

STAFF REPORT

Report date: March 9, 2022

Application/project name: Kiels Grocery Building

Application Numbers: DDR2021-0001 and HR2021-0002

Proposal: The applicant requests approval of a Historic Review application (HR2021-0001) and Downtown Design Review Compliance Letter application (DDR2021-0001) for exterior modifications to the “Kiels Grocery Building.” The proposed modifications include new glazing along the east façade, a new awning along the north façade and new roof-top screening.



Proposal location: 12400 SW Broadway Street, also identified as Tax Lot 4700 on Washington County Tax Map 1S115BB.

Applicant: Oldtown Holdings LLC

Recommendation: APPROVAL of DDR2021-0001 and HR2021-0003 subject to conditions identified at the end of this report.

Contact information:

City staff representative: Brett Cannon, Associate Planner
503-350-4038
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Applicant representative: Oldtown Holdings LLC
Travis Henry
2233 NW 23rd Avenue
Portland, OR 97210

Property owner: Oldtown Holdings LLC
Travis Henry
2233 NW 23rd Avenue
Portland, OR 97210

Existing conditions

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

Site conditions: The site is developed with an existing historic building currently being used for commercial uses. It is attached to other buildings which also operate as commercial uses.

Site Size: Approximately 0.11 acres or 4790 square feet.

Location: South side of SW Broadway Street and west of SW Hall Boulevard.

Neighborhood Association Committee: Central Beaverton NAC

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Regional Center – Old Town	Commercial/Auto-Oriented
South	Regional Center – Old Town	Railroad Right-of-Way
East:	Regional Center - Beaverton Central	Commercial/Restaurant
West:	Regional Center – Old Town	Commercial/Retail

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DDR2021-0001	Downtown Design Review Compliance Letter	Modification to approved changes to the existing building, specifically new glazing, a new awning and roof-top screening equipment.	Development Code Section 40.23.15.1
HR2021-0002	Historic Review	Modification of a historic landmark structure.	Development Code Section 40.35.15.1 and 50.95

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DDR2021-0001	December 28, 2021	January 26, 2022	May 26, 2022	January 26, 2023
HR2021-0002	December 28, 2021	January 26, 2022	May 26, 2022	January 26, 2023

* 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.

