

STAFF REPORT

Report Date:
August 15, 2023

Application/Project Name:
PJN Dental

Application Number:
DR2022-0168 / LO2023-0001

Proposal: The applicant, PJN Holdings, LLC, requests Design Review Two approval to demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building. The new office building will include an office use on the main floor and a dental office on the upper level. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. A Loading Determination is requested to vary from the loading berth standards. The applicant proposes to use a standard parking stall for on-site deliveries.



Proposal Location: The site is located at 8900 SW Hall Boulevard, specifically identified as Tax Lot 600 on Washington County Tax Assessor's Map 1S126BC.

Decision: APPROVAL of DR2022-0168 / LO2023-0001, subject to conditions identified at the end of this report.

Contact Information:

City Staff Representative: Aaron Harris, Senior Planner
503-616-8453, aharris@BeavertonOregon.gov

Applicant/Property Owner: PJN Holdings, LLC
3294 NW Kinsley Terrace
Portland, OR 97229

Existing conditions

Zoning: Commercial – Community Service (CS)

Site conditions: The site contains an existing single-story dental office building and parking lot.

Site Size: Approximately 0.56 acres

Location: 8900 SW Hall Boulevard. Located on the north side of SW Hall Boulevard, and specifically identified as Tax Lot 600 on Washington County Tax Assessor’s Map 1S126BC.

Neighborhood Association Committee: Denney Whitford/Raleigh West

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Interim Wash. Co. (WAcnty)	Brightfield Apartments
South	Mixed Use Commercial (City of Tigard)	Embassy Suites Hotel
East	Community Service (CS)	Fairview Office Building
West	Community Service (CS)	Smoke Shack

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DR2022-0168	Design Review: Two	To demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building. The new office building will include an office use on the main floor and a dental office on the upper level. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping	Development Code Section 40.20.15.2.C
LO2023-0001	Loading Determination	Request to vary from the loading berth standards. The applicant proposes to use a standard parking stall for on-site deliveries.	Development Code Section 40.50.15.1.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
DR2022-0168	December 30, 2022	June 8, 2023	October 6, 2023	June 7, 2024
LO2023-0001	April 25, 2023	June 8, 2023	October 6, 2023	June 7, 2024

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Exhibits

- Exhibit 1.1 Vicinity Map (page 6 of this report)
- Exhibit 1.2 Zoning Map (page 7 of this report)
- Exhibit 2. Public Comment
 - Exhibit 2.1 Written Testimony, dated July 1, 2023
- Exhibit 3. Materials submitted by the Applicant
 - Exhibit 3.1 Applications
 - Exhibit 3.2 Narrative and Reports
 - Exhibit 3.3 Plan Sheets
 - Exhibit 3.4 SPLs

