



## Staff Report

STAFF REPORT DATE: November 18, 2020

TO: Interested Parties

FROM: Sierra Peterson, Associate Planner

PROPOSAL: **St. Mary's Substation Improvements (DR2020-0028)**

LOCATION: The site is located at 1785 SW 158th Avenue, specifically identified as Tax Lot 400 on Washington County Tax Assessor's Map 1S105CC.

ZONING / NAC: Washington County Interim Zoning / Five Oaks/Triple Creek NAC

SUMMARY: The applicant requests approval of a Type 3 Design Review application for the construction of a new, non-residential, 1,320 square foot utility building. The application will be reviewed pursuant to a combination of Design Standards and Guidelines.

PROPERTY OWNER: Portland General Electric Company  
121 SW Salmon Street 1WTC1302  
Portland, OR 97204

APPLICANT: Same as Property Owner

APPLICANT'S REPRESENTATIVE: Angelo Planning  
Frank Angelo  
921 SW Washington St., Ste. 468  
Portland, OR 97205

DECISION: **RECOMMENDATION OF APPROVAL of St. Mary's Substation Improvements (DR2020-0028) subject to the conditions of approval identified in Attachment C.**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2020-0028	February 26, 2020	August 17, 2020	January 14, 2021	August 17, 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.

The application was deemed complete by the applicant and they also submitted a 30-day continuance request. The original 120-day final written decision date was December 15, 2020.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Washington County Interim Zoning (Institutional)	
<b>Current Development</b>	The site is currently developed with an PGE substation and accessory buildings.	
<b>Site Size &amp; Location</b>	The site is approximately 23.87 acres in size. It is located on the southwest corner of the intersection of SW 158 <sup>th</sup> Avenue and SW Jenkins Road.	
<b>NAC</b>	Five Oaks/Triple Creek	
<b>Surrounding Uses</b>	<b>Zoning:</b> North: SC-MU	<b>Uses:</b> North: Commercial
	South: SC-MU and SC-E	South: Max Station Rail Line and Office
	East: IND	East: Max Station and Manufacturing
	West: SC-E	West: Tri-Met Railyard

### Public Comments

A public comment was received on October 20, 2020 from Felipe Flores, Community Manager for Merlo Station Apartments. Mr. Flores asked if the project includes another power station. In a follow up email there was also an inquiry if there will be any power outages for the community.

The proposed project is an accessory building to the existing substation. A new substation

is not proposed. For information on scheduled power outages as a result of the project, Portland General Electric Company should be contacted directly. The outage scheduled was not provided with this application and not within the purview of the City to review.

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<b><u>Attachment A:</u></b>	<b>Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – FR10
<b><u>Attachment B:</u></b>	<b>DR2020-0012 Design Review Three</b>	DR1-DR20
<b><u>Attachment C:</u></b>	<b>Conditions of Approval</b>	COA1 – COA4

