



Community Development Department
Current Planning Division
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MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: June 4, 2020
Subject: **DR2020-0012 Cedar Hills Starbucks**

Please find attached the Notice of Decision for **DR2020-0012 Cedar Hills Starbucks**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2020-0012 (Cedar Hills Starbucks), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

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

The appeal closing date for DR2020-0012, is 5:00 p.m., June 16, 2020.

The complete case files including findings, conclusions, and conditions of approval, are available for review. For more information about the case file, please contact Elena Sasin, Associate Planner, at esasin@beavertonoregon.gov or (503) 526-2494. *NOTE:* The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency, and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.



Staff Report

STAFF REPORT DATE: June 4, 2020

TO: Interested Parties

FROM: Elena Sasin, Associate Planner 

PROPOSAL: **Cedar Hills Starbucks (DR2020-0012)**

LOCATION: The site is located at 2905 SW Cedar Hills Boulevard, specifically identified as Tax Lot 200 on Washington County Tax Assessor's Map1S10900.

ZONING / NAC: CS Community Service (Commercial) / Central Beaverton NAC

SUMMARY: The applicant, Kaidence Group, requests Design Review Two approval for the construction of a commercial building, approximately 2,200 square feet in size, within a commercial zoning district. The proposed building is located within the existing Cedar Hills Crossing shopping center.

PROPERTY OWNER: Mall 1, LLC
1701 SE Columbia River Drive
Vancouver, WA 98661

APPLICANT: Kaidence Group
5070 N 40th Street, #210
Pheonix, AZ 85018

APPLICANT'S REPRESENTATIVE: DOWL
Mike Towle
720 SW Washington, Suite 750
Portland, Oregon 97205

DECISION: **RECOMMENDATION OF APPROVAL of Cedar Hills Starbucks (DR2020-0012)**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2020-0012	January 28, 2020	April 22, 2020	August 20, 2020	April 22, 2021

* Pursuant to Section 50.25.8 of the Development Code, 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	CS Community Service – Commercial Zoning District	
Current Development	The site is currently developed with multiple buildings and a variety of uses. The area on the site proposed for the development is currently a gravel pad.	
Site Size & Location	The site is approximately 36.34 acres in size. It is located west of SW Cedar Hills Blvd., south of SW Jenkins Rd. and east of Hocken Ave.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: North: CS	Uses: North: Commercial
	South: GC	South: Commercial
	East: CS and RC-TO	East: Commercial
	West: CS, SC-E and Washington County's IND (Industrial zone)	West: Commercial

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment A:</u>	Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR14
<u>Attachment B:</u>	DR2020-0012 Design Review Three	DR1-DR19
<u>Attachment C:</u>	Conditions of Approval	COA1 – COA5

Exhibits

Exhibit 1. Materials Submitted by Staff

Exhibit 1.1 Zoning and Vicinity Map (page SR-4 of this report)

Exhibit 1.2 Aerial Map (page SR-5 of this report)

