

## STAFF REPORT

HEARING DATE: July 11, 2018

STAFF REPORT DATE: July 3, 2018

TO: Planning Commission

STAFF: Brianna Addotta, Assistant Planner

PROPOSAL: **Dr. Mason Building Storefront Improvements  
(Case Files HR2018-0001 & DR2018-0064)**

LOCATION: 4590 SW Watson Avenue, Tax Lot 500 on Washington County  
Tax Assessor's Tax Map 1S1-16AD

SUMMARY: The applicant, Oldtown Holdings, LLC, requests Historic and Design Review approval for façade modifications and ADA improvements to a building on the Beaverton Historic Registry, identified as the "Dr. Mason Building". The applicant proposes a new window system, a new canopy, rooftop mechanical screening, upgraded landscaping and installation of a ramp consistent with ADA requirements.

PROPERTY OWNER: Oldtown Holdings, LLC  
Travis Henry  
735 SW 20<sup>th</sup> Place, Suite 220  
Portland, OR 97205

APPLICANT: Scott Edwards Architecture  
JP Spearman  
2525 E Burnside St.  
Portland, OR 97214

DECISION CRITERIA: Development Code Sections 40.20.15.1 *Design Review Compliance Letter*, 40.35.15.1 *Historic Review – Alteration of a Landmark*.

RECOMMENDATION: **Approval of HR2018-0001 and DR2018-0064**, subject to Conditions of Approval identified in Attachment D, herein.

## BACKGROUND FACTS

The building in question was constructed in 1925 and, in 1984, was designated as “Important” in the Beaverton Inventory of Historic Resources. Recorded historical name: Dr. Mason Building. See Exhibit 2 for full historic entry. Permitting history on file for the building includes several sign permits and a building permit for an alarm system- the exterior of the building has remained largely intact and in its original state since 1925. The building originally housed a doctor’s office, has most recently been a retail location.

## Key Application Dates

Application	Submittal Date	Submittal Complete	Final Written Decision Date	365 Day*
HR2018-0001	April 27, 2018	May 15, 2018	Sept 12, 2018	May 15, 2019
DR2018-0064	May 11, 2018	May 15, 2018	Sept 12, 2018	May 15, 2019

\* Pursuant to Section 50.25.9 of the Development Code 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>	Regional Center – Old Town (RC-OT)	
<b>Current Development</b>	The site is currently developed with a building originally constructed in 1925. The proposal is for exterior and site changes. The use is intended to change from retail to mixed retail and office, which are allowed uses in the RC-OT zone.	
<b>Site Size</b>	Approximately 0.25 acres	
<b>NAC</b>	Central Beaverton	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> RC-OT  <u>South:</u> RC-OT  <u>East:</u> RC-OT  <u>West:</u> RC-OT	<b>Uses:</b> <u>North:</u> Eating and drinking establishment  <u>South:</u> Eating and Drinking establishment  <u>East:</u> Surface parking  <u>West:</u> Retail

**TABLE OF CONTENTS**

**PAGE**

<b>Attachment A: Code Conformance Analysis</b>	CC1-CC2
<b>Attachment B: Analysis and Findings for Dr. Mason Building Historic Review</b>	HR1-HR5
<b>Attachment C: Analysis and Findings for Dr. Mason Building Design Review</b>	DR1-DR7
<b>Attachment D: Recommended Conditions of Approval</b>	COA1

**EXHIBITS**

<b>Exhibit 1. Zoning Map and Aerial Photo</b>	SR-5
<b>Exhibit 2. Description of the building as included in the Beaverton Inventory of Historic Resources</b>	SR6-SR7
<b>Exhibit 3. Materials Submitted by Applicant</b> Applicant's response to approval criteria and exhibits, dated June 27, 2018	
<b>Exhibit 5: Public Comment</b> None Received	