### **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

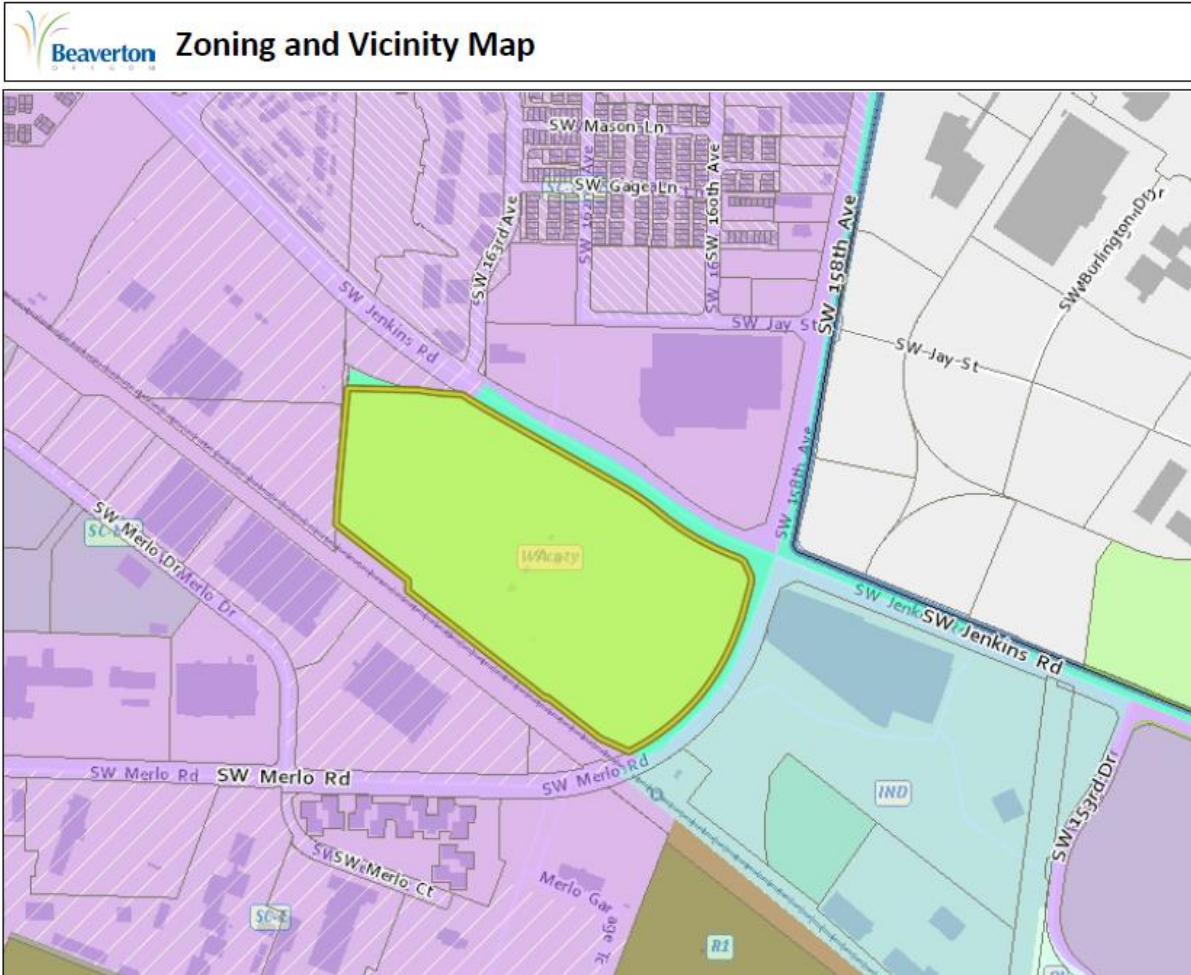
#### **Exhibit 3. Agency Comment**

No agency comments received

#### **Exhibit 4. Public Comments**

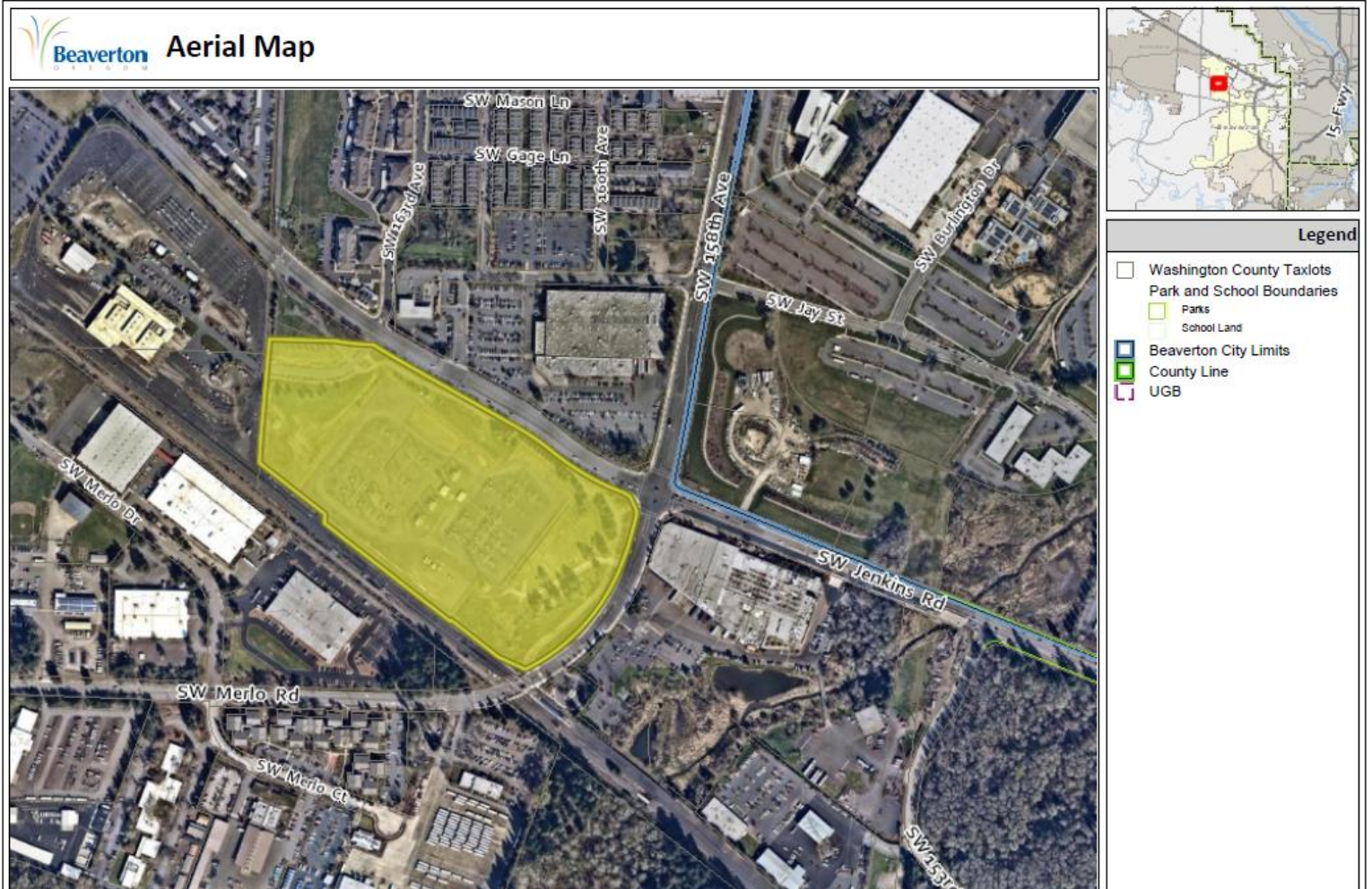
Exhibit 4.1 Jose Felipe-Flores, Community Manager, Merlo Station Apartments