Exhibit 1.1: Vicinity Map

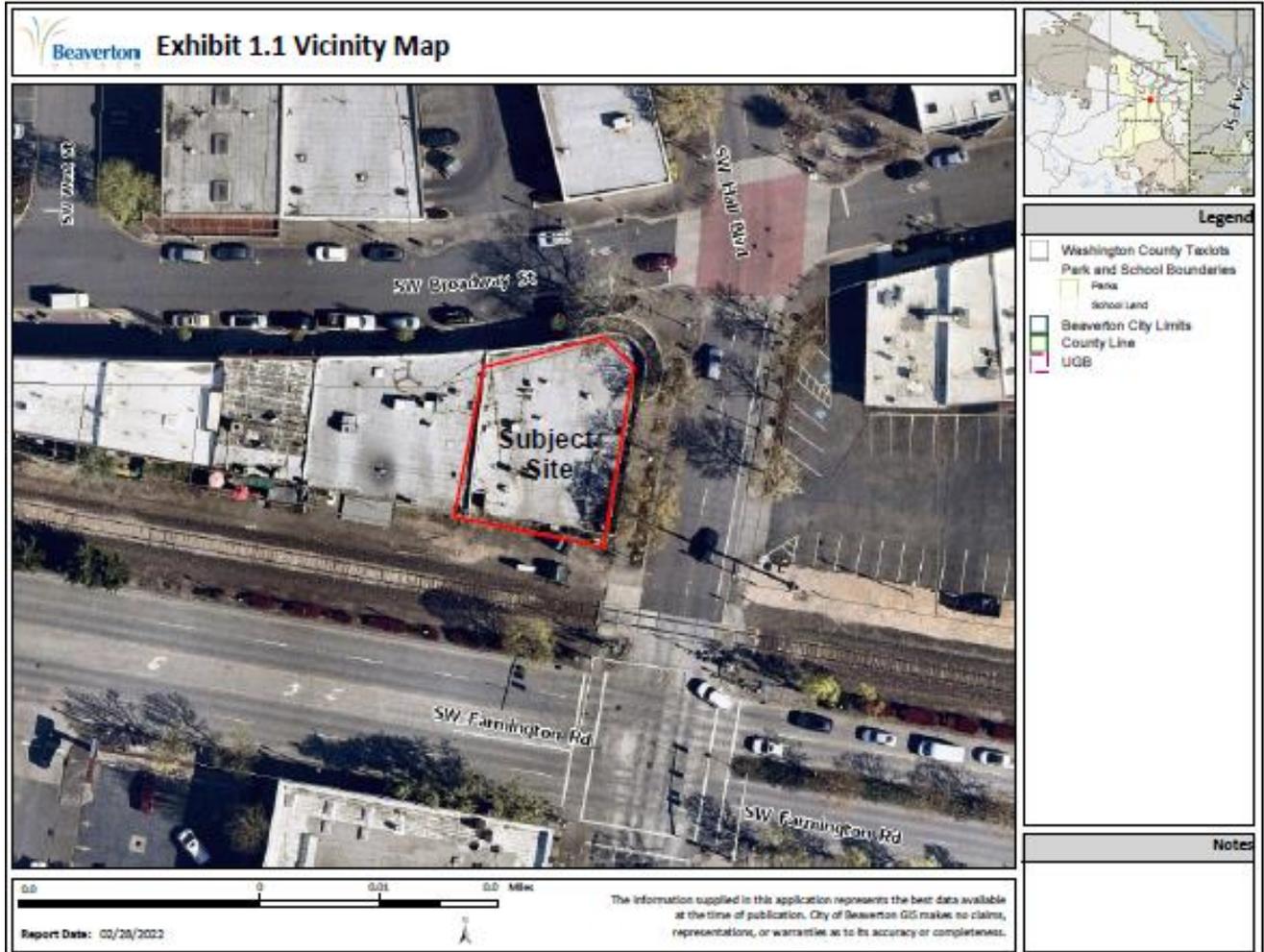


Exhibit 1.2: Zoning Map

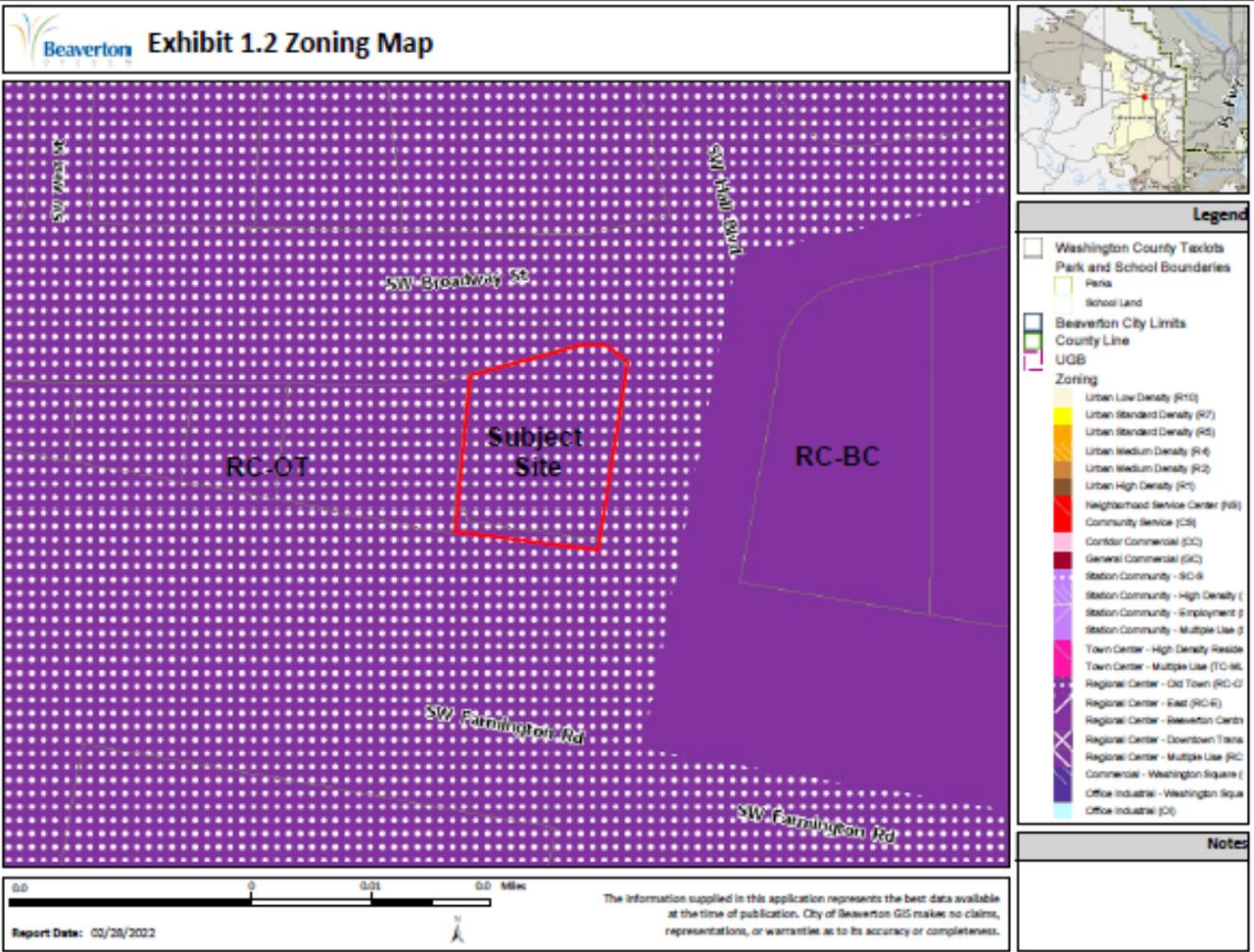


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Exhibits

Exhibit 1. Materials submitted by Staff
 Exhibit 1.1 Vicinity Map (page 4 of this report)
 Exhibit 1.2 Zoning Map (page 5 of this report)
 Exhibit 1.3 Beaverton Inventory of Historic Resources
Exhibit 2. Public Comment - No public testimony was received.
Exhibit 3. Materials submitted by the Applicant
 Exhibit 3.1 Applicant Package Submittal

Attachment A: DDR2021-0001

ANALYSIS AND FINDINGS FOR DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DDR2021-0001**, subject to the applicable conditions identified in Attachment C.

Section 40.23.05 Purpose:

The purpose of Downtown 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.

To achieve this purpose, the Downtown Design Review process is divided into two major components; Design Standards and Design Guidelines. Both standards and guidelines implement Design Principles, which are more general statements that guide development of the built environment. Most Design Standards have a corresponding Design Guideline.

The Design Standards are intended to provide a clear and objective approach to designing a project. Depending on the design thresholds, designing a project to the standards would result in an administrative review process.

An applicant for Downtown Design Review approval can address design review requirements through a combination of satisfying applicable Design Standards, and in instances where it elects not to utilize Design Standards, satisfy the corresponding applicable Design Guidelines. In cases reviewed through a public hearing, the hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only.

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

Planning Commission Standards for Approval:

Section 40.23.15.1.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Downtown Design Review Applications. The Planning Commission will determine whether the application as presented, meets the Downtown Design Review Compliance Letter approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 1 Downtown Review.

Section 40.23.15.1.C Approval Criteria

In order to approve a Downtown 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:

Section 40.23.15.1.C.1

Approval Criteria: The proposal satisfies the threshold requirements for a Downtown Design Compliance Review Letter.