Exhibit 2. Materials Submitted by the Applicant

Exhibit 2.1 Submittal Package

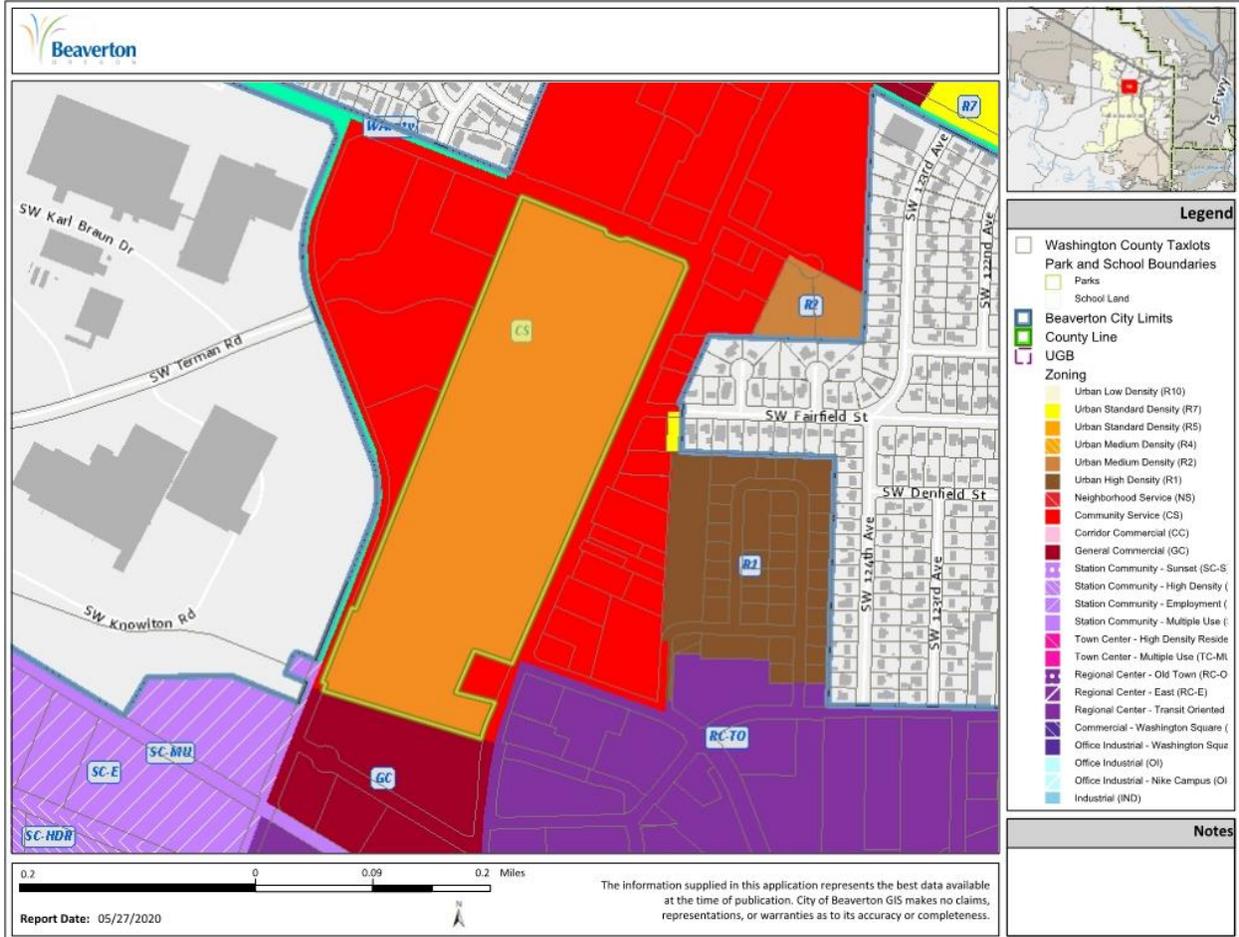
Agency Comment

No agency comments received

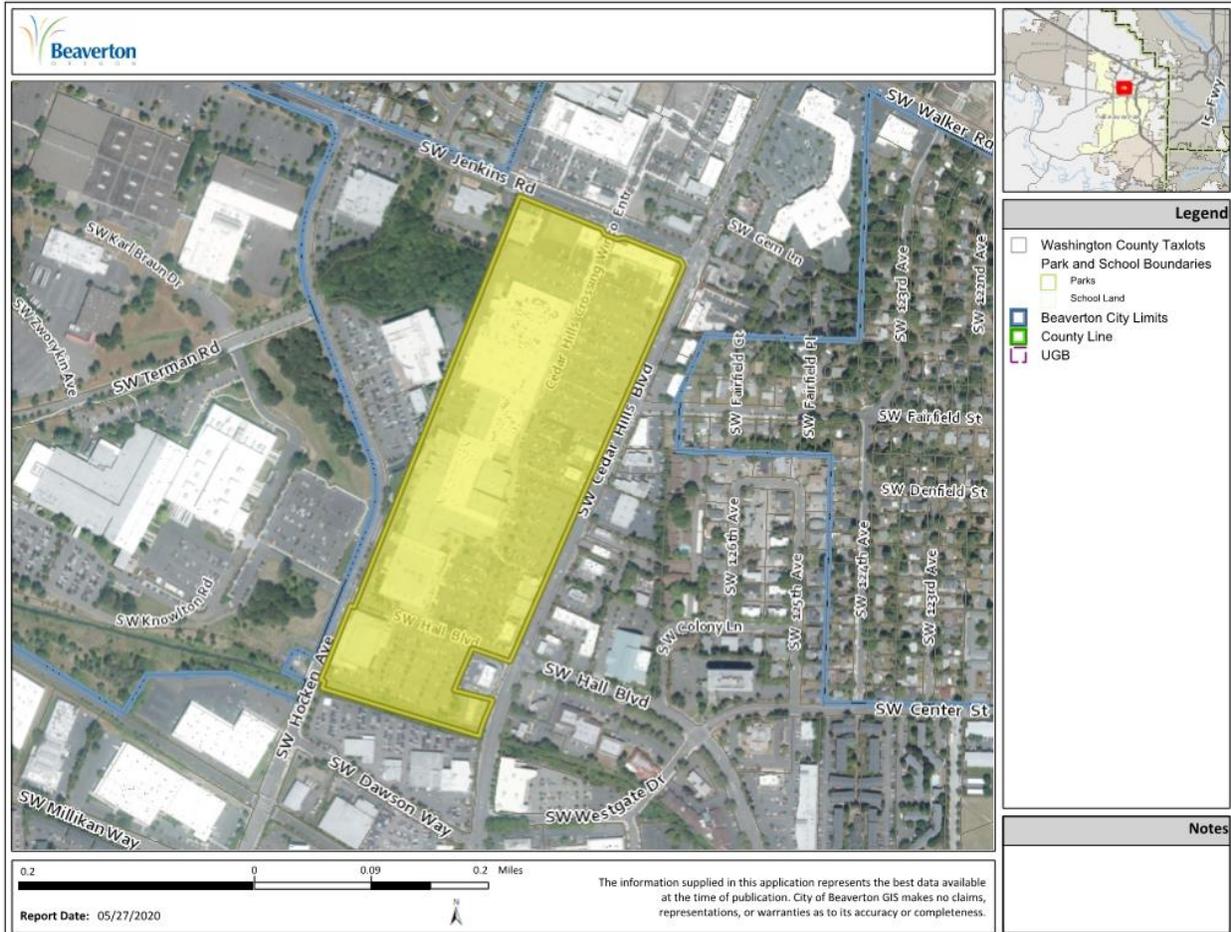
Public Comments

No public comments received

**Exhibit 1.1
Zoning and Vicinity Map
Cedar Hills Starbucks
DR2020-0012**



**Exhibit 1.2
Aerial Map
Cedar Hills Starbucks
DR2020-0012**



**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
CEDAR HILLS STARBUCKS
DR2020-0012**

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 Director's Decision or Planning Commission Notice of Decision, 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 applications as identified below:

- The proposal is for a Design Review Two for the construction of one new commercial building, with associated parking and site improvements.
- 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.***

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

The applicant states critical facilities and services are already provided for the site, explaining that capacity for water and sewer is available for the use, as evidenced in the service provider letters from the City of Beaverton and Clean Water Services, submitted with the applicant's materials. The applicant adds that all public utilities required to serve the site were constructed through previous phases of redevelopment. Proposed private utility connections are shown on Sheet C5.0 of the applicant's submitted plans.

Water

The property is served by the City of Beaverton water. The applicant's plans show a 6-inch water main is stubbed to the building pad area from the east. The applicant has submitted a Water Service Provider Letter from the City of Beaverton which states that adequate capacity exists to serve the proposed development.

Sanitary Sewer

The applicant's plans show an existing 6-inch sewer line is stubbed to the development area from the south. Additionally, a 10-inch sanitary line is located under the Jenkins Road sidewalk. Adequate capacity exists to serve the proposed development.

Storm Water

A Clean Water Services (CWS) Sensitive Area Pre-Screening Site Assessment was submitted by the applicant. A 12-inch storm line is located in Jenkins Road. The applicant has provided an updated water quality analysis, prepared by Mike Towle, PE, dated January 6, 2020, to demonstrate that existing improvements made with previous phases on the site can adequately treat the proposed impervious surface area created by the subject proposal. The applicant states that the previously permitted stormwater management approach is to treat runoff within a regional mechanical vault. The applicant further explains that this vault was installed in 2017 and was designed to treat up to 19.83 acres of impervious area per sizing in Section 4.05.6 of the 2017 Clean Water Services Design and Construction Standards.

Transportation

The subject site is adjacent to SW Jenkins Road to the north, SW Cedar Hills Boulevard to the east and SW Hocken Avenue to the west and is approximately 36.48 acres in size. The site is an existing shopping center and is being re-developed in phases. The applicant states a Trip Generation Memo that documents the traffic capacity, traffic safety, and transportation improvements associated with the proposed project was submitted with the applicant's materials. The applicant further explains that the trips generated by this proposed development will be less than the site trip generation assumed in the 2015 Traffic Impact Analysis (TIA) previously completed for the shopping center, and all of the transportation mitigation measures identified in the 2015 TIA have already been implemented with site redevelopment to date.

Both SW Jenkins Road and Cedar Hills Boulevard are designated as Arterials, SW Hocken Avenue is a Collector. The applicant's plans show public sidewalks adjacent to the development are 10-feet wide, curb-tight, and have a minimum unobstructed width of at least 5 feet.