# Exhibit 1.1 Zoning and Vicinity Map St. Mary's Substation Improvements DR2020-0028



Legend	
	Washington County Taxlots
	Park and School Boundaries
	Parks
	School Land
	Beaverton City Limits
	County Line
	UGB
Zoning	
	Urban Low Density (R10)
	Urban Standard Density (R7)
	Urban Standard Density (R5)
	Urban Medium Density (R4)
	Urban Medium Density (R2)
	Urban High Density (R1)
	Neighborhood Service (NS)
	Community Service (CS)
	Corridor Commercial (CC)
	General Commercial (GC)
	Station Community - Sunset (SC-S)
	Station Community - High Density (SC-H)
	Station Community - Employment (SC-E)
	Station Community - Multiple Use (SC-M)
	Town Center - High Density Reside (TC-H)
	Town Center - Multiple Use (TC-M)
	Regional Center - Old Town (RC-O)
	Regional Center - East (RC-E)
	Regional Center - Transit Oriented (RC-T)
	Commercial - Washington Square (C-W)
	Office Industrial - Washington Squa (OI-W)
	Office Industrial (OI)
	Office Industrial - Nike Campus (OI-N)
	Industrial (IND)

Exhibit 1.2  
Aerial Map  
St. Mary's Substation Improvements  
DR2020-0028



**FACILITIES REVIEW COMMITTEE TECHNICAL  
REVIEW AND RECOMMENDATIONS  
PGE St. Mary's Substation Improvements  
(DR2020-0028)**

**Section 40.03.1 Facilities Review Committee:**

The Facilities Review Committee (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 are reviewed for all criteria that are applicable to the submitted application as identified below:**

- **All twelve (12) criteria are applicable to the Design Review Three (DR2020-0028) application.**
  - **The Facilities Review Committee recommends approval of Design Review Three (DR2020-0028) subject to the conditions of approval.**
- 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.**

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, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

**Water**

Tualatin Valley Water District is the water service provider. The proposed development is for a new utility building and will not include any plumbing; therefore, it will have no impact on the existing water and sewer service on the site.

**Sewer and Stormwater**

The City is the storm drainage and sanitary sewer provider for the subject site. The applicant has provided plans for utility provisions and a storm drainage plan has been provided showing the proposed storm water quality swale that will be maintained by the City. Clean To provide water quality treatment for the new and modified impervious area

on the project site, PGE will provide a vegetated swale. The swale will begin at the outlet of the existing oil-water separator and end just upstream of the culvert that passes underneath the bicycle/pedestrian path, adjacent to the site. Water Services and Tualatin Valley Water District Service Provider Letters were obtained, see respective Exhibits F and H. As detailed in the Stormwater Technical Memorandum (Exhibit C), a swale will provide stormwater management consistent with City of Beaverton standards.

#### Transportation

Site access and circulation has been designed to integrate with public streets and provide a safe and efficient connections for maintenance staff. The site frontage and entrance on SW 158<sup>th</sup> Avenue is improved with a THPRD trail and no further frontage improvements are proposed with this application. The proposed structure is intended for storage and it is not anticipated that it will generate additional trips to the site.

#### Fire

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided a copy of the TVF&R Service Provider Permit #2019-0016.

**Therefore, the Committee finds that 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.**

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 shared with Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

#### Schools

The proposed utility and storage building will not add additional demand to the surrounding schools, as it does not include housing and will not generate additional students. The pump station will provide an upgraded electrical supply and service to the surrounding area.

#### Transit

The proposed improvements will not impact or require additional transit service, as no additional residents will be generated by the proposed development and employees are expected to travel to the site in maintenance vehicles.



### Police

The City of Beaverton Police Department will continue to provide service to the site. To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the development site and any comments will be shared with the applicant.