Finding:

The applicant proposes minor design changes to the existing façade including new glazing, a new awning and new roof-top screening. Staff finds that the proposal satisfies the Downtown Design Review Compliance Letter application thresholds 1.b, c and d which read:

1. *Minor design changes to existing building or site including, but not limited to:*
 - b. *Addition, elimination, or change in location of windows.*
 - c. *Addition, elimination, or change in location of person doors and loading doors*
 - d. *Addition of new and change to existing awnings, canopies, and other mounted structures to an existing façade*

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.2

Approval Criteria: All City application fees related to the application under consideration by the decision-making authority have been submitted.

Finding:

The applicant has paid the required fees related to the land use applications.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.3

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

Finding:

Pursuant to Section 50.25.1, the application package includes all the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.4

Approval Criteria: The proposal meets all applicable Development Standards of Sections 70.15.2 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.

Finding:

Staff cites the Code Conformance Analysis chart at the end of this section (Table 5), which evaluates the proposal as it relates to the applicable Downtown Standards found in Section 70.15.10 and 710.15.20 Downtown Development Standards and Uses. Staff incorporates the findings in the Analysis chart as applicable to this criterion. The analysis in this table demonstrates compliance with all applicable criteria.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.5

Approval Criteria: The proposal is consistent with all applicable Design Standards of 70.20 (Downtown Design Standards and Guidelines).

Finding:

Staff cites the Code Conformance Analysis chart at the end of this section (Table 6 and 7), which evaluates the proposal as it relates the applicable Design Standards found in Section 70.20 (Downtown Design Standards). Staff incorporates the findings in the Analysis chart as applicable to this criterion. The analysis in this table demonstrates compliance with all applicable criteria.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.6

Approval Criteria: The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).

Finding:

The application is for façade modifications in line with the historic character of the building. Staff cites the Chapter 60 Code Conformance Analysis chart (Table 4) at the end of this attachment, which evaluates the project as it relates to the applicable Code requirements of Chapter 60. Staff incorporates the findings in the Analysis chart as applicable to this criterion. The analysis in this table demonstrates compliance with all applicable criteria.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.7

Approval Criteria: 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.

Finding:

The applicant states the proposed modification is limited to façade modifications including new glazing, a new awning and new roof-top screening. No previous Type 2 or Type 3 applications are on record for the site.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.23.15.1.C.8

Approval Criteria: 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 a Historic Review application to be processed concurrently with this Downtown Design Review Compliance Letter request. No additional applications or documents are needed at this time. Staff recommends a condition requiring approval of the Historic Review application prior to issuance of the Building Permit.

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

Chapter 60 Special Requirements

Table 4: Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposal is located in the Downtown Design District, Chapter 70 design regulations apply.	N/A
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The stie is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food carts or food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	No grading is proposed	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: None	No loading space is proposed.	N/A
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Minimum: 0 Maximum: N/A	Zero parking spaces are provided	YES
Development Code Section 60.30			
Required Bicycle Parking	Short-term: 2 spaces Long-term: 2 spaces	Short-term: 2 spaces- There is an existing staple bike rack in the right-of-way outside the primary entrance to the building which will serve as short term bike parking. Long-term: 2 spaces- The applicant proposes to use the interior space, as seen on page 54 of Exhibit 3.1 Applicant Package to satisfy long-term bicycle parking. Staff proposes a condition of approval that the applicant provide an updated floor plan showing the location of the long-term bicycle parking.	YES w/COA
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	N/A
Development Code Section 60.45			

Solar Access Protection	Solar access requirements for subdivisions and single family homes.	No subdivisions or single-family homes are proposed.	N/A
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Development Code Section 60.50

Accessory Uses and Structures	Requirements for accessory uses and structure.	No accessory structures are proposed.	N/A
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CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
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Development Code Section 60.55

Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	The proposed project doesn't require a Transportation Impact Assessment or improvements to site frontages.	N/A
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Development Code Section 60.60