Exhibit 1.1: Vicinity Map

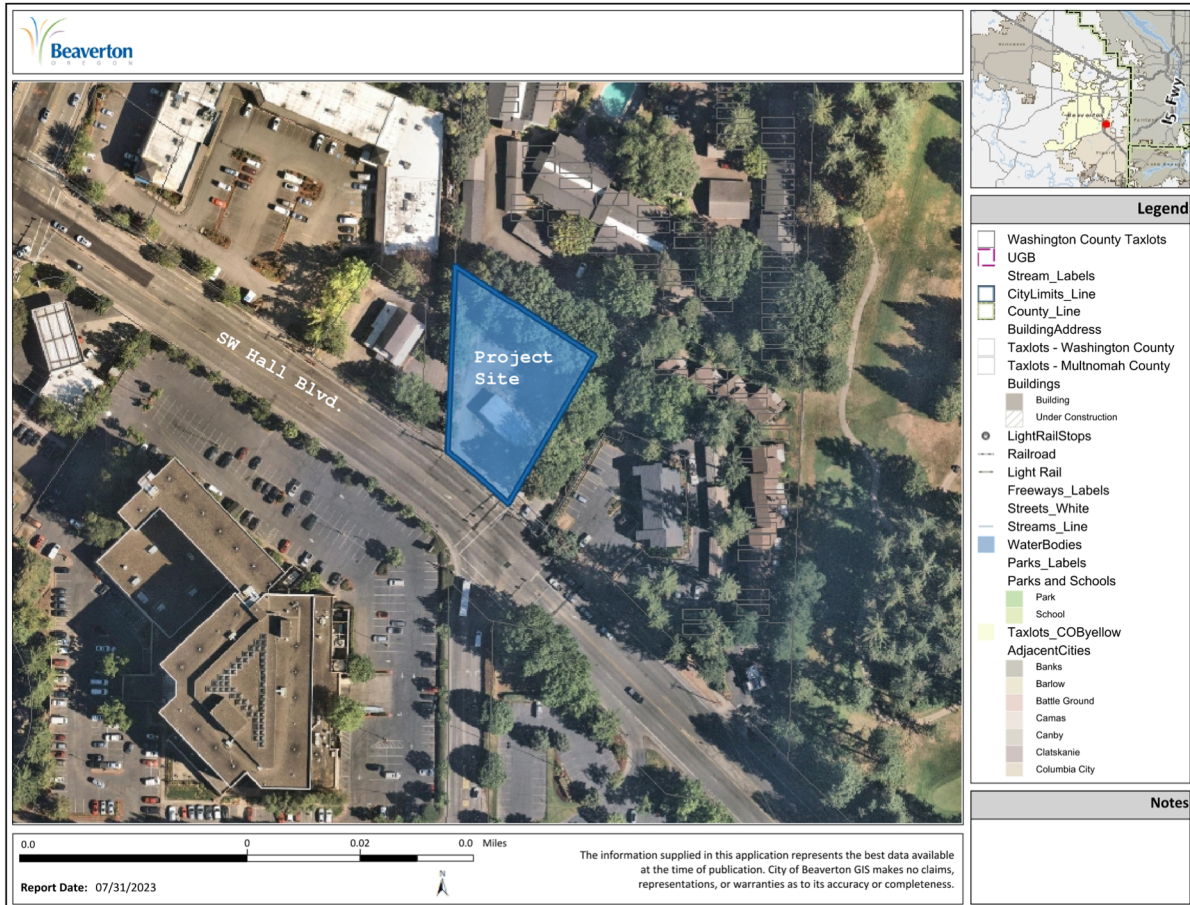
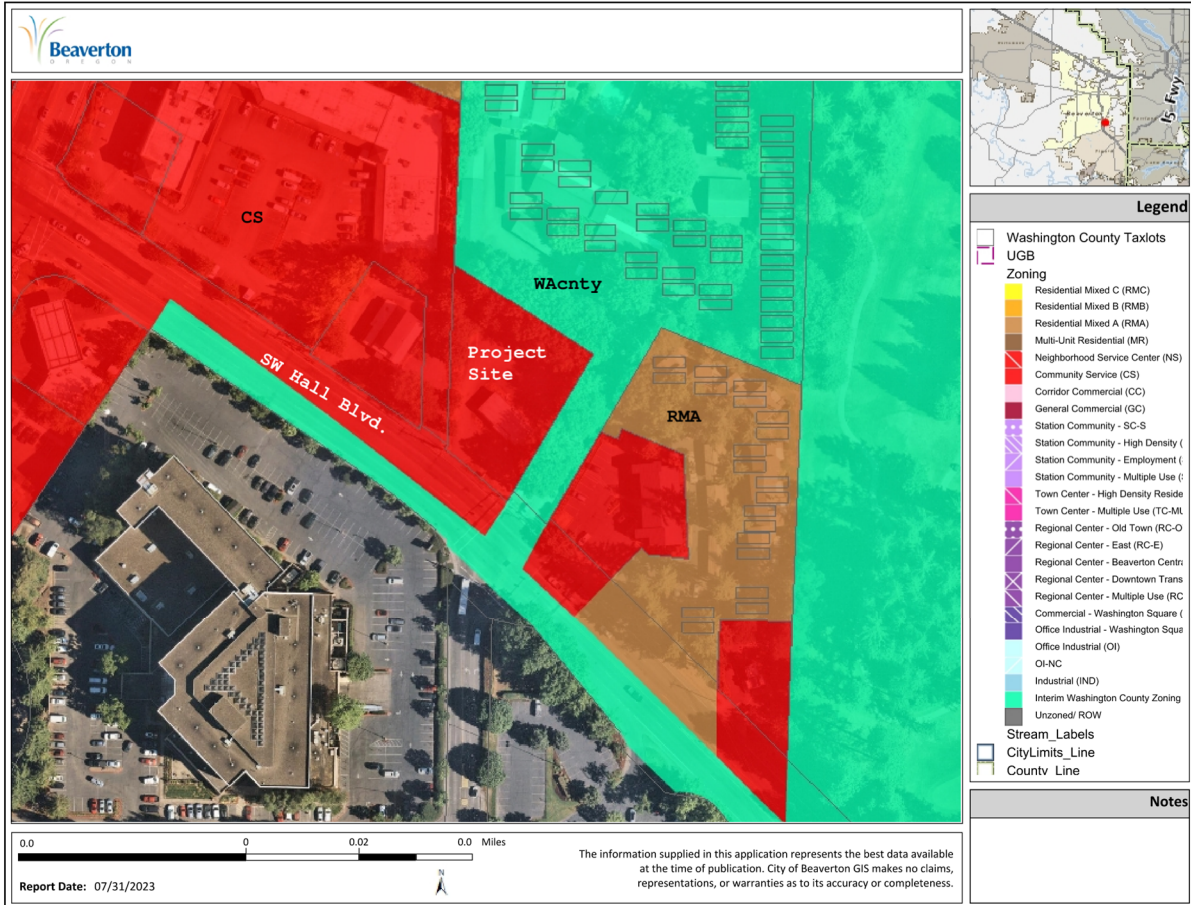