The development is not expected to adversely impact the existing transportation system.

Fire Protection

The applicant submitted a Service Provider Permit from Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R have not provided conditions of approval related to this proposal, however TVF&R requirements, will be verified at the time of Site Development Permit issuance. In review of the proposal, the Facilities Review Committee, has determined that by meeting the conditions of approval at

the end of this report, adequate facilities and services are available. The capacity of the existing systems is adequate to support the increased uses of these critical facilities.

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

- 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.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The site has existing essential facilities such as transit service, police protection and pedestrian facilities in the public right-of-way. The proposal includes one new commercial building for eating and drinking establishment. The proposal does not add demand to the existing school system. The site is served by TriMet's bus line 20 which run on SW Cedar Hills Boulevard, adjacent to the site, and within approximately 564 feet of the development area.

The proposal includes new pedestrian circulation on-site providing safe circulation from the new building to the adjacent public right-of-way and existing onsite circulation system. Improvements on SW Jenkins Road include a 10-foot wide curb-tight sidewalk and bike lanes, completed with previous phases. The Committee finds essential facilities and services are available to serve the proposed development.

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

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The applicant states that all applicable provisions of Chapter 20 have been met and that no exceptions or modifications are requested. The property is zoned Community Services (CS). Eating and drink establishments are a permitted use in this zone. The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the CS zone. The Committee also refers to the table summary for Chapter 20 development standards hereto.

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

- 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.***

FINDING:

The Committee cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. The Committee will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

Section 60.30 of the Development Code specifies a minimum and maximum number of required off-street parking spaces for shopping center uses at 3.3 parking spaces per 1,000 square feet for gross floor area. The applicant explains that parking for the proposed development will be shared with the surrounding Cedar Hills Crossing shopping center on the subject site, therefore parking requirements are calculated for the entire shopping center. The applicant proposes to add 11 parking spaces with this development. The applicant further states that the overall shopping center has a minimum parking requirement of 2,474 stalls and a maximum of 3,714 stalls. Including the parking proposed with this application, the shopping center will have 2,561 stalls.

The proposed building has 2,200 square feet of floor area; therefore, 2 short term and 2 long term are required. The applicant's plans show two short-term spaces are provided within 50 feet of a primary entrance along the proposed building's eastern elevation. The applicant states that four long-term spaces are existing within 100 feet of a primary entrance, shown on the applicant's plans as being in closer proximity to an adjacent building on the site. The Committee recommend a condition of approval requiring the applicant demonstrate that the minimum required long-term bicycle parking is provided on site, and that the location and

design of the bicycle parking is consistent with the Development Code (Chapter 60.30 Off Street Parking) as well as the Engineering and Design Manual (Section 340 Bicycle Parking Standards).

The applicant's plans submitted to the city do not demonstrate compliance with the City's Technical Lighting standards (60.05). The applicant's plans show lighting levels for pedestrian and vehicular circulation areas do not meet the minimum 1.5 foot required in some areas around the proposed development. The Committee proposes a condition of approval requiring the lighting plan adhere to Table 60.05-1, *Technical Lighting Standards* prior to Site Development permit issuance. The Committee also recommends demonstrating compliance with the Technical Lighting Standards without the use of the decorative string lights, as they are not a light fixture addressed in the Development Code.

The applicant has provided a preliminary utility plan demonstrating the undergrounding of the proposed utilities. The Committee recommends a standard condition of approval requiring that utility lines are placed underground, consistent with Section 60.65.

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

- 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.***

FINDING:

The applicant states that private common facilities and areas on-site, including those mentioned in this standard, are strategically located and easily accessible allowing for adequate and normal operation and maintenance. The applicant further explains that these private common facilities and areas on-site are shown on the Existing Conditions Plan, Site Plan, Grading and Erosion Control Plan, Storm Plan, and Landscape Plans and that operation and maintenance can be achieved without the use of City or public agency resources.

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

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

FINDING:

The subject site is approximately 36.48 acres in size and developed as a shopping center. A network of internal pedestrian connections exist within the boundaries of the site that also connect to the surrounding vehicular and pedestrian circulation systems in a safe, efficient and direct manner. The proposed drive-through eating and drinking establishment includes pedestrian walkways along both pedestrian entrances and the applicant's plans show how these walkways connect to the public pedestrian system on SW Jenkins, directly north of the proposed building, and to the existing pedestrian walkways along adjacent buildings within the site.

The applicant explains that pedestrians and vehicles will be able to enter the site from the two adjacent driveways to SW Jenkins Road and several public street accesses to lot 0200 from SW Cedar Hills Boulevard and SW Hocken Avenue. The applicant further adds that the development will utilize existing drive aisles on site and will create additional pedestrian connections from SW Jenkins Road to the existing on-site circulation system throughout the Cedar Hills Crossing developments and that the pedestrian sidewalks established with the project will be separated from drive-aisles by a six-inch concrete curb, except where crossing the drive-through drive aisles.

The applicant's plans show the drive-through aisles cross a pedestrian walkway at two points. To ensure that safe circulations patterns are maintained in the event of long ques, the Committee recommend a condition of approval that the applicant submit plans showing signage and/or pavement markings consistent with both the most recent Manual of Uniform Traffic Control Devices (MUTCD) and the City's Engineering Design Manual, indicating that any vehicles queueing beyond the stacking area may not block the pedestrian accessway and parking lot drive aisles.

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

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

FINDING:

The subject site is approximately 36.48 acres in size and is adjacent to SW Jenkins Road to the north, SW Cedar Hills Boulevard to the east and SW Hocken Avenue to the west. The applicant states that the on-site vehicular and pedestrian circulation system will connect to SW Cedar Hills Boulevard, SW Jenkins Road and SW Hocken Avenue via previously approved existing accesses throughout the Cedar Hills Shopping Center. The applicant further explains that this development will utilize existing drive aisles on site, which will connect to the proposed drive-through area. This system is designed to provide for safe and efficient movement of all modes of transportation.

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

- 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.***

FINDING:

The applicant states that structures and facilities providing adequate fire protection already exist at the site, including adequacy of fire flow as shown on the Fire Service Plan included in the applicant's materials. TVF&R have provided approval of the proposed development, as evidenced in the issued Service Provider Permit (#2020-0002), and submitted with the applicant's materials.

Additionally, TVF&R requirements will be verified at the time of Site Development Permit issuance.

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 crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

FINDING:

The applicant explains that no public facilities will be constructed in conjunction with this project. Committee notes that as demonstrated in the applicant's materials, all necessary public facilities are existing and have adequate capacity to serve the proposed development. The applicant further states that the proposed building will be designed to meet all City codes and standards that would ensure necessary accident and crime prevention measures and that no hazardous conditions are expected to result from any development resulting from the project.