Trees and Vegetation	Regulations pertaining to tree removal and preservation.	The proposed modifications are limited to new glazing, a new awning and roof-top screening equipment. No vegetation or trees exist on site or proposed with the project.	N/A
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Development Code Section 60.65

Utility Undergrounding	Requirements for placing overhead utilities underground.	The proposed modifications are limited to new glazing, a new awning and roof-top screening equipment.	N/A
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Development Code Section 60.67

Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No Significant Natural Resources are located on site.	N/A
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Development Code Section 60.70

Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A
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Code Conformance Analysis
Chapter 70 Use and Site Development Requirements
Regional Center – Old Town (RC-OT) Zoning District

Table 5: Code Conformance Analysis ~ Section 70.15.10 and 70.15.20

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 70.15.20			
Eating and Drinking Establishments Food Cart Pods	Permitted	The applicant proposes to convert an existing building into two restaurant tenant spaces.	YES
Development Code Section 70.15.10			
Parcel Area	Minimum: 1,000 square feet Maximum: None	Approximately 5,000 square feet	YES
Minimum Lot Dimensions	Width: None Depth: None	Width- Approximately 62 feet Depth- Approximately 74 feet	YES
Yard Setbacks	<u>Front Street Facing:</u> Minimum: Zero Maximum 10 feet <u>Side Street Facing:</u> Minimum: Zero Maximum 10 feet <u>Rear Minimum:</u> 0 feet	<u>Front, Side and Rear-</u> No changes to the building's footprint are proposed. The survey provided as part of the applicant's package (Exhibit 3.1) indicates the existing building has zero-foot setbacks along the Front, (SW Broadway) Side (SW Hall) and Rear (Rail ROW) property lines.	YES
Maximum Building Height	65 feet	17 Feet	YES
Development Code Section 70.15.25			
Ground Floor Use Regulations	SW Broadway: Type A SW Hall: Type A	Eating and Drinking along SW Broadway Street and SW Hall Boulevard	YES

Development Code Section 70.20

Downtown Design Standards and Guidelines	Requirements for new development and redevelopment in Downtown.	The applicant proposes new glazing, a new awning and new roof-top screening.	See DDR Findings
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Code Conformance Analysis

Chapter 70 Design Standards

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

Table 6: Code Conformance Analysis ~ Section 70.20.05 Site Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Site Design		
70.20.05.1-9- Site Design	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. Standards and Guidelines for Site Design are not impacted by the improvements to the existing building.	N/A

Table 7: Code Conformance Analysis ~ Section 70.20.10 Building Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Massing and Articulation Design		
70.20.10.3 Massing and Articulation	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The massing and articulation of the building will not be impacted by the proposal.	N/A
Façade Design		
70.20.10.4.A.S4	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The applicant states all new fenestration will be recessed a minimum of 2 inches.	YES
All fenestration shall meet the following standards: a. Windows shall be recessed a minimum of 2 inches. Facades or		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
portions of facades utilizing a curtain wall are exempt from this standard.		
<p>70.20.10.4.A.S5 Facades visible from a public street or primary internal drive shall meet the minimum glazing requirements below. Building facades built at shared property lines are exempt:</p> <p>a. Non-residential uses:</p> <p>I. Ground-floor: Unless another standard requires greater glazing, a minimum of 40% of the ground-floor facade shall be glazed</p>	<p>The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The applicant states the existing north façade facing SW Broadway contains 46% total glazed area and 75% glazed area between 2 and 10 feet in height, the proposal will not reduce or increase the glazing on the north façade. The applicant proposes to increase the fenestration on the east façade facing SW Hall with 161 square feet of glazing. This will bring the total glazed area to 27% on the east façade. Section 30.25.1.A. Non-Conforming Structures of the Beaverton Development Code allows for non-conforming structures to be altered so long as the structure is coming closer to conformance with code standards.</p>	<p>YES-See Finding for 70.20.10.4.A.S5</p>
<p>70.20.10.4.A.S6 For all facades not visible from a public street or primary internal drive, a minimum of 20% of the total facade area shall be glazed. Building facades built at shared property lines are exempt.</p>	<p>The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The southern façade facing the railroad right-of-way is not proposed to be altered.</p>	<p>NA</p>
<p>70.20.10.4.A.S8 Windows up to 60 feet above the ground floor shall be treated with one of the following bird-safe design techniques:</p> <p>a. Fritted glass b. Etched glass c. UV coated glass d. Permanent stencil or frosting e. Exterior apparatus</p>	<p>The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The proposed glazing is double paned and will be UV coated.</p>	<p>YES</p>
<p>70.20.10.4.A.S9 Buildings entries shall be provided as follows:</p> <p>a. At least one primary building</p>	<p>The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>entrance shall face the primary frontage. Primary frontage is determined by the following hierarchy using Figure 70.15.15.1 Street Typology, with the streets listed first being higher priority than the streets listed after:</p> <ul style="list-style-type: none"> I. Loop Street II. Commercial Street III. Connector Street IV. Major Street V. Local Street 	<p>building has one primary entrance which faces the corner of SW Broadway and SW Hall. The location of this entrance is not being altered with this proposal.</p>	