Zoning Map & Aerial Photo



## BEAVERTON INVENTORY OF HISTORIC RESOURCES

HIST. NAME: Dr. Mason's Building DATE OF CONSTR: 1925  
 COMMON NAME: Doctor's Building ORIGINAL USE: Commercial  
 ADDRESS: 4550, 4580, 4590 SW Watson PRESENT USE: Commercial  
 OWNER: Western Savings & Loan ARCH./BLDR.: Unknown  
 MAP NO.: 1S1 W 16AD TAX LOT: 500 STYLE: Modernistic  
 ADDITION: Town of Beaverton RESOURCE TYPE: Building  
 BLOCK: 6 LOT: 5, 6, 7, 8 ZONE: TC - Downtown  
 QUAD: Beaverton  
 THEME: Architecture - 20th Century;  
Medicine

PLAN TYPE/SHAPE: Assymetrical NO OF STORIES: 1  
 FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No  
 ROOF FORM & MATERIALS: Flat  
 WALL CONSTRUCTION: Masonry STRUCTURAL FRAME: Unknown  
 PRIMARY WINDOW TYPE: Fixed sash.

EXTERIOR SURFACING MATERIALS: Stretcher bond red brick.  
 DECORATIVE FEATURES: Curved building facade and glass block.

OTHER: \_\_\_\_\_

CONDITION: Good  
 EXTERIOR ALTERATION/ADDITIONS (DATED): Compatible brick addition, e. elev.

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: None

NOTEWORTHY LANDSCAPE FEATURES: Foundation plantings.

SETTING: The Mason Building is situated at the northeast corner of SW Watson Ave. and SW First Street in the old commercial area of Beaverton.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). This building is associated with Dr. C.E. Mason, one of Beaverton's notable physicians. Dr. Mason came to Beaverton to start his practice in 1917. He practiced for over 50 years and is remembered for participating in many home births throughout the area. Dr. Mason purchased this lot for his 13 room clinic on the corner of SW First and SW Watson in 1925, and the building was constructed soon thereafter. For more information on Dr. Mason, please see Beaverton Historic Resource Inventory for 12320 SW 5th. His sons, David and Herbert, both doctors, have continued to practice in this building, which was enlarged in 1968. In addition to Dr. Mason's services as a doctor in the community, he served on the Beaverton School Board for 18 years. The design of the Mason Building would most likely have been considered quite avant garde for its day. The clean geometric lines and use of modern building materials, such as glass bricks, are the signature of this Modernistic building.

SOURCES: Valley Times, Diamond Jubilee Issue, 1893-1968, 21 March 1968.  
McBride, Mrs. Frank. Telephone Interview. December 1984.  
National Register of Historic Places nomination.

NEGATIVE NO: 1 # 10  
 SLIDE NO: 1 # 3

RECORDED BY: Demuth/Morrison  
 DATE: December 1984. Revised Sept. 1986.  
 SHPO INVENTORY NO: \_\_\_\_\_

BEAVERTON INVENTORY OF HISTORIC RESOURCES

ADDRESS: 4550, 4580, 4590 SW Watson MAP NO.: 1S1 16AD TAX LOT: 500



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

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Sections 20.20.20</b>			
Permitted Uses	Mixed Retail and Office	Mixed Retail and Office are uses allowed outright in the RC-OT zone.	<b>Yes</b>
<b>Development Code Section 20.20.15</b>			
Minimum Parcel Area	None	0.25 acre	<b>Yes</b>
Residential Density	Minimum: 12 per acre Maximum: 40 per acre	Not applicable, no residential development proposed.	<b>N/A</b>
Floor Area Ratio	Minimum: 0.35 Maximum: None	No additional floor area is proposed.	<b>N/A</b>
Lot Dimensions	Minimum Width: None Maximum Depth: None	No change in lot dimensions is proposed.	<b>N/A</b>
Yard Setbacks	Buildings in multiple use zones located on parcels that front on a Major Pedestrian Route shall be exempt from minimum and maximum setbacks.	No change in building envelope proposed.	<b>N/A</b>
Building Height	Maximum: 75 feet	No change in building height is proposed.	<b>N/A</b>

## Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05 Circulation and Parking Design Standards</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review is applicable to the exterior changes to the building and site. Design Standards will be addressed with the DRCL application.	<b>See DR Findings</b>
<b>Development Code Section 60.30 Off-Street Parking</b>			
Minimum Off-Street Vehicular Parking Spaces	Eating and Drinking Establishment in Regional Center Parking District 2 Minimum: 0	No changes to existing parking are proposed. Adjacent site under same ownership provides parking in excess of what is required.	<b>Yes</b>
Minimum Off-Street Bicycle Parking	2 short term and 2 long term spaces per 5,000 sq. ft. of floor area.	No changes proposed	<b>N/A</b>
<b>Development Code Section 60.55 Transportation</b>			
Transportation Facilities	Regulations for transportation facilities	No changes are proposed to transportation facilities.	<b>N/A</b>
<b>Development Code Section 60.60 Trees &amp; Vegetation</b>			
Tree & Vegetation Regulations	Preservation for “protected” trees	No changes proposed.	<b>N/A</b>
Mitigation Requirements for Landscape Tree Removal	1:1 mitigation required based on DBH removed.	No changes proposed.	<b>N/A</b>
<b>Development Code Section 60.65 Utility Undergrounding</b>			
Utility Undergrounding	All existing utilities and any new utility service lines must be undergrounded.	No changes proposed.	<b>N/A</b>



**ANALYSIS AND FINDINGS FOR  
HISTORIC REVIEW APPROVAL  
DR. MASON BUILDING IMPROVEMENTS  
HR2018-0001**

**Section 40.35.15.1.C. Approval Criteria:**

In order to approve an Alteration of a Landmark 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 an Alteration of a Landmark Application.***

Facts and Findings:

Development Code, Section 40.35.15.1.C, Threshold No.1 states:

*Changes to any aspect of the exterior appearance, including, but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.*

The applicant is proposing changes to the exterior appearance of the building, including a new window system, a steel canopy with downlighting, new landscaping, rooftop mechanical unit screening and an ADA compliant ramp and accessible stairway.

**Therefore, staff finds that the criterion is met.**

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

Facts and Findings:

The applicant paid the required fee for a Historical Review - Alteration of a Landmark application upon submittal.

**Therefore, staff finds that the criterion is met.**

**3. *The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.***

Facts and Findings:

The applicant has stated all proposed changes to the building façade have been considered in the context of the original historical significance of the building. Changes proposed serve to enhance and preserve the historic character of the building and surrounding area. Specifically, the applicants have pulled the phrases “clean, geometric, lines” and “modern building materials” from the historic inventory as primary contributing elements to the building’s historic character. To that end, the applicant has created a design that enhances the curving façade and horizontal orientation at the southwest corner of the building, and have utilized materials that could be considered both classic and modern, including painted metal finishes to complement the existing brick. Additionally, the refreshed landscape and accessible entry to the building will highlight the distinguishing features and unique character of the building.

Staff recognizes the applicant intends to remove the glass block portion of the existing window system. Staff agrees with the applicant’s assertion, included in their design narrative, that the glass block was appropriate for the original use of the building as a medical office, primarily as a privacy consideration. The proposed window system utilizes sliding glass window panels, which matches *the majority* of the original window system and provide “clean geometric lines” as specified in the description of historic significance.

Additional research conducted by staff further identifies glass block more reminiscent of an ‘Art Deco’ style than of the ‘Art Moderne’ style of the Dr. Mason building. Art Deco architecture includes a vertical emphasis, intricate geometric patterns and stylized floral or figurative motifs and was more popular in the early 1920s. By the late 1920s and into the 1930s the Art Moderne architectural style had risen in popularity, which prioritized one story buildings, horizontal emphasis, rounded edges, flat roofs, and utilitarian trim materials such as steel. Although it is not uncommon to see the two styles mixed, with elements of each on a particular building, staff concludes the glass block is not an integral material to the historic significance of the building.