Exhibit 1.2: Zoning Map



Attachment A: Facilities Review

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: PJN Dental

Proposal: The applicant, PJN Holdings, LLC, requests Design Review Two approval to demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building. The new office building will include an office use on the main floor and a dental office on the upper level. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. A Loading Determination is requested to vary from the loading berth standards. The applicant proposes to use a standard parking stall for on-site deliveries.

Recommendation: APPROVE DR2022-0168 / LO2023-0001 subject to conditions of approval.

Section 40.03 Facilities Review Committee:

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

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

- All twelve (12) criteria are applicable to the Design Review Two (DR2022-0168) application.
- The Facilities Review Criteria are not applicable to the associated Loading Determination (LO2022-0002) application.

Section 40.03.1.A

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

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection. The applicant

states that the site is currently served by critical facilities and services due to previous redevelopment of the property. Standard conditions of approval have been added to ensure critical facilities provided with this development meet City standards.

Potable Water: The property is served by Tualatin Valley Water District (TVWD) with a 12-inch public water line that runs parallel to the southern property line. As a condition of approval, prior to the issuance of Site Development permits, the applicant shall submit a copy of issued permits or other approvals needed from TVWD for public water system construction, backflow prevention facilities, and service extensions. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

Non-Potable Water: There is no non-potable water network in the development area. Therefore, the proposal is exempt from connecting to a non-potable water network.

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service. There is an existing, on-site eight-inch sanitary sewer line that runs parallel to the northern property line. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: The proposal will be served by an on-site infiltration system. The applicant has provided a Preliminary Stormwater Report for the quantity and quality of stormwater resulting from the proposed development. The Committee finds that adequate stormwater drainage, treatment, and retention service can be provided to the site to serve the proposed development. As a condition of approval, prior to the issuance of Site Development permits, the applicant shall submit to the City verification that the applicant or applicant's representative has notified DEQ of his/her intent to operate the proposed infiltration system as a UIC system and has submitted the relevant applications and documents to DEQ.

Transportation: Vehicular access is provided to the site on SW Hall Boulevard. SW Hall Boulevard has a functional classification of Arterial. Based on the information provided in the application and staff analysis, a 12-foot street dedication is required with the proposed development. Staff recommends a condition of approval that, prior to final inspection/occupancy of any building permit, the applicant shall submit documentation for any required right of way along the SW Hall Boulevard frontage deeded to the Oregon Department of Transportation as specified in the ODOT comments dated July 14, 2023. (BDC 60.55.10.1)

The proposed project is to demolish an existing single-story dental office building and construct a new office building. The site's existing driveway will be used with modifications, including limiting access to right-in/right-out only to reduce traffic impacts along Hall Boulevard. A new sidewalk and planter strip adjacent to Hall Boulevard will provide connectivity for pedestrians. The site's frontage along Hall Boulevard will be reconstructed to Arterial Street classifications, including a new 5-foot bike lane. Two

short-term and two long-term bicycle parking spaces are proposed along the west side of the new building to satisfy bicycle parking requirements.

Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. New pedestrian walkways are proposed along the north and west building frontages, providing pedestrian access to the primary building entrance, the parking area, and the Hall Boulevard right of way. An ADA curb cut will provide access from the ADA parking spaces to the building walkway. A new walkway will also be constructed to provide connectivity from the building to the new trash enclosure.

Per BDC Section 60.55.20.2.A, a Traffic Impact Analysis (TIA) is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. The applicant's trip generation memorandum from ARD Engineering, dated July 18, 2023, states that the resulting redevelopment will generate 250 new daily trips. Therefore, a TIA is not required.