70.20.10.4.A.S10

Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right of way, open space, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:

- c. Individual non-residential entries serving tenants spaces less than 5,000 square feet: 6 feet in width
- d. Shared non-residential entries and Individual non-residential entries serving tenants spaces greater than 5,000 square feet: 20 feet in width

The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The existing building entrance, which is not being modified, is located at the back of the sidewalk grade and is greater than 6 feet in width.

YES

Gateways

70.20.10.5.S1 Gateways

Sites located at the corners of each intersection described below shall incorporate design elements into site and building design that signify the importance of the intersection as a gateway to Downtown:

The site of the proposal is located at the corner of SW Broadway and SW Hall.

N/A

Millikan and Rose Biggi
Millikan and Lombard

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
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Canyon and Rose Biggi
Canyon and Lombard

Active Ground Floor Design

70.20.10.6.S1.b

Transparency: Active frontage areas shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space. Transparent glazing shall have minimum Visible Transmittance (VT) value of 0.60. A lighted display zone 4 feet in depth from the windows may qualify as unobstructed views into the commercial space for up to 50 percent of the combined storefront window width on each storefront on primary frontages and on the entirety of secondary frontages.

The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The existing north façade facing SW Broadway contains 46% total glazed area and 75% between 2 and 10 feet. The existing east façade facing SW Hall contains 11% total glazed area and 19% glazed area between 2 and 10 feet. The applicant states the proposed glazing will increase these percentages to 27% and 51% respectively. Section 30.25.1.A. Non-Conforming Structures of the Beaverton Development Code allows for non-conforming structures to be altered so long as the structure is coming closer to conformance with code standards. The proposed glazing will have a minimum Visible Transmittance (VT) value of 0.60 and all existing glazing will be replaced with glass that will have a VT value of 0.60.

YES-See Finding for 70.20.10.6.A.S1.b

70.20.10.6.S1.c

Entrances: Primary ground-floor entrances serving active uses shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or other projecting element, or using a combination of those methods

The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The proposed awning/canopy will be 20 feet and have 6 feet in depth.

YES

70.20.10.6.S1.d

Blank Walls: Walls without fenestration or doors shall not exceed 15 feet in length.

The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The proposed glazing on the east façade facing SW Hall will reduce the existing blank wall from 50 feet in length to approximately 17.5 feet in length.