**Therefore, staff find that the criterion is met.**

4. ***Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.***

Facts and Findings:

The building under consideration was built in 1925 to provide the functions of a medical office. The applicant states buildings from this era featured either simple planar or sweeping geometries and clean window lines. Overhanging building mass or linear canopies were often utilized at building entrances to enhance the geometric approach to building design. The proposed façade improvements are respectful of these design priorities; the existing non-compliant canopy will be removed and a clean, linear painted steel canopy will be installed. The window system will be replaced to provide a streamlined geometry and more interaction with the street. Recessed lighting will be incorporated into the canopy will have a matching finish to enhance the pedestrian experience without distracting from signature design elements. Additionally, cut steel canopy signage is proposed; the applicant states this is also a common feature of buildings of this era.

**Therefore, staff finds that the criterion is met.**

5. ***Any distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure or site have been preserved unless said features are a threat to the public health and safety or are in violation of building, fire, or access regulations.***

Facts and Findings:

The applicant identifies the use of simple, clean window lines and brick corbeling as the primary contributions to the description of the building as having “clean, geometric lines”. The proposed alteration will strengthen the signature building geometry through sweeping window lines and a curved linear canopy. The rooftop mechanical units will be screened with a similarly curving painted metal, further emphasizing the clean lines of the building.

**Therefore, staff find that the criterion is met.**

6. ***Deteriorating architectural features will be repaired rather than replaced, wherever possible.***

Facts and Findings:

The applicant states the existing façade is in good condition relative to the age of the building, and they do not intend to replace any deteriorating architectural features. Façade materials will be evaluated during the construction process and should they need repair, effort will be made to repair rather than replace wherever possible. The applicant is not proposing any replacement of the original red brick masonry.

**Therefore, staff find that the criterion is met.**

7. ***New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.***

Facts and Findings:

The applicant states the existing façade is in good condition for the building's age and do not anticipate needing to replace much material for the alterations. They have assured that, if necessary, effort will be made to procure replacement materials of similar finish is used, paying close attention to detail in order to keep the historical character of the building intact.

**Therefore, staff find that the criterion is met.**

8. ***The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.***

Facts and Findings:

Replacement or major repair of architectural features is not anticipated to be necessary given the good condition of the exterior façade; all original distinctive architectural features have remained intact. Therefore, historic, physical, and pictorial evidence beyond what is provided in the historic inventory is not required. The applicant states should an issue arise during construction that proves this assertion to the contrary, every effort will be made to keep the original historic character intact.

**Therefore, staff find that the criterion is met.**

9. ***The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.***

Facts and Findings:

The applicant states the proposed alterations to the building façade will not detract from or destroy signature elements that contribute to the historical character of the building. Proposed alterations seek to “support, strengthen, and enhance” the geometry and palette for the building, while also enhancing the pedestrian experience in Old Town Beaverton, consistent with the goals of the vibrant mixed-use district.

**Therefore, staff finds that the criterion is met.**

10. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.***

Facts and Findings:

The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 20, namely Section 20.20.10.2 RC-TO Downtown Regional Center- Old Town District. The proposed use of the building is mixed retail and office use, consistent with the allowable uses in this zone.

**Therefore, staff find that the criterion is met.**

11. ***The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Facts and Findings:

Staff refers to the Chapter 60 analysis chart provided on page CC-2 above as well as the Design Review Table in the DR section of this report. Staff incorporates those tables and findings as applicable to this criterion.

**Staff finds that the criterion is met.**

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

Facts and Findings:

The applicants and staff have reviewed all applicable submittal requirements as specified in Section 50.25.1 and have concluded all required documents have been submitted with the application package.

**Therefore, staff find that the criterion is met.**

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

Facts and Findings:

The applicants and staff have reviewed the sequence of document submittal and meeting requirements related to the Type 3 Historic Review process, the applicant have complied with all requirements.

**Therefore, staff find that the criterion is met.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **HR2018-**

**0001** subject to the Conditions of Approval identified in Attachment D, herein.

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW APPROVAL  
DR. MASON BUILDING IMPROVEMENTS  
DR2018-0064**

**Section 40.20.15.1.C. Approval Criteria:**

In order to approve a Design Review Compliance Letter 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 Compliance Letter.***

Facts and Findings:

Development Code, Section 40.20.15.1.C, Threshold No.1 states:

*Façade changes, except changes in color.*

The applicant proposes several façade changes, including a new window system and an awning.