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.

FINDING:

The applicant's plans show that the development area is generally flat and that minimal grading is required. The development area is a limited portion of the site and only abuts a short segment of the northern property line, which is shared with SW Jenkins Road, a public right-of-way. Therefore, the proposed grading is not expected to have any impact on neighboring properties.

Therefore, the Committee finds that 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.***

FINDING:

The applicant states access and facilities have been provided throughout the site in compliance with American with Disabilities Act (ADA) and that continuous uninterrupted access routes on site will connect with accessible routes throughout the Cedar Hills Shopping Center and nearby public sidewalks.

The Committee finds that the development 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). Compliance with ADA requirements will be reviewed with the Building Permit application.

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

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

FINDING:

This application package includes all applicable submittal materials required by Section 50.25.1.

The applicant submitted the land use applications on January 27, 2020 and was deemed complete on April 22, 2020. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, Committee finds that the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Eating and Drinking Establishments	Eating, drinking and retail are permitted uses.	Eating and drinking establishment.	Yes
Drive-Up Window Facilities	Drive-up window facilities are permitted within the CS zone.	A drive-up window (drive-through) eating and drinking establishment.	Yes
Development Code Section 20.10.15			
Minimum Lot Area	7,000	The subject site is approximately 36.48 acres. Lot size is not being modified with this proposal.	N/A
Lot Dimensions	Min. Width: 70 Min. Depth: 100	Lot dimensions are not being modified with this proposal.	N/A
Yard Setbacks: Front Yard Setback for Lots in Excess of 60,000	Under the conditions outlined in Section 60.05.15.6. of this Code, buildings in commercial zones located on parcels that exceed 60,000 square feet shall be exempt from Section 20.10.15.D.1., minimum front setbacks and shall be governed by the Design Review Design Standard specified in Section 60.05.15.6.	The subject site is 36.48 acres in size and well over 60,000 square feet, therefore subject to Section 60.05.15.6.	See DR Findings
Yard Setbacks Minimums: Side (Interior) Rear	 10-feet 0-feet	The subject site is approximately 36.48 acres in size and the applicant's plans are limited to the development area, which is a small portion of the site, and the vicinity surrounding the proposed	Yes

		development. Although the applicant's plans do not show all of the surrounding property lines, the applicant's plans do show that the proposed building is located at least 30 feet away from all property lines.	
Maximum Building Height	60 feet	Proposed structure is 19 feet in height.	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.	The proposal is to construct two new commercial buildings.	See DR Findings
Development Code Section 60.07 – Drive-Up Window Facilities			
60.07.10.1	Access and egress to the Drive-through feature are from an on-site drive aisle or other on-site circulation facility, not a public street.	The applicant's plans show direct access and egress to the drive-through feature are provided from an on-site drive-aisle and not a public street.	Yes
60.07.10.2	Restaurants providing drive-up window service shall have sufficient parking and seating to accommodate anticipated customer volume.	The subject proposal is part of a shopping center with shared parking. The applicant's materials demonstrate sufficient parking is provided for the shopping center, including the proposed use.	Yes
60.07.10.3	Restaurants providing drive-up window service shall provide at least two (2) designated parking spaces immediately beyond the service window, or provide other satisfactory methods, to allow customers requiring excessive waiting time to receive their food while parked.	The applicant states that this is not applicable because of the minimal amount of food being served. Excessive wait times are not anticipated. However, the Development Code does not distinguish between restaurants serving large quantities of food and those and those serving less.	Yes, w/COA

		Therefore, the Committee recommend the applicant submit revised plans, prior to Site Development permit issuance, showing the accommodation of at least two (2) designated spaces for customers waiting, as outlined in Section 60.07.10.3.	
60.07.10.4	Financial and other commercial establishments providing drive-up window facilities which do not provide for walk-in customer service (i.e., not allowing transactions within the structure) shall provide for safe, convenient and readily accessible exterior walk-up window service, such as an automatic teller machine, at any time during regular business hours.	The proposed development includes walk-in customer services, therefore this standard is not applicable.	N/A
60.07.10.5	The design of the stacking area shall allow customers' vehicles to leave the stacking line for emergency reasons.	The applicant's plans show a by-pass drive-aisle is provided along the stacking line.	Yes
60.07.10.6	On-site parking for walk-in customers shall be designed to be readily accessible to all public entrances to the building and to provide safe, convenient access.	The applicant's plans show a bay of parking stalls located directly south of the southern primary entrance and a bay of parking stalls located west of the proposed building, connected to the primary entrances via pedestrian walkways 7 and 10 feet in width. Other parking spaces are connected to the building entrances through existing pedestrian walkways. To ensure safe and convenient pedestrian access is maintained, the Committee recommends a condition of approval, requiring the applicant to submit plans	Yes, w/COA

		showing signage and/or pavement markings consistent with both the most recent Manual of Uniform Traffic Control Devices (MUTCD) and the City's Engineering Design Manual, indicating that any vehicles queueing beyond the stacking area may not block the pedestrian accessway and parking lot drive aisles.	
60.07.10.7	Establishments having drive-up window facilities shall have sufficient stacking area to ensure that public rights-of-way and shared access driveways are not obstructed.	The applicant's plans show the proposed drive-through aisle wraps around the proposed building, with the drive-up window located nearer to the exit, allowing for sufficient stacking area. Additionally, the entrance to the drive-through area is provided from internal drive-aisle, not from a public street, therefore allowing additional stacking area.	Yes
60.07.10.8	Communication's sound system shall not exceed a measurement of 55 decibels at the adjoining property line	The applicant's plans show the ordering point is located approximately 54 feet away from the nearest property line (shared with SW Jenkins Avenue). The applicant's materials demonstrate the proposed sound systems dissipation of sound coming from the speaker which shows that at 32 feet away from the speaker the measurement is 54 decibels.	Yes
Development Code Section 60.10 – Flood Plain Regulations			
60.10.05-60.10.30 Regulations governing development within floodplains.	Requirements for development within floodplains.	The southern portion of the subject site is located within a floodway and flood plain. The proposal is located within the northern portion of the site and does not affect the floodway or floodplain on the	N/A