YES-See Finding for 70.20.10.6.A.S1.d

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	Section 30.25.1.A. Non-Conforming Structures of the Beaverton Development Code allows for non-conforming structures to be altered so long as the structure is coming closer to conformance with code standards.	
Usable Open Space		
70.20.10.7 Usable Open Space	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. No changes to the footprint of the building are proposed which would allow for usable open space to be provided on the subject site.	N/A
Roof Elements		
<p>70.20.10.8.S2 Rooftop mechanical, electrical and communications equipment and components shall be screened and/or located so it is not visible from the ground-level public rights of way that are within 100 feet of the site.</p> <p>a. Screening shall be made of a primary exterior finish material allowed in Section 70.20.10.10 and used on other portions of the building; architectural grade wood or masonry; or metal.</p>	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The new roof top screening will be constructed of ship-lapped cedar, an architectural grade wood.	YES
Structured Parking		
70.20.10.9 Structured Parking	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening.	N/A
Materials		
70.20.10.10.A.S1-S2	The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. The applicant states the façade is in good condition relative to its age. According to the Beaverton Inventory of Historic Resources the exterior surface is composed of concrete block and stucco. The applicant doesn't propose	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	to alter the façade and states no materials identified as prohibited in Table 70.20.10.10.B will be used as part of the project.	
70.20.10.11.H Historic Design Guidelines and Standards: Keils & Holbrook Building (12400 SW Broadway)	Historic Overlay Zone The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. Section 70.20.10.11.H refers to standards for new buildings in the area abutting or adjacent to the Kiels building along SW Broadway. Modifications to the existing building are not regulated by these Design Standards.	N/A

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of DDR2021-0001 Bakery Blocks II, subject to the applicable conditions identified in Attachment C.

Attachment B HR2021-0002

ANALYSIS AND FINDINGS FOR HISTORIC REVIEW APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **HR2021-0002**, subject to the applicable conditions identified in Attachment C.

Section 40.35.05 Purpose:

The purpose of Historic Review is to preserve, enhance, and perpetuate landmarks and districts which represent or reflect elements of the City's cultural, social, economic, and architectural history and to promote the use of historic districts and landmarks for the education, pleasure, housing and public welfare of the City's current and future citizens. This Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval:

Section 40.35.15.1.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Historic Review Applications. The Planning Commission will determine whether the application as presented, meets the Historic Review approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Historic Review.

In order to approve a Historic Review 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:

Section 40.35.15.1.C.1

The proposal satisfies the threshold requirements for an Alteration of a Landmark application.

FINDING:

The applicant states the proposed modification is limited to new glazing, a new awning new roof-top screening, and removal of an existing chimney meeting Historic Review Threshold No. 1 which reads:

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.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.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 Historic Review Alteration of a Landmark application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.3

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

FINDING:

The historic landmark building is the Kiels and Holbrook Market as identified in the Beaverton Inventory of Historic Resources (BIHR) sheet, included as Exhibit 1.3. The building was constructed in 1937 and used as the Kiels grocery store location until 1948. As noted in the BIHR, the Kiel's building doesn't exhibit notable examples of architectural style from the time period, rather it was an important staple of the downtown core and streetscape. However, the BIHR notes certain characteristics that the Kiel's building exhibits, most notably the curved awning and curved parapet due to the building's location on the corner of SW Broadway and SW Hall.

The building will retain the principal facades, massing, and architectural details. The applicant states proposed glazing and awning will match the datum line of the existing features to create a clean façade in that preserves the features of the original building.

The proposal does not propose to remove the key architectural features of the site such as the curved parapet, façade materials or the covered awning over the entry.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.4

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

FINDING:

The applicant states the typical buildings from the 1930's featured planar geometry. Overhanging building masses or linear canopies were often used to enhance the

geometric building design. The proposed glazing, awning and roof-top screening enhance the pedestrian experience by offering views into the building on the east facade and extending the awning feature further west on the north facade.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.5

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

FINDING:

The Beaverton Historic Resource Inventory specifically mentions that the building didn't contain significant architectural styles, rather it contributed to the commercial streetscape of the downtown core. The applicant states the additional glazing along the east facade will further enhance the street scape by providing improved the pedestrian experience through better site lines into the building at a primary intersection in the downtown core. In addition to the findings in Section 40.35.15.1.C.4, the applicant states that the building will be maintained and repaired as necessary. The proposed roof-top screening will contribute to the lines of the building, accenting the planar geometric style it was originally designed with.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.6