**Therefore, staff finds that the criterion is met.**

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

Facts and Findings:

The Design Review Compliance Letter (DRCL) application fee of \$168 has been submitted by the applicant.

**Therefore, staff finds that the criterion is met.**

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

Facts and Findings:

Staff has conducted a completeness review of the DRCL application and has found all applicable submittal requirements have been provided by the applicant.

**Therefore, staff finds that the criterion is met.**

4. ***The proposal meets all applicable Site Development Requirements of Sections 20.05.15., 20.10.15., 20.15.15., and 20.20.15. of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.***

Facts and Findings:

The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 20, namely BDC 20.20.10.2 RC-TO Downtown Regional Center- Old Town District. The proposed use of the building is mixed retail and office use, consistent with the allowable uses in this zone.

**Therefore, staff finds that the criterion is met.**

5. ***The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

The proposal is not an addition to the existing building. The application is for façade modifications in line with the historic character of the building.

**Therefore, staff finds that the criterion is met.**

6. ***If applicable, the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

This approval criteria is not applicable as an addition to an existing building is not proposed.

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

7. ***The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).***

Facts and Findings:

The application is for façade modifications in line with the historic character of the building. Staff refers to the Chapter 60 analysis chart provided on page CC-2 above as well as the Design Review Table at the end of this section of the report. Staff incorporates those tables and findings as applicable to this criterion.

**Therefore, staff finds that the criterion is met.**



8. ***Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.***

Facts and Findings:

Staff has reviewed the available Land Use history for this property and assert the proposal does not modify any conditions of approval of a previous Type 2 or Type 3 land use application.

**Therefore, staff finds that the criterion is met.**

9. ***Proposals for Community Gardens comply with Section 60.05.25.14 of Chapter 60. Community Gardens are exempt from Criteria 4, 5, 6, 7, and 8 above.***

Facts and Findings:

This approval criteria is not applicable; no community garden exists on site or is proposed.

**Therefore, staff finds that the criterion is met.**

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

Facts and Findings:

The applicant has submitted the Historic Review application and the Design Review application for this project, and understands a sign permit will be necessary if/when a sign is desired.

**Therefore, staff finds that the criterion is met.**

**Design Review Standards Analysis**  
**Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<p><b>60.05.15.1.B</b> Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety</p>	<p>This section of the Development Code calls for building facades that face a public street be visually interesting, by incorporating multiple materials, maximize glazing, recessed and covered entries, etc. The proposed alterations add more glazing to the façade, enhance the existing recessed entry with a new overheard canopy, and add accent lighting, which all work together to unify the building aesthetically.</p>	<p><b>Yes</b></p>
<p><b>60.05.15.1.C</b> Max 40' between architectural features</p>	<p>The maximum spacing between permanent architectural features shall be no more than forty feet for all uses in multiple use zones. This proposal is increasing glazing and refreshing the buildings distinctive curvature and entry way, increasing overall articulation.</p>	<p><b>Yes</b></p>
<b>Primary Building Entrances</b>		
<p><b>60.05.15.3</b> Weather protection for primary entrance</p>	<p>This section calls for primary building entrances to either be recessed or covered to provide weather protection and transition space for users. The proposed alterations do not remove or alter the existing recessed primary building entrance on the west facade. The project calls for a new, fixed five foot deep canopy to the recessed entry.</p>	<p><b>Yes</b></p>
<b>Roof-Mounted Equipment</b>		
<p><b>60.05.15.5.A through C</b> Equipment screening</p>	<p>This section calls for rooftop mounted mechanical equipment to be screened with a material complementary to the building. The proposal includes installation of new screening for existing rooftop mechanical equipment, crafted from the same painted metal used elsewhere on the building, such as the canopy.</p>	<p><b>Yes</b></p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<p><b>60.05.15.8.A</b> Glazing required</p>	<p>This section calls for all ground floor elevations visible from a public street to utilize large areas of glazing to provide a better pedestrian experience. The building is located along a Class 1 Major Pedestrian Route, which requires a minimum of 50% glazed area. Presently, the building contains 39% glazed area. The proposal as submitted would raise the total glazing to 50%, therefore meeting the standard while balancing the need for preservation of historic character.</p>	<p><b>Brings building closer to compliance</b></p>
<p><b>60.05.15.8.B</b> Weather protection</p>	<p>This section calls for ground floor building elevations along Major Pedestrian Routes to utilize weather protection elements such as canopies. This building is located along a Class 1 Major Pedestrian Route and therefore requires a minimum 50% of the ground floor elevation to provide weather protection. The building currently provides 27% of the façade as weather protecting elements, the proposal will raise this to 34% coverage. The applicants recognizes the 50% standard has been considered, but they have also weighed the need for historic preservation of character and found the submitted weather protection design to be most appropriate in this case. Staff also recognizes that weather protection elements beyond what has been proposed may have a negative impact on existing street trees, landscaping, and visibility.</p>	<p><b>Brings building closer to compliance</b></p>