		site.	
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking	<p><u>Retail (including shopping centers):</u></p> <p>3.3 parking spaces per 1,000 square feet of gross floor area.</p> <p>The maximum parking ratio is 5.1 parking spaces per 1,000 square feet of gross floor area.</p>	<p>The applicant proposal includes approximately 2,200 square feet of commercial floor area requiring 7 parking spaces. The applicant has provided parking calculations for the shopping center, showing the required vehicle parking for all the buildings and uses combined.</p> <p>The applicant states that the overall shopping center has a minimum parking requirement of 2,474 stalls and a maximum of 3,714 stalls. Including the parking proposed with this application, the shopping center will have 2,561 stalls proposed development is located on a larger site with shared parking.</p>	Yes
Off-street bicycle parking	<p><u>Retail, including shopping centers</u></p> <p>Short-term: 2 spaces or 1 space per 12,000 square feet of floor area</p> <p>Long-term: 2 spaces or 1 space per 12,000 square feet of floor area</p>	<p>The applicant states 2 short-term bicycle parking spaces are proposed and four, long-term bicycle parking spaces exist within 100 feet of a primary entrance. However, the applicant has not provided bike rack details to help determine the number of bicycles each rack is able to accommodate and compliance with bike rack dimensional requirements. Additionally, because the long-term bike parking spaces are provided next to an adjacent building on the site, the Committee recommend a condition of approval requiring the applicant to demonstrate that the minimum required long</p>	Yes, w/COA

		term bicycle parking is provided on site, and that the location and design of the bicycle parking is consistent with the Development Code (Chapter 60.30 Off Street Parking) as well as the Engineering and Design Manual (Section 340 Bicycle Parking Standards).	
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
Development Code Section 60.65 – Utility Undergrounding			
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, Committee recommends a condition requiring undergrounding completion prior to occupancy.	Yes, w/ COA

**DR2020-0012
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO APPROVAL**

Section 40.03.1. Facilities Review Committee Approval Criteria

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

FINDING:

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

Therefore, staff finds that the proposal meets the criteria for approval.

Section 40.20.05. Purpose.

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

The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C. Approval Criteria. *In order to approve a Design Review 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 Two application.***

FINDING:

The applicant proposes new construction of 2,200 square feet of non-residential use on a site that does not abut any Residential District, which meets Design Review Two threshold:

- 1. New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any*

Residential District.

Therefore, staff finds that the proposal meets the approval criterion.

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

FINDING:

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

Therefore, staff finds that the proposal meets the approval criterion.

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

FINDING:

The applicant's initial submittal was made on January 28, 2020 and the application was deemed complete on April 22, 2020.

Therefore, staff finds that the proposal meets the approval criterion.

- 4. *The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).***

FINDING:

The proposal is consistent with all applicable Design Standards or can be consistent, subject to conditions of approval. Compliance is evaluated in detail in the Design Standard Analysis table herein.

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

- 5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards 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 standard; or***
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or***

c. The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)

e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).

FINDING:

The proposed development is the construction of a standalone building and not an addition.

Therefore, staff finds that the approval criterion is not applicable.

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

FINDING:

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

Therefore, staff finds that the proposal meets the approval criterion.

DESIGN STANDARD ANALYSIS

60.05.15. Building Design and Orientation Standards. Unless otherwise noted, all standards apply in all zoning districts.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.1 Building articulation and variety		
<p><i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i></p>	<p>The proposal does not include attached residential buildings.</p>	N/A
<p><i>B. Buildings visible from and within 200 feet of an adjacent street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least 18 inches, recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:</i></p> <p><i>1. Thirty percent in Residential zones and all uses in Commercial and Multiple Use zones.</i></p> <p><i>2. Fifty percent in Commercial zones where glazing is less than thirty five percent pursuant to Section 60.05.15.8.A.3</i></p>	<p>The proposed building is within 200 feet of an adjacent street. The northern elevation faces SW Jenkins Road. The east and north elevations contain primary building entrances.</p> <p><u>North:</u> The applicant's show a minimum of 30 percent of the northern elevation is articulated through the use of glazing and brick. The applicant's plans also show a minimum of 35 percent of the northern elevation is devoted to glazing, as outlined in Section 60.05.15.8.A.3.</p> <p><u>South:</u> The applicant's plans shows a portion of the southern elevation is offset by approximately 6 feet. Additionally, the southern elevation is treated with a combination of brick, stucco and glazing materials, exceeding the 30 percent articulation requirement. The applicant's plans also show a minimum of 35 percent of the northern elevation is devoted to glazing, as outlined in Section 60.05.15.8.A.3.</p> <p><u>East:</u> The applicant's plans show 360 square feet of glazing is provided on the eastern elevation. Additionally, large areas are treated with brick and stucco, providing a change in materials, demonstrating compliance with the 30 percent minimum articulation requirement.</p>	Yes

	The applicant's plans also show a minimum of 35 percent of the northern elevation is devoted to glazing, as outlined in Section 60.05.15.8.A.3.	
<i>C. The maximum spacing between permanent architectural features shall be no more than: 1. Forty feet in Residential zones and all uses in Commercial and Multiple Use zones.</i>	The applicant's plans show architectural features are not proposed at a distance that exceeds 40 feet.	Yes
<i>D. In addition to the requirements of Section 60.05.15.1.B and C, detached and attached residential building elevations facing a street, common green, or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies, or bays.</i>	The proposal does not include detached or attached residential buildings.	N/A
60.05.15.2 Roof forms		
<i>C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least 12 inches or architecturally treated, such as with a decorative cornice.</i>	The applicant's plans show a flat roof is proposed which is concealed by a parapet wall that exceeds 12 inches vertically. The top of the parapet wall is treated with metal coping.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.3 Primary building entrances		
<i>A. Primary entrances, which are the main points of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six feet wide and four feet deep.</i>	The applicant states that primary entrances are covered by a continuous four-foot-deep cantilevered overhang, providing weather protection over both doors. However, the applicant's plans are not clear and indicate the canopy is only 3.5 feet deep. To ensure compliance with the standard, staff recommend a condition of approval that the applicant provide plans that clearly demonstrate compliance with Section 60.05.15.3.	Yes, w/COA
60.05.15.4 Exterior building materials		

<p><i>B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens, and shared courts), a maximum of 30 percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza, or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood, and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick, or tile wall treatment.</i></p>	<p>The applicant's plans do not show the use of concrete on building elevations, therefore, the 30 percent maximum is not exceeded on any elevation.</p>	<p>Yes</p>
<p><i>C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four feet above the finished grade level.</i></p>	<p>The applicant's plans do not show the use of concrete on building elevations, including for the foundation, therefore, the three-foot height maximum is not exceeded on any elevation.</p>	<p>Yes</p>