### Pedestrian and Bicycle Facilities

The subject property is adjacent to and accessed from SW 158<sup>th</sup> Avenue which is designated as an Arterial Street and a Class 2 Major Pedestrian Route. The site is also adjacent to SW Jenkins Road which has the same designations, but no access to the site. The frontage on both SW 158<sup>th</sup> Avenue and SW Jenkins Road has a THPRD trail for both pedestrian and bicycles further connecting to the larger trail network in the area, specifically the Tualatin Hills Nature Park trails.

The PGE substation is a gated facility that will be accessed by employees and is not open to the public. Circulation on site will be limited to PGE employees and the parking is located adjacent to the buildings onsite. The applicant has proposed an unstripped parking space; however, parking spaces need to be paved and stripped to meet parking standards. A condition of approval requiring that the parking space be paved and stripped has been added to the project.

### Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant's materials were shared with THPRD who have not provided comments or recommendations to the Facilities Review Committee.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

**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).**

The project is zoned Interim Washington County Zoning; therefore, staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Article 300, Section 330 of the Washington County for the Institutional District. As demonstrated in the chart, the development proposal meets all criterion.

**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.**

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards (Code Section 60.05) as well as provisions applicable within the Design Review Three (DR2020-0028) section of the staff report.

Lighting (60.05)

The technical lighting applies to roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of all new developments and building entrances shall be lighted in conformance to the technical lighting standards. The proposal provides a lighting plan that conforms to the technical lighting standards.

Off-Street Parking (Section 60.30)

The standard parking ratio for a storage warehouse building is 0.3 parking spaces per 1,000 square feet. The applicant states that the building is a storage and utility building that will not be occupied by people other than for maintenance of equipment. Staff will only visit the enclosure for scheduled inspections, and maintenance, or emergency repairs. Scheduled visits occur approximately once every 30 to 45 days. The parking calculation for the specific use and building is 0.4 parking spaces. In calculating the required number of vehicle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number. Therefore, no parking is required for the proposed use and structure.

Transportation Facilities (Section 60.55)

Please see response to criteria A and B above, the subject site is adjacent to SW 158<sup>th</sup> Avenue and SW Jenkins Road, existing Arterials.

Trees and Vegetation (Section 60.60)

No Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove) are found onsite. The applicant has submitted a Sensitive Area Pre-Screening Site Assessment conducted by Clean Water Services, dated May 2, 2019, which does not indicate the presence of sensitive areas on the subject site.

**Therefore, the Committee finds that with the condition of approvals, 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.**

PGE currently operates the site and will continue to operate the site and ensure regular maintenance is performed. PGE will provide necessary replacement of private facilities and areas such as drainage facilities, parking area, access driveway, landscaping, screening, fencing, and garbage and recycling maintenance.

**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.**

The applicant states that the public utility substation, includes an extensive network of large equipment that presents a conflict and safety concerns with pedestrian use. The site is gated and is not open to the public. The proposed utility enclosure, located inside the gated area, will not change the current vehicular and pedestrian circulation patterns on the site, where pedestrian circulation is discouraged for safety reasons. The proposed development will not change the vehicular on-site circulation system, which is designed to be as safe and efficient as possible given the constraints due to the site's use.

**Therefore, the Committee finds 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.**

In review of Criterion G, staff incorporates the findings prepared in response to A, B, D and F above. The plans show a vehicular connection to the SW 158<sup>th</sup> Avenue but does not provide for pedestrian access. The use of the site is not conducive to a safe pedestrian environment because of the heavy equipment and the property is accessed and circulated in vehicles. The development's on-site vehicular and circulation systems can connect to the surrounding circulation systems in a safe, efficient and direct manner.

**Therefore, the Committee finds 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.**

In review of Criterion H, staff incorporates the findings prepared in response to A, above. TVF&R has reviewed the proposed development and has provided a Service Provider

Letter. The proposed building will be constructed to meet the 2012 International Fire Code as published by the International Code Council as amended by TVF&R.

**Therefore, the Committee finds that with the conditions of approval the proposal meets the criterion for approval.**

- 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.**

The proposed structure is an Oregon Gold Seal Certified structure and is located within the gated substation property. Access to the property is only available to PGE employees and other technical support as they deem necessary. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions.

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

- 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 no grading is proposed; therefore, this criterion is not applicable. There will be no grading associated with the installation of the structure. The proposed structure will not include a building pad; it will be installed on a drilled pier foundation. However, there will be grading on site to construct the swale required for surface drainage. Additionally, the requirements associated with building pad elevations in COA 10 are not applicable. COA 10 states:

*Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Pad elevation shall be at least one foot higher and FFE shall be at least three feet higher than the 100 year/emergency overflow of the storm water management facility. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / SAS)*

**Therefore, the Committee finds that this criterion is not applicable.**

- 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 proposed development will not be publicly accessible. Compliance with ADA requirements are reviewed at the time of Building permit application.

