings should be oriented toward and located within close proximity to public streets and public street intersections. The overall impression should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location

and orientation of buildings. (Standards 60.05.15.6.A and B)

The building is located less than eight feet from the property line. The scale and design of the mechanical and pump building is intended to be unobtrusive, in order limit the view and programmatic impacts on the public park. The buildings primary entrance faces the public street.

Staff finds that the location of the building proposedly considers the use of the building and site.

Therefore, staff finds that the Guideline is met.

D. On Class 1 Major Pedestrian Routes, building entrances should be oriented to streets, or have reasonably direct pedestrian connections to streets and pedestrian and transit facilities. (Standards 60.05.15.6.C and D)

The building is located less than eight feet from the property line, and the buildings primary entrance faces the public street.

Staff finds the building entrance is sufficiently oriented towards the street.

Therefore, staff finds that the Guideline is met.

7. Building scale along Major Pedestrian Routes.

A. Architecture helps define the character and quality of a street. Along Major Pedestrian Routes, low height, single story buildings located at the right-of-way edge are discouraged except where detached single family dwellings are permitted. (Standards 60.05.15.7.A and B)

B. Building heights at or near the street should help form a sense of enclosure, but should not create an undifferentiated high wall out of scale with pedestrians. Building heights at the street edge should be no higher than sixty (60) feet without the upper portions of the building being set back from the vertical building line of the lower building stories. (Standard 60.05.15.7.A)

The applicant proposes a one-story (12.5 foot tall) mechanical and pump building that services the park fountain. The building was designed to be as unobtrusive as possible, in order to limit the impacts to the otherwise fully open public park.

Staff finds that height of the building is an appropriate scale given the use and design of the property, and is consistent with the character of the rest of the park's street frontage.

Therefore, staff finds that the Guideline is met.

8. Ground floor elevations on commercial and multiple use buildings.

A. Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes. (Standard 60.05.15.8.A)

The proposed mechanical and pump building is not intended for public use, rather for the maintenance of the park fountain, as well as storage of needed materials related to fountain maintenance. The building design does incorporate clerestory windows to provide as much glazing as reasonably possible, given the function and purpose of the building.

Staff finds that, given the use of the building, sufficient ground floor glazing has been provided.

Therefore, staff finds that the Guideline is met.

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

10. Natural Areas. Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)

The subject site contains Significant Grove G53 on the western portion of the site. The proposed mechanical and pump building and related improvements are located outside of any Significant Grove tree root zone. However, the mechanical and pump building is proposed to displace an existing swing set, which is proposed to be located with the significant grove. The new swing set, including the concrete path leading to the swing set, is expected to impact the root zones of three Significant Grove trees. The City Arborist, Jered Lane, has provided a memo, dated March 11, 2019, detailing rules for minimizing impacts to trees. Staff recommends including these tree protection rules as a condition of approval.

Staff finds that the natural features are being preserved and integrated into the proposed plan.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0041 (City Park Fountain)**, subject to the applicable conditions identified in Attachment C.

CONDITIONS OF APPROVAL**A. Prior to construction and/or issuance of building permit, the applicant shall:**

1. Demonstrate compliance with CWS Resolution and Order 2017-05 and 2019 City of Beaverton Engineering Design Manual Chapter 5 requirements for detention, and storm water quality treatment. All measures shall be constructed per jurisdictional standard drawings or as approved by City Engineer. (Site Development Div./CR)
2. Demonstrate this project meets best management practices per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div./CR)
3. Ensure that all existing and proposed site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be constructed to the requirements of the City Engineer. (Site Development Div./CR)
4. Install temporary tree fencing for all Significant Grove trees adjacent to construction, consistent with Section 60.60.20 of the Beaverton Development Code. (Planning/SR)

B. During construction, the applicant shall:

5. Continually comply with all tree protection rules included the memo prepared by City Arborist Jered Lane, dated March 11, 2019. (Planning/SR)

C. Prior to final inspection and occupancy permit issuance of any building permit, the applicant shall:

6. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SR)
7. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SR)
8. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./SR)
9. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./SR)