<p>60.05.15.5 Roof-mounted equipment</p>		
<p><i>A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:</i></p> <ol style="list-style-type: none"> <i>1. A parapet wall; or</i> <i>2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or</i> <i>3. Setback from the street-facing elevation such that it is not visible from the public street(s).</i> 	<p>The applicant states that roof-mounted equipment will be screened by the parapet walls. However, at this stage of review roof mounted equipment is not proposed. Compliance with this standard will be determined at Building permit issuance, prior to the installation of any roof-mounted equipment.</p>	<p>N/A</p>
<p><i>B. The vertical measuring distance for required screening shall be measured at five feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of 100 lineal feet measured outward from the development site's front property line.</i></p>	<p>No roof-mounted equipment is proposed on the hitting facility building.</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones		
<i>B. Buildings in Commercial zones shall occupy a minimum of 35 percent street frontage where a parcel exceeds 60,000 gross square feet.</i>	The applicant states that the street frontage requirement is met by the existing buildings on the site. The applicant explains that the development site is located in a Commercial zone on a parcel over 60,000 square feet and that the frontage of the parcel along SW Jenkins is approximately 745 feet. The applicant states that the existing buildings occupy approximately 395 feet, or 53 percent, of the street frontage.	Yes
<i>C. Buildings subject to the street frontage standard shall be located no farther than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.5.B. or 60.05.25.5.C.</i>	As stated by the applicant, the street frontage requirement has been met by the previous development on the site, therefore, this proposal is not subject to the street frontage requirement.	N/A
<p><i>E. Buildings subject to the street frontage standard shall have at least one primary building entrance oriented toward an abutting street or public pedestrian way. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner.</i></p> <p><i>1. A minimum of one primary building entrance shall not be set back more than 20 feet from the abutting public street or public pedestrian way.</i></p> <p><i>2. Pedestrian connections to street oriented primary building entrances shall not cross vehicular circulation and parking areas.</i></p>	As stated by the applicant, the street frontage requirement has been met by the previous development on the site, therefore, this proposal is not subject to the street frontage requirement. Furthermore, the subject site does not abut a Major Pedestrian Route.	N/A
60.05.15.7 Building scale along Major Pedestrian Routes		
<i>A-C. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of 22 feet and a maximum of 60 feet.</i>	The subject site is not located along a Major Pedestrian Route.	N/A

60.05.15.8 Ground floor elevations on commercial and multiple use buildings		
<p><i>A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza, or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas, or glass doorway openings.</i></p> <p><i>3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.</i></p> <p><i>Less glazing may be provided in a Commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2. of this Code.</i></p>	<p>The applicant's plans show a minimum of 35 percent glazing on the ground floor elevation area of the northern, eastern and southern elevations. The ground floor elevation area on the western elevation does not include a minimum of 35% glazing and therefore must provide additional articulation. The applicant's plans show approximately 66 percent of the western elevation is treated with stucco, exceeding the 50 percent articulation requirement pursuant to Section 60.05.15.1.B.2.</p>	Yes
<p><i>B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.</i></p>	<p>The proposed building is not located along a Major Pedestrian Route.</p>	N/A
60.05.15.9 Compact Detached Housing design		
<p><i>A-L. Primary building entrances and porches accessing a primary entrance shall face streets, common greens, or shared courts and must meet the requirements of Section 60.05.15.3.</i></p>	<p>The proposal does not include Compact Detached Housing.</p>	N/A
60.05.15.10 Ground floor elevations on eligible residential-only buildings		
<p><i>A. Eligible residential-only buildings are building which are located within the portions of the RC-OT zoning district where the maximum standard height is 40 feet, as described in footnote 11 of Section 20.20.15 and illustrated in Figure A.</i></p>	<p>The proposal does not include eligible residential-only buildings.</p>	N/A

60.05.20. Circulation and Parking Design Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.1 Connections to the public street system		
<p><i>A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.</i></p>	<p>The proposal is located on a site adjacent to existing streets. The applicant's plans show pedestrian, bicycle and motor vehicles connections are provided between the on-site circulation systems and the abutting the streets,</p>	Yes
60.05.20.2 Loading areas, solid waste facilities, and similar improvements		
<p><i>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.</i></p>	<p>The proposal does not include loading docks or loading zones. The applicant states the proposed development will share existing waste facilities located on the subject site. The applicant's plans do not show above ground vaults or transformers.</p>	N/A
<p><i>B. Except for manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, 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.</i></p>	<p>The proposal does not include loading docks or loading zones.</p>	N/A
<p><i>C. 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></p>	<p>The proposal does not include screening because the applicant is proposing to use existing facilities and no new facilities requiring screening are proposed.</p>	N/A
<p><i>D. Screening from public view by chain-link fence with or without slats is prohibited.</i></p>	<p>The proposal does not include screening.</p>	N/A
<p><i>E. Screening of loading zones may be waived in Commercial and Multiple Use zones 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 hours or operations of the expected businesses.</i></p>	<p>The proposal does not include loading docks or loading zones.</p>	N/A

60.05.20.3 Pedestrian circulation

<p><i>A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except where one or more of the following conditions exist.</i></p>	<p>The exceptions listed in 60.05.20.3.A are not applicable. The applicant's plans show pedestrian connections are proposed between the existing abutting public right-of-way and the on-site circulation systems.</p>	<p align="center">Yes</p>
<p><i>B. A reasonably direct walkway connection is required between primary entrances, which are the main points of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.</i></p>	<p>The applicant's plans show reasonably direct walkway connections are provided from the primary building entrances and the abutting public right-of-way.</p>	<p align="center">Yes</p>
<p><i>C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc., preclude walkway extensions to adjacent properties.</i></p>	<p>The subject proposal is located along the site's SW Jenkins Road frontage, which is approximately 745 feet in length. A number of existing pedestrian connections are already provided along the SW Jenkins Road frontage. The applicant's plans show an additional pedestrian connection is proposed. Pedestrian connections into the site are provided at a higher frequency than one for every 300 feet of street frontage along SW Jenkins road.</p>	<p align="center">Yes</p>
<p><i>D. 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.</i></p>	<p>The subject proposal is located within an existing shopping center with an existing parking lot. The applicant states the proposal does not include any changes to any interior parking lot pedestrian connections. However, the applicant's plans show the addition of two parking bays. The applicant's plans show connections through these proposed parking bays are physically separated from the pedestrian connections through the use of curbs and landscaping.</p>	<p align="center">Yes</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.3 Pedestrian circulation (continued)		
<i>E. Where pedestrian connections cross driveways or vehicular access aisles, a continuous walkway shall be provided and shall be composed of a different paving material than the primary on-site paving material.</i>	The applicant's plans show pedestrian connections cross drive aisles in three locations. Proposed pedestrian walkways are composed of concrete whereas the drive aisles are primarily composed of asphalt.	Yes
<i>F. Pedestrian walkways shall have a minimum of five-foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</i>	All proposed pedestrian walkways will be at least five feet wide and paved with concrete.	Yes
60.05.20.4 Street frontages		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	The proposed parking areas do not abut the street.	N/A
60.05.20.5 Parking area landscaping		
<i>A-D. Landscaped planter islands shall be required according to the following.</i>	The proposal does not include more than six contiguous parking spaces, therefore landscaped planted islands are not required.	N/A
60.05.20.6 Off-street parking frontages in Multiple Use zones		
<i>A. Off-street surface parking areas shall be located to the rear or side of buildings.</i>	The subject site is located in a Commercial zone.	N/A
60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones		
<i>A. A sidewalk is required on all streets: Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of 10 feet wide and provide an unobstructed path at least five feet wide.</i>	The existing sidewalk along the site's SW Jenkins Road frontage is 10 feet wide with a minimum unobstructed width of 5 feet. The applicant is not proposing changes to the sidewalks.	N/A
<i>B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances or display windows. The sidewalk shall be a minimum of ten (10) feet wide, and provide an unobstructed path at least five (5) feet wide at building entrances, and along elevations containing display windows.</i>	The applicant's plans show walkways adjacent to the elevations containing primary building entrances (east and south) have a minimum width of 10 feet and have	Yes