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

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

The application was submitted on February 26, 2020 and the applicant deemed the project complete on August 17, 2020. 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 that the proposal meets the criterion for approval.**

## Code Conformance Analysis

### Washington County Section 330 Institutional District Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code 20.05.20</b>			
Use – Public Facility	Type 1 Review	<p>Any Type II or III use, expansion of an existing use or change of occupancy which meets all of the following:</p> <p>A. Is exempt from application of the Public Facility Standards under Section 501-2 or meets the standards for a Type I review pursuant to Section 501-3.2;</p> <p>B. Is not in an "Area of Special Concern" as designated on the applicable Community Plan map;</p> <p>C. Is on an existing lot;</p> <p>D. Does not amend any previous approval or previous condition of approval;</p> <p>E. Is in compliance with all applicable standards of this Code; and</p> <p>F. Is not a telecommunication facility allowed through a Type II or III procedure.</p> <p>The project meets all thresholds for a Type 1 review.</p>	Yes

**Development Code Section 20.05.15 (Residential Urban Standard Density)**

Minimum Land Area and Lot Dimensions	430-105.5: Site size and yard shall be based upon a site plan submitted by the applicant. The site plan shall consider especially, the compatibility of the facility with existing surrounding uses and uses allowed by the plan designation.	The site is approximately 23.87 acres and no modifications to the site are proposed.	Yes
Minimum Yard Setbacks	The minimum yard requirements for all yards shall be twenty (20) feet.	The new structure is 150 feet from the nearest property line adjacent to SW Jenkins Road.	Yes
Maximum Building Height	100 feet	10 feet, 8 inches	Yes

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has requested to be reviewed pursuant to the Design Review Standards and Guidelines.	See DR2020-0028 Section of Staff Report
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	N/A
<b>Development Code Section 60.15</b>			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The existing lot is not proposed to be altered.	N/A
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	Warehouse storage = 0.3 parking spaces per 1,000 square feet.	The parking required on site for the 1,320 square foot building is 0.4 parking spaces. Fractions less than 0.5 shall be rounded down to the nearest whole number. Therefore, no parking is required for the proposed use and structure.	Yes
Required Bicycle Parking Short Term and Long Term	No bicycle parking required pursuant to the BDC.	Not Applicable.	N/A
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of	Refer to Facilities Review Committee findings herein.	Yes



	transportation facilities.		
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<b>Development Code Section 60.60</b>			
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Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Protected Trees are present on the subject site.  All existing trees are located outside the fences area for safety onsite.	Yes
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<b>Development Code Section 60.65</b>			
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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.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.	Yes, w/COA
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<b>Development Code Section 60.67</b>			
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Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	N/A
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**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW THREE APPROVAL  
DR2020-0028**

**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 40.20.15.3.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.***

**FINDING:**

The proposed development meets Threshold 1 for Design Review Two, as the proposal is construction of a 1,320 square foot storage and utility building that does not abut a Residential District. The subject site is zoned Washington County Interim with the underlying County zoning of Institutional. Since all applicable design standards cannot be met, the application is elevated to Design Review Three, consistent with Threshold 8 - a project meeting the Design Review Two

thresholds which does not meet an applicable design standard. Threshold 8:

8. *A project meeting the Design Review Two thresholds which does not meet an applicable design standard.*

**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 Three application.

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

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)*

FINDING:

The proposed development meets Design Review Three Threshold 8. The standard is not applicable.

**Therefore, staff finds that the approval 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 with 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.*

FINDING:

The criterion for modifications of Design Standards or Guidelines is not applicable to the proposed improvements, because the building is a new building on site.

**Therefore, staff finds that the approval 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 the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

**FINDING:**

The proposed development does not utilize ad DRBCP method.

**Therefore, staff finds that the approval 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).***

**FINDING:**

The applicant has responded at all applicable standards, except where the standard cannot be met the guidelines has been addressed. Please refer the Design Standard and Design Guideline Analysis below.

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

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).***

**FINDING:**

The applicant has responded to a combination of standards and guidelines.

**Therefore, staff finds that the approval 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.***

**FINDING:**

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 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?
<b>60.05.15.1 Building articulation and variety</b>		
<i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i>	The proposal does not include attached residential buildings.	<b>N/A</b>
<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><i>3. Fifteen (15) percent in Industrial zones.</i></p> <p><i>In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances.</i></p>	The site is located in a Washington County Interim zone (Institutional). Since the standard does not specify a percentage of architectural treatments for an institutional zone, the standard is not applicable.	<b>N/A</b>
<p><i>C. The maximum spacing between permanent architectural features shall be no more than:</i></p> <p><i>1. Forty feet in Residential zones and all uses in Commercial and Multiple Use zones.</i></p> <p><i>2. Sixty (60) feet in Industrial zones.</i></p>	The site is located in a Washington County Interim zone (Institutional). Since the standard does not specify a percentage of architectural treatments for an institutional zone, the standard is not applicable.	<b>N/A</b>
<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</i>	The proposal does not include detached or attached residential buildings.	<b>N/A</b>