The proposed project site abuts Hall Boulevard. Currently there is no sidewalk or planter strip adjacent to the site. The proposed project includes street improvements consistent with Arterial Street standards, including two 12-foot travel lanes, a 5-foot bicycle lane, a 7.5-foot planter strip, and a 6-foot sidewalk.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposal and approved the submitted plans as Permit #2022-0138. Emergency vehicle access is provided from SW Hall Boulevard.

Conclusion: As conditioned, staff finds that the proposal meets the approval criterion.

Section 40.03.1.B

Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both, will be provided to serve the proposed development within five (5) years of occupancy.

FINDING:

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposed development is within the Beaverton School District (BSD) boundaries. The proposal is not projected to generate additional demand on the Beaverton School District system as no residential uses are proposed.

Transit Improvements: Bus transit service is provided on SW Hall Boulevard in both directions with service from bus lines 56, 76, and 78. The nearest bus stop is approximately 500 feet west of the subject site, at the intersection of SW Hall Boulevard and SW Scholls Ferry Road.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The proposed project site abuts SW Hall Boulevard, an Arterial Street. A 12-foot right-of-way dedication is proposed, in addition to frontage improvements, to bring the project's frontage into conformance with Arterial Street standards including two 12-foot travel lanes, a 5-foot bicycle lane, a 7.5-foot planter strip, and a 6-foot sidewalk. As a condition of approval staff recommends that prior to final inspection/occupancy of any building permit, the applicant shall submit documentation for any required right of way along the SW Hall Boulevard frontage deeded to the Oregon Department of Transportation as specified in the ODOT comments dated July 14, 2023. (BDC 60.55.10.1)

Site work includes an ADA curb cut from the ADA parking access aisle to the building walkway and a walkway across the driving aisle to the new trash enclosure.

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.

Conclusion: As conditioned, staff finds that the proposal meets the approval criterion.

Section 40.03.1.C

The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.3 if located within the Downtown Design District, 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) or Sections 20.25 and 70.3 if located within the Downtown Design District.

FINDING:

The site is zoned Community Service (CS). The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 20.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.D

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

FINDING:

The proposed project site abuts SW Hall Boulevard, an Arterial Street. A 12-foot right-of-way dedication is proposed, in addition to frontage improvements, to bring the project's frontage into conformance with Arterial Street standards including two 12-foot travel lanes, a 5-foot bicycle lane, a 7.5-foot planter strip, and a 6-foot sidewalk. Prior to final inspection/occupancy of any building permit, the applicant shall submit documentation for any required right of way along the SW Hall Boulevard frontage deeded to the Oregon Department of Transportation as specified in the ODOT comments dated July 14, 2023. (BDC 60.55.10.1) (Transportation / KM)

For all other applicable provisions of Chapter 60, 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 (Special Requirements).

Conclusion: As conditioned, staff finds that the proposal meets the approval criterion.

Section 40.03.1.E

Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

FINDING:

The applicant states the site is accessible from Hall Boulevard with adequate vehicular access and parking on two sides of the building that will provide access to all on-site systems and facilities for required maintenance. Staff finds that the proposed design is not anticipated to preclude adequate maintenance.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.F

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

FINDING:

The proposed project will demolish an existing single-story dental office building and construct a new office building. The site's existing vehicular circulation patterns will generally stay the same. The site will utilize the existing access to SW Hall Boulevard and parking will be provided along the site's western frontage and wrap behind (north of) the new building. Site work includes an ADA curb cut from the ADA parking access aisle to the building walkway as well as a walkway across the driving aisle to the new trash enclosure. New pedestrian walkways are proposed along the north and west building frontages, providing pedestrian access to the primary building entrance, the parking area, and the Hall Boulevard right of way.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.G

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

FINDING:

Staff cite the findings in Criterion A as applicable to this criterion. The proposal is to construct a new office building. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. Both vehicular and pedestrian circulation routes connect the building and site to the public right-of-way at Hall Boulevard. Vehicular access will be modified to restrict access to right-in right-out only.

The Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns connecting to surrounding circulation system of the proposed development.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.H

Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

FINDING:

Staff cite the findings in Criterion A as applicable to this criterion. Fire protection for the site is provided by Tualatin Valley Fire and Rescue (TVF&R). The applicant states the proposed development has been designed in accordance with all adopted City codes and standards and provides adequate fire protection. TVF&R has provided a service provider letter to ensure adequate fire protection.

Conclusion: The Committee finds that the proposal meets the approval criterion.