**Section 60.05.20 Circulation and Parking Design**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Pedestrian Circulation</b>		
<p><b>60.05.20.3.C</b> Walkways every 300'</p>	<p>This section calls for a system of developed pedestrian connections from parked areas to all buildings, good pedestrian connections between buildings, to and from all main building entrances and pedestrian rights of way. The building is located immediately adjacent to a Class 1 Major Pedestrian Route and all main building entrances have a direct connection to the public right of way. There is a parking area located to the east of the building with an existing ADA parking space and direct pedestrian connection to the public right of way and the proposed ADA compliant ramp leading to the primary building entrance. Seating at the building's corner will provide further accessibility and enhance the pedestrian experience. The applicant proposes using materials similar to the building (red brick and concrete) for the ramp and the seating, respecting the historic character of the building.</p>	<p align="center"><b>Yes</b></p>
<p><b>60.05.20.3.F</b> 5' minimum width</p>	<p>Pedestrian walkways shall have a minimum of five (5) 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. The proposal provides an ADA compliance ramp and accessible stair entrance to the building.</p>	<p align="center"><b>Yes</b></p>

**Section 60.05.30 Lighting Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<p><b>60.05.30.1.A-E</b> Lighting Design Standards</p>	<p>This section requires lighting design that provides pedestrian safety and visual comfort through the selection and placement of lighting fixtures that provide adequate lighting at pedestrian circulation areas. Glare onto adjacent properties and public spaces shall be minimized, and fixtures should be kept at a scale appropriate for pedestrians.</p> <p>The proposal includes painted steel recessed downlights installed on the underside of the painted metal canopy. The downlight style will provide for additional lighting under the canopy and at the recessed entrance of the building and will not project any light upwards or on to adjacent properties, and a cut sheet with a lighting study has been provided confirming this. The architectural style of the fixtures is considered neutral, and will not add or detract from the historical character, except that the façade will be lit and more visually accessible to the pedestrians. A materials sheet for the canned light fixtures has been submitted by the applicant. Staff would like to point out that there is also abundant street lighting in this downtown, pedestrian oriented area, and light spillover is of secondary concern to pedestrian safety and comfort.</p>	<p align="center"><b>Yes</b></p>

**CONDITIONS OF APPROVAL**

**HR2018-0002**

1. In accordance with Section 50.90.1 of the Development Code, Alteration of a Landmark shall expire after two years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B.

**DR2018-0064**

2. In accordance with Section 50.90.1 of the Development Code, Design Review approval shall expire after one year from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B.
3. All digging within the root zone of the existing street trees shall be by hand, unless an alternative plan is approved by the City Arborist. (Operations / TC)
4. No cutting of tree roots is permitted, unless approved through a plan by the City Arborist. (Operations/TC)
5. A building permit is required prior to beginning work on the structure. (Building Division/BR)
6. The final construction plans that are submitted for building permits shall substantially conform to Exhibit "C" (project plans), as well as all conditions contained herein. (Planning Division/BA)
7. Prior to any on-site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Ph. (503) 246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Site Development Division/JJD)
8. Erosion control best management practices shall be installed and maintained during all soil disturbing activity and periods of exposed ground. (Site Development /JJD)