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

FINDING:

The applicant states the building facade appears to be in good condition relative to its age. Additionally, no changes to the facade materials are proposed with exception to the new glazing. The applicant states that during the construction phase facade materials will be evaluated to be consistent with Oregon State Building Code. Additionally, all architectural features identified in the BIHR are proposed to remain such as the curved parapet and the curved awning over the entry.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.7

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

FINDING:

The applicant states the existing building façade is in good condition relative to its age. However, if during the construction phase elements are needed to be replaced to meet Oregon State Building Code the applicant will ensure new materials will be used that match the original historic character of the building. Additionally, the applicant's proposal doesn't propose to replace any materials identified on the as historically significant on the BIHR.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.8

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

FINDING:

The applicant states the proposed glazing, awning and roof-top screening is consistent with the historical features identified in the BIHR. The project as proposed doesn't repair or replace any substantiated architectural features.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.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.

FINDING:

The applicant states the proposed glazing, awning and roof-top screening does not destroy any significant architectural or cultural materials identified in the BIHR. The new glazing will enhance the pedestrian experience along SW Hall Boulevard by improving the views into the building while also providing articulation to a wall currently absent of any architectural features. The proposed awning will be at the same height of existing awning which, adding to the character identified in the BIHR. These additions are in concert with the purpose statements identified in Chapter 70 of the Beaverton Downtown Code which emphasizes a mixed use-pedestrian experience through an authentic sense

of place and identity and ground floors that engage street and sidewalks. Staff find the proposal would not destroy significant historical architectural or cultural materials.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.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.

FINDING:

The applicant proposes to modify the existing façade. These improvements include new glazing, a new awning and new roof-top screening. With the adoption of the Downtown Design Regulations, Chapter 20 regulations do not apply to parcels in the RC-OT, RC-BC, MU, and RC DT zones.

Conclusion: Therefore, staff finds that the criterion for approval does not apply.

Section 40.35.15.1.C.11

The proposal is consistent with all applicable provisions of CHAPTER 60 (Special Requirements) and that all improvements, dedications, or both 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 proposal.

FINDING:

The applicant states the proposed modifications include a new glazing, a new awning and roof-top screening. Staff cites the Code Conformance Analysis chart at the end of Attachment A, which evaluates the project as it relates to the applicable Code requirements of Chapter 60.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.12

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

FINDING:

All required application materials and documents related to the Historic Review Alteration of a Landmark have been submitted to the City.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.35.15.1.C.13

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

FINDING:

All required application materials and documents related to the Historic Review Alteration of Landmark request have been submitted to the City in the property sequence. A condition of approval is included that requires that the associated land use application DDR2021-0001 also be approved.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of HR2021-0002 Kiel's Grocery Building, subject to the applicable conditions identified in Attachment C.

Attachment C: Conditions of Approval

Downtown Design Review Compliance Letter (DDR2021-0001)

A. General Conditions, the applicant shall:

1. Ensure the associated land use application HR2021-0002 has been approved. (Planning/BC)

Historic Review Alteration of a Landmark (HR2021-0002)

A. General Conditions, the applicant shall:

1. Ensure the associated land use application DDR2021-0001 has been approved. (Planning/BC)
2. 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 (Planning/BC)
3. If façade materials require replacement or repair during the construction phase, the applicant shall use materials identified on the Beaverton Historic Resource Inventory to ensure the original character of the building is maintained. (Planning/BC)

B. Prior to building permit issuance:

4. 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. / KJ)
5. Provide plans showing that the canopy overhanging the frontage sidewalk in the public right of way shall be a non-structural attachment or in other words not integral (removable without damage) to the building structure. If a revocable right of way encroachment permit is desired by the owner or required by a financial institution or insurance company for the canopy, the City Attorney will need to be consulted to prepare a specific document for this situation. (Site Development Div. / KJ)
6. The applicant shall provide an updated floor plan showing the location of the long-term bicycle parking. (Planning/BC)