<i>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>		
<b>60.05.15.2 Roof forms</b>		
<i>2 A – E. Roof structure requirements</i>	See Guidelines 60.05.35.2.A. to C., which address the architectural variety and roof features.	<b>See Guidelines.</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.15.3 Primary building entrances</b>		
<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>	See Guidelines 60.05.35.3.A. to B., which addresses architectural features and weather protection at the building entrances.	<b>See Guidelines.</b>
<b>60.05.15.4 Exterior building materials</b>		
<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>	The site is zoned Washington County Interim (Institutional); therefore, the standard is not applicable.	<b>N/A</b>
<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>	The site is zoned Washington County Interim (Institutional); therefore, the standard is not applicable.	<b>N/A</b>

<b>60.05.15.5 Roof-mounted equipment</b>		
A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:  1. A parapet wall; or  2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or  3. Setback from the street-facing elevation such that it is not visible from the public street(s).	No roof mounted equipment is proposed. The standard does not apply.	N/A
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.	No roof mounted equipment is proposed. The standard does not apply.	N/A
C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.	None are proposed for the building. The standard does not apply.	N/A

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones</b>		
A – F. Standards for developing along the street in Commercial and Multiple Use zones.	The property is zoned Washington County Interim (Institutional) and is not located along a street in a Commercial or Multiple Use Zone.	N/A
<b>60.05.15.7 Building scale along Major Pedestrian Routes</b>		
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.	As shown on the Site Plan (Exhibit A - Sheet SMV-01), the building is setback more than 20 feet from the nearest property line. The standard does not apply.	N/A
<b>60.05.15.8 Ground floor elevations on commercial and multiple use buildings</b>		
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	This is not a commercial or multiple use building.	N/A

<p>have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas, or glass doorway openings.</p> <p>3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.</p> <p>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.</p>		
<p>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.</p>	<p>This is not a commercial or multiple use building.</p>	<p>N/A</p>
<p><b>60.05.15.9 Compact Detached Housing design</b></p>		
<p>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.</p>	<p>The proposal does not include Compact Detached Housing.</p>	<p>N/A</p>
<p><b>60.05.15.10 Ground floor elevations on eligible residential-only buildings</b></p>		
<p>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.</p>	<p>The proposal does not include eligible residential-only buildings.</p>	<p>N/A</p>

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<p><b>60.05.20.1 Connections to the public street system</b></p>		
<p>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.</p>	<p>As a heavy industrial, electrical substation use, pedestrian and cyclist activity are prohibited internally on the site. Outside of the site's interior fenced area, is the site hosts a public multi-use path along the site's abutting streets. Vehicle connection from the proposed structure is provided by the existing</p>	<p>Yes</p>



	<p>driveway with access from SW 158th Avenue.</p> <p>Figure 6.1 of the Comprehensive Plan Transportation Element shows a Planned pedestrian and cyclist trail System along the site on SW Jenkins Rd. and Merlo Rd. That trail system is already constructed.</p>	
<b>60.05.20.2 Loading areas, solid waste facilities, and similar improvements</b>		
<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 building is setback approximately 136 feet from the property line. None of the listed features are proposed for the exterior of the structure. Additionally, the site's plantings of mature trees along SW Jenkins Road provides screening for the structure from the public right-of-way.</p>	<b>Yes</b>
<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>No loading docks or zones are proposed. Therefore, screening is not required, and the standard does not apply.</p>	<b>N/A</b>
<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>None of the listed features will be included in the proposed development. The standard does not apply.</p>	<b>N/A</b>
<p><i>D. Screening from public view by chain-link fence with or without slats is prohibited.</i></p>	<p>None of the listed features will be included in the proposed development. The standard does not apply.</p>	<b>N/A</b>
<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>	<b>N/A</b>

<b>60.05.20.3 Pedestrian circulation</b>		
<i>A – C. 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>	The structure is a storage facility for a public utility use. The site's use, public utility substation, includes an extensive network of large equipment that presents a conflict and safety concerns with pedestrian use. The site's equipment is primarily located within the gated area of the site. Outside of the gate the site hosts a public recreation path along the neighboring streets of SW Jenkins Rd and SW Merlo Rd. As previously mentioned, the Comprehensive Plan Transportation Element depicts planned transportation improvements that have already been completed on the site.	<b>Yes</b>
<i>D – F. 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>	A parking lot is not required for this use.	<b>N/A</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.20.4 Street frontages</b>		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	Surface parking area will not be abutting a public street. The standard does not apply.	<b>N/A</b>
<b>60.05.20.5 Parking area landscaping</b>		
<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.	<b>N/A</b>
<b>60.05.20.6 Off-street parking frontages in Multiple Use zones</b>		
<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 Washington County Interim zone (Institutional).	<b>N/A</b>