<i>Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb.</i>	a minimum unobstructed width of 5 feet. The applicant states the walkways will be constructed with scored concrete and will be separated from the south parking area by a raised curb.	
60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones		
<i>A-B. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B, unless one of the following is met.</i>	The proposal does not include any parking lot drive aisles.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.9 Ground floor uses in parking structures		
<i>A. Parking structures located on Major Pedestrian Routes shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes.</i>	The proposal does not include parking structures.	N/A

60.05.25. Landscape, Open Space, and Natural Area Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing		
<i>A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing		
<i>A-C. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing		

A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing		
A-F. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas, or parking spaces shall be landscaped.	The proposal does not include Attached Housing or Compact Detached Housing.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments		
<p>A. A minimum portion of the total gross lot area shall be landscaped:</p> <p>1. Conditional Uses in Residential districts and all uses in Commercial and Industrial districts, 15 percent.</p>	<p>The proposal is located on a site currently developed as a shopping center and is approximately 36.48 acres in size which would require approximately 238,360 square feet of landscaping. The proposed area of development on the site is limited to approximately 16,440 square feet. The applicant's plans show that proposed development will replace an existing gravel pad. The applicant proposes 4,530 square feet of new landscape ("softscape") area with the subject development, which is approximately 27 percent of the proposed development area. The applicant states that although the site will not meet the minimum 15% requirement above, the proposed additional landscape will bring the site closer to conformance with the standard than it currently is.</p>	Yes
<p>B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape areas:</p> <p>1. One tree shall be provided for every 800 square feet of required landscaped area. Evergreen trees shall have a</p>	<p>Within the project area, 3 trees are required. The applicant's plans show 8 trees, having a minimum 2-inch caliper, are proposed. Six shrubs are required, the applicant is proposing 49 David Viburnum, an evergreen shrub having a maximum mature height of approximately 5 feet in addition to a variety of other</p>	Yes

<p><i>minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at the time of planting.</i></p> <p><i>2. One evergreen shrub having a minimum mature height of 48 inches shall be provided for every 400 square feet of required landscaped area.</i></p> <p><i>3. Live ground cover consisting of low-height plants or shrubs or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark, or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 25 percent of the required landscape area.</i></p>	<p>shrubs and ground cover. The applicant states that ornamental grasses and vegetative groundcover are deployed in landscape areas not occupied by trees and shrubs. The applicant's plans show some areas are not covered with plants; however, these areas do not exceed 25 percent of the required landscape area within the development area.</p>	
<p><i>C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted toward meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed 25 percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following.</i></p>	<p>The applicant states hardscape areas are not used to meet the requirement.</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<p>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments (continued)</p>		
<p><i>D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement.</i></p>	<p>The western, northern and eastern elevations are visible from and within 200 feet of SW Jenkins Road. Each of these elevations includes a window on the ground floor of the proposal single-story building.</p>	<p>Yes</p>
<p>60.05.25.6 Common Greens</p>		
<p><i>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</i></p>	<p>The proposal does not include common greens.</p>	<p>N/A</p>
<p>60.05.25.7 Shared Courts</p>		
<p><i>The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely.</i></p>	<p>The proposal does not include shared courts.</p>	<p>N/A</p>

60.05.25.8 Retaining walls		
<i>Retaining walls greater than six feet in height or longer than 50 lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, texture, pattern, off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer.</i>	The proposal does not include retaining walls.	N/A
60.05.25.9 Fences and walls		
<i>A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.</i>	The proposal includes a concrete seating bench along the outdoor patio.	Yes
<i>B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood, or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks, and similar areas is needed to assure visual security, or into on-site areas in Industrial zones that require visual surveillance.</i>	Chain link fence is not proposed.	N/A
<i>C. Masonry walls shall be a minimum of six inches thick.</i>	The proposal does not include masonry walls.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.9 Fences and walls (continued)		
<i>D. For manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.</i>	The subject site is located in a Commercial zone.	N/A
<i>E. Fences and walls:</i> 1. <i>May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard and eight feet in all other locations.</i> 2. <i>May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.</i> 3. <i>For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, three feet high fences and walls are permitted in front of the</i>	The proposed concrete seating is located approximately 40 feet away from the abutting street and is not within the standard 20 foot front yard setback (site is exempt from minimum front yard setback due to size; Section 20.10.15.D.1).	N/A

building, and on corner lots abutting a street, along the side of the building.		
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines		
<p>A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:</p> <p>B. Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</p> <p>C. The grading standards listed in subsection A. above shall not apply to the following:</p>	The subject site does not abut Residentially zoned property. There are no identified significant groves or trees within the vicinity of the development area.	N/A

60.05.25.11 Integrate water quality, quantity, or both facilities		
Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	Non-vaulted surface stormwater detention and treatment facilities are not proposed.	N/A
60.05.25.12 Natural areas		
Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees, and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.	The proposed development does not encroach into any required City-adopted natural resource features. The applicant submitted a Clean Water Services Sensitive Area Pre-Screening Site Assessment form which states that the proposed development will not significantly impact existing or potentially sensitive area(s) found near the site.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.13 Landscape buffering and screening		
<i>All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards.</i>	The proposed development is part of an existing shopping center approximately 36.48 acres in size. The proposal is located within the northern portion of the site which does not abut not is located across the street from different zoning districts.	N/A
60.05.25.14 Community Gardens		
<i>A-C. Community Gardens shall have a fence constructed of durable materials commonly used in the construction of fencing.</i>	The proposal does not include any Community Gardens.	N/A

60.05.30. Lighting Design Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties		
<i>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</i>	The applicant's plans do not demonstrate compliance with the City's Technical Lighting standards (60.05). The applicant's plans show lighting levels for pedestrian and vehicular circulation areas do not meet the minimum 1.5 foot required in some areas around the proposed development. Staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standard of Section 60.05.30.1-2 prior to Site Development permit issuance.	Yes, w/COA
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	Lighting is proposed in vehicular circulation area and pedestrian circulation areas.	Yes