<b>60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<i>A – B. 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>	There is an existing THPRD multiple use path along the SW Jenkins Road and SW 158 <sup>th</sup> Avenue frontages. However, this is located in the Washington County Interim Zone (Institutional) and does not apply.	<b>N/A</b>
<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. 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>	The site is located in the Washington County Interim Zone (Institutional) which is not a commercial or multiple use zone.	<b>N/A</b>
<b>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</b>		
<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.	<b>N/A</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.20.9 Ground floor uses in parking structures</b>		
<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.	<b>N/A</b>

**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?
<b>60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing</b>		
<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
<b>60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing</b>		
<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
<b>60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing</b>		
<i>A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
<b>60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing</b>		
<i>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.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments</b>		
<i>A – B. A minimum portion of the total gross lot area shall be landscaped:  1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;</i>	The proposal is located on a site zoned Washington County Interim (Institutional); therefore, minimal landscaping is not specifically addressed in the code.	N/A

<p>2. All uses in Multiple Use districts, ten (10) percent.</p> <p>3. Environmentally sensitive areas shall be counted towards the minimum landscape requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum landscape requirement.</p>		
<p>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.</p>	<p>The applicant states hardscape areas are not used to meet the requirement.</p>	<p><b>N/A</b></p>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments (continued)</b>		
<p>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.</p>	<p>The electrical utility control enclosure will not be visible from the public street because of existing landscaping, the existing berm and topography and distance from the property line(136 feet).</p> <p>The building is within 200 feet of the Street; however, because of the use no landscaping has been proposed within the substation fencing. Please see the guidelines.</p>	<p><b>See Guidelines.</b></p>
<b>60.05.25.6 Common Greens</b>		
<p>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</p>	<p>The proposal does not include common greens.</p>	<p><b>N/A</b></p>
<b>60.05.25.7 Shared Courts</b>		
<p>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.</p>	<p>The proposal does not include shared courts.</p>	<p><b>N/A</b></p>

<b>60.05.25.8 Retaining walls</b>		
<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.	<b>N/A</b>
<b>60.05.25.9 Fences and walls</b>		
<i>A – E. On-site fencing standards.</i>	See Guidelines 60.05.45.7.A. to B., which discusses fencing on the site.	<b>See Guidelines.</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines</b>		
<i>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:</i>	The subject site does not abut Residentially zoned property. There are no identified significant groves or trees within the vicinity of the development area.	<b>N/A</b>
<i>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.</i>		
<i>C. The grading standards listed in subsection A. above shall not apply to the following:</i>		

<b>60.05.25.11 Integrate water quality, quantity, or both facilities</b>		
<i>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.</i>	The stormwater will be conveyed to a 6,624 square foot swale that will be planted with CWS approved plants.  The Stormwater Technical Memorandum in Exhibit C and technical memo further describe the	<b>Yes</b>

	proposed stormwater management facilities and their compliance with City of Beaverton standards.	
<b>60.05.25.12 Natural areas</b>		
<i>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.</i>	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.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.13 Landscape buffering and screening</b>		
<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>	See Guidelines 60.05.45.11.A -D, which discusses landscape buffering and screening	<b>See Guidelines.</b>
<b>60.05.25.14 Community Gardens</b>		
<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.	<b>N/A</b>

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<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>	All new lighting provided is consistent with the City's Technical Lighting Standards and are Dark Sky approved.	<b>Yes</b>
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	No pedestrian circulation areas will be developed inside the substation.	<b>Yes</b>

	The building will have lighting at the entrance doors.	
<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	<b>N/A</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<i>D. Lighting shall be provided at building entrances.</i>	New lights are provided at three locations on the enclosure, including the two entrances. No new lighting other than that attached to the enclosure will be provided.	<b>Yes</b>
<i>E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</i>	Canopy lighting is not proposed.	<b>N/A</b>
<b>60.05.30.2 Pedestrian-scale on-site lighting</b>		
<i>A. Pole-mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i> 1. Fifteen feet in height for on-site pedestrian paths for travel. 3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts. 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. 7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.	No new pedestrian facilities or new pole-lighted luminaires are proposed on the	<b>N/A</b>
<i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i>	Proposed non-pole mounted luminaires include the lighting mounted on the proposed structure.	<b>Yes</b>
<i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of 48 inches.</i>	No lighted bollards are proposed or existing.	<b>N/A</b>



## DESIGN GUIDELINE ANALYSIS

### **60.05.35. Building Design and Orientation Guidelines.**

#### **2. Roof Forms.**

***A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)***

The building is a pre-fabricated structure and the design on the roof cannot be alter. However, the structure will not be visible from the street because the structure is setback approximately 136 feet from the property line along SW Jenkins Road. Within the 136-foot setback there is an existing berm, mature trees, and a trees that will continue to mature and provide more landscape screening The structure's roof is a mixture of flat and sloped portions. The roof has a maximum slope of 1.3/12. The flat roof features a change in the design of the material, which differentiates the roof from the facade. Staff finds that the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

#### **3. Primary Building Entrances**

***A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3) [ORD 4531; April 2010]***

***B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)***

The building is a pre-fabricated structure and functions primarily as storage facility accessory to the substation use. Furthermore, the structure is not visible from the public right-of-way. However, it does feature a modest entryway with architectural details. All three doors have a metal canopy (60 in. by 12 in.). The site is intended to be visited approximately once every 30-45 days and the site is fully closed to the public, limiting the need for frequent pedestrian protection. Staff finds that the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

## **60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.**

### **7. Fences and Walls**

#### ***A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.9)***

No additional fencing will be added with the improvements. Currently, the site has chain link fencing around the equipment. The chain link is required for security of the equipment the site hosts. The fencing is barely or entirely not visible from the public right of way with the mature tree screening around the perimeter on the site, as shown on the Site Plan (Exhibit A – Sheet STMW-P1). Staff finds that the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

#### ***B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.9.E)***

Given the features on the site (i.e. transformers and other electrical equipment), it is necessary to maintain the large security fence to protect the public and the substation. However, surrounding the perimeter of the substation is an existing public recreation trail and existing site screening which provides screening for the site's heavy equipment in the interior. There is an additional landscape buffer between the trail and street which provides a natural setting to those using the trail. Additionally, the abutting streets – SW Merlo Rd. and SW Jenkins Rd. – have high traffic volumes. Staff finds that the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

### **11. Landscape buffering and screening.**

#### ***A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)***

The site is an interim Washington County zone (Institutional), it is surrounded by sites with different City of Beaverton zones. However, the abutting sites have similar uses, they are primarily industrial (i.e. TriMet Storage Yard and the Reser's Food facility) and large-scale retail (i.e. Costco). The TriMet rail lines south of the site and the TriMet

storage yard west of the site are a similar use to the substation and are not residential in nature. To the west is a wetland which exempts that property line from buffering requirements. To the east and north there is a substantial setback to the substation which contains berms and is landscaped. These areas also include THPRD trail facilities. All these features serve to buffer the sites from the uses across public streets to the north (Costco) and east (Reser's).

The existing buffering along SW Jenkins Rd. and SW Merlo Rd. provides dense landscape screening with a mix of very mature trees, shrubs, and live ground cover. The existing screening on the site is shown in Figures 3 to 6. Staff finds that the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

***B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)***

Response: The utility enclosure is consistent with the existing use of the site, substation, which has been previously approved and is not a conditional use. The guideline is not applicable.

**Therefore, staff finds that the approval guideline has been met.**

***C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)***

Response: As shown in Figures 4 to 7 and the Landscape Plan (Exhibit A, Sheet STMW-L1), the existing landscaping consists of a variety of large mature trees, shrubs, and live ground cover. The mature trees are the most prominent landscape feature on the site, and they provide screening from abutting streets. The intent of the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

***D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E)***

Response: The topography of the natural areas along the multi-use path on the site provides additional screening benefits, since many mature trees are located at the higher elevation further into the site from the pathways. Screening between the path and abutting rights-of-way is significant and provides comfort for path users. At the same time the level of existing screening will ensure visibility and safety for path users. The intent of the guideline is met.

**Therefore, staff finds that the approval guideline has been met.**

### **Recommendation**

Based on the facts and finding presented, staff recommend **APPROVAL** of **DR2020-0028 (PGE St. Mary's Substation Improvements)** subject to the applicable conditions identified in Attachment C.

**CONDITIONS OF APPROVAL  
PGE St. Mary's Substation Improvements  
DR2020-0028**

The Facilities Review Committee finds that the proposal has demonstrated compliance will applicable technical approval criteria, and therefore, the Committee recommends that the decision-making authority APPROVE the proposal. The committee recommends the following conditions of approval:

**Design Review Three (DR2020-0028)**

**A. Prior to Site Development permit issuance, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / SAS)
2. 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. / SAS)
3. 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. / SAS)
4. Have the applicant for the subject property guarantee all public improvements, site grading, storm water management facilities, private streets, and common driveway 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. / SAS)
5. Submit any required off-site 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. / SAS)

6. Provide an erosion control plan showing best management practices needed 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. / SAS)
7. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / SAS)
8. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div. / SAS)
9. Submit a grading plan showing the minimum finished floor elevation (FFE) of the proposed structure. FFE shall be at least three feet higher than the storm overflow of the storm water management facility. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / SAS)
10. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / SAS)
11. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / SAS)
12. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall

be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / SAS)

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

13. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
14. 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. / SAS)

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

15. 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. / SAS)
16. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
17. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div. / SAS)
18. Ensure all site improvements are completed in accordance with plans marked "Exhibit 2.1", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)

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

19. 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. / SAS)

20. Submit any required on-site easements not already recorded by document, 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. / SAS)
  
21. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation as shown on the approved plan within the storm water management facility as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div. / SAS)