<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	N/A
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DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties		
<i>D. Lighting shall be provided at building entrances.</i>	Soffit lighting will be provided at the east and north elevations of the building, which will light the building entrances.	Yes
<i>E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</i>	The applicant's materials show lighting in the canopy is to be recessed.	Yes
60.05.30.2 Pedestrian-scale on-site lighting		
<p><i>A. Pole-mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i></p> <ol style="list-style-type: none"> <i>1. Fifteen feet in height for on-site pedestrian paths for travel.</i> <i>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</i> <i>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.</i> <i>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i> 	The applicant's plans show a variety of light fixtures are proposed within the development area. However, the applicant's plans do not clearly demonstrate compliance with all applicable Technical Lighting Standards. Therefore, staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Site Development permit issuance.	Yes, w/ COA
<i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i>	The applicant's plans show a variety of light fixtures are proposed within the development area. However, the applicant's plans do not clearly demonstrate compliance with all applicable Technical Lighting Standards. Therefore, staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Site Development permit issuance.	Yes, w/COA

<p><i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of 48 inches.</i></p>	<p>The applicant's plans show the use of two "path lights" however the applicant's materials do not indicate the height of these fixtures. Therefore, staff recommend a condition of approval requiring the applicant to demonstrate compliance with all applicable standards of Section 60.05.30.1-2 prior to Site Development permit issuance.</p>	<p>N/A</p>
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Recommendation

Based on the facts and finding presented, staff recommend **APPROVAL** of **DR2020-0012 (Cedar Hills Starbucks)** subject to the applicable conditions identified in Attachment C.

CONDITIONS OF APPROVAL
Cedar Hills Starbucks
DR2020-0012

DR2020-0012

A. Prior to issuance of the site development permit, the applicant shall:

1. Submit a lighting plan demonstrating compliance with the Technical Lighting Standards of Development Code Section 60.05.30 and Table 60.05-1. (Planning/ES)
2. Submit revised plans showing at least two (2) designated parking spaces immediately beyond the service window, or provide other satisfactory methods, to allow customers requiring excessive waiting time to receive their food while parked (Section 60.07.10.3). (Planning/ES)
3. Submit plans showing signage and/or pavement markings consistent with both the most recent Manual of Uniform Traffic Control Devices (MUTCD) and the City's Engineering Design Manual, indicating that any vehicles queueing beyond the stacking area may not block the pedestrian accessway and parking lot drive aisles. (Transportation/KM)
4. Demonstrate that the minimum required long term bicycle parking is provided on site, and that the location and design of the bicycle parking is consistent with the Development Code (Chapter 60.30 Off Street Parking) as well as the Engineering and Design Manual (Section 340 Bicycle Parking Standards). (Transportation/KM)
5. Submit a new site development application for the proposed work for the Cedar Hills Crossing Starbucks site plans as presented in DR2020-0012. (Site Development Div./CR)
6. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./CR)
7. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning

Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./CR)

8. Per Beaverton Code 9.05.070, the applicant of the subject property guarantee all public improvements, site grading, storm water management facilities, and common drives paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./CR)
9. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./CR)
10. If required, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./CR)
11. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./CR)
12. Submit plans for erosion control. (Site Development Div./CR)
13. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 2019-22 and City of Beaverton Engineering Design Manual Chapter 5 requirements for stormwater management. (Site Development Div./CR)
14. Provide plans that delineate all areas on the lot that are inundated during a 100-year storm event, including the safe overflow conveyance from stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./CR)
15. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div./CR)

16. Submit a grading plan showing the proposed building lowest finished floor elevation (and the elevation of any other proposed improvement subject to flood damage) is at least three feet higher than the maximum possible high-water elevation (emergency overflow) of the storm water management facilities. Additionally, the minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. (Site Development Div./CR)
17. Pay storm water system development charges (storm water quality, hydromodification and overall system conveyance) fee-in-lieu for any qualifying impervious area on each legal lot determined by the City Engineer not to practical to provide treatment as defined under “redevelopment” under Clean Water Services standards. (Site Development Div./CR)
18. If needed, provide evidence of a recent inspection report for the proprietary stormwater management system, conducted within the past 12 months. The inspection report shall demonstrate that system maintenance and cleaning was performed, and recharge/replacement per manufacturer’s recommendations for the site’s existing proprietary storm water treatment systems associated with Phase 2 & 3 SD2016-001 was performed by a qualified maintenance provider. (Site Development Div./CR)
19. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces, in square feet. Calculations shall indicate the square footage of pre-existing impervious surfaces, all new impervious surface area created, and total final impervious surface area on the entire site after construction. (Site Development Div./CR)
20. Submit documentation that streetlights meeting Option C lighting requirements and as approved with SD2016-0019 are installed along site frontage. (Site Development Div./CR)
21. Submit plans showing that if existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines will be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. placement of underground utility lines along street frontages, Additionally, services to the proposed new development will be undergrounded. (Site Development Div./CR)
22. Any other Site Development Division permit requests must be approved per applicable EDM permit requirements. (Site Development Div./CR)

B. Prior to building permit issuance, the applicant shall:

23. Provide plans that clearly demonstrate compliance with Section 60.05.15.3 (weather protection). (Planning / ES)
24. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./CR)
25. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./CR)
26. If needed, obtain a Source Control Sewage Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. CWS determines if a Source Control Sewage Permit is required. (Site Development Div./CR)

C. Prior to certificate of occupancy permit issuance and performance bond release, the applicant shall:

27. Ensure all site improvements, including landscaping are completed in accordance with plans marked "Exhibit 2.1.A", except as modified by the decision making authority in conditions of approval. (Planning/ES)
28. Ensure installation of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit 2.1.B", except as modified by the decision making authority in conditions of approval. (Planning/ES)
29. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for groundcover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area. (Planning/ES)
30. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit 2.1.C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/ES)

31. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/ES)
32. Ensure landscaping is replaced if impacted by construction. (Planning/ES)
33. Ensure all new 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/ES)
34. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./CR)
35. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./CR)
36. Provide professional certification per FEMA Technical Bulletin number 10 (<https://www.fema.gov/media-library/assets/documents/3522>) to demonstrate that the proposed development is reasonably safe from flooding. A sample documentation form is provided within the bulletin and must be stamped by an Oregon licensed engineer. Document the FEMA 100-year floodplain elevation base flood elevation (179.0) and the proposed building elevation on the form. (Site Development Div./CR)
37. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./CR)
38. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./CR)
39. Provide evidence satisfactory to the City of a post-construction cleaning, maintenance, and filter recharge/replacement for the site's storm water treatment system by Stormfilter or other qualified maintenance provider as determined by the City Engineer. (Site Development Div./CR)