Section 40.03.1.I

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

FINDING:

The applicant states the proposed structures and public facilities have been designed in accordance with all current City and Building codes and standards and provide appropriate protection from crime and accident.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.J

Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

FINDING:

The existing site is relatively flat with little to no slope differentiation on the south and east property lines and approximately 3 feet of slope along the north and west property lines. The site currently contains a paved parking lot and driveway that will be replaced with a similarly graded new parking area. Changes to the slope and elevation variation between adjacent lots will not be significantly modified.

The Committee has reviewed the proposed preliminary grading plan and finds no adverse effect on neighboring properties, the public right-of-way, or the public storm system. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

Conclusion: As conditioned, staff finds that the proposal meets the approval criterion

Section 40.03.1.K

Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

FINDING:

The proposed project will demolish an existing single-story dental office building and construct a new office building. The site's existing vehicular circulation patterns will generally stay the same. The site will utilize the existing access to SW. Hall Boulevard and parking will be provided along the site's western frontage and wrap behind (north of) the new building. Site work includes an ADA curb cut from the ADA parking access aisle to the building walkway, providing a continuous, uninterrupted access route to the building's primary entrance in the Hall Boulevard right of way.

Compliance with applicable ADA requirements is reviewed at the time of Building permit application. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.03.1.L

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

FINDING:

The application was submitted on December 30, 2022, and staff deemed the project complete on June 8, 2023. 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.

Conclusion: Staff finds that the proposal meets the approval criterion.

Code Conformance Analysis

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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code 20.10.20			
Land Uses: -Office -Service Business/ Professional Services	Permitted Use	The proposal is to demolish an existing dental office building and construct a new office building. The new office building will include an office use on the main floor and a dental office on the upper level. Each of the proposed land uses are permitted.	Yes
Development Code Section 20.10.15 (Commercial Site Development Standards)			
Minimum Land Area	7,000 square feet	The site is approximately 24,394 square feet (0.56 ac).	Yes
Yard Setbacks	Front = None Side = None Rear = 20'	The proposed building is situated approximately 8'-4" from the front yard property line, 5' from the east side yard property line, 5'-6" from the west side yard property line, and 55' from the rear yard property line.	Yes
Maximum Building Height	60 feet	The tallest portion of the building is 30'.	Yes

Table 5: 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.	Site improvements include a new, approximately 8,550 sq. ft., two-story office building. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping.	See DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for new drive-up windows.	The proposed project does not include Drive-Up Window Facilities.	NA
Development Code Section 60.10			
Floodplain Regulations	Requirements for development within floodplains.	The site does not contain floodplains.	NA
Development Code Section 60.25			
Off-Street Loading Requirements	(7K-24K) 1 Type B Berth	The applicant has applied for a Loading Determination application to request that no loading berth be required for the proposal.	See LO2023-0001 section of the staff report
Development Code Section 60.30			
Off-Street Vehicle Parking Requirements	Medical, Dental Clinics (per 1,000 sq. ft.) Min: 3.9 Max: 4.9	The following is the parking requirements for the proposal: Medical, Dental Clinics Min: 33 spaces Max: 41 spaces Proposed: 36 spaces	Yes
Bicycle Parking Requirements	Medical, Dental Clinics Short: 2 spaces or 1 space per 20K Long: 2 spaces or 1 space per 20K	The following is the bike parking requirements for the proposal: Medical, Dental Clinics Short: 2 spaces Long: 2 spaces	YES

Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and replacement of trees.	The proposal includes the removal of three community trees.	Yes
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities on-site must be placed underground. Existing utility poles that must be moved, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid.	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
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	There are no Significant Natural Resources on site.	NA

Attachment B: DR2022-0098 DESIGN REVIEW TWO

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2022-0168**, subject to the applicable conditions identified in Attachment D.

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

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 D.

Conclusion: Therefore, staff finds that, by meeting the conditions of approval, the proposal meets the Facilities Review Committee approval criteria.

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 the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C Approval Criteria:

In order to approve a Design Review Two 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 40.20.15.3.C.1

Approval Criteria: The proposal satisfies the threshold requirements for a Design Review Two application.

Finding:

The applicant proposes to demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building. The new office building will include an office use on the main floor and a dental office on the upper level. Site improvements include parking area redevelopment, a garbage/recycling enclosure, site lighting, and landscaping. Accordingly, the proposal satisfies the following threshold in BDC 40.20.15.2.A for a Design Review Two application:

2. New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.20.15.2.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 fee for this Design Review Two application.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.20.15.2.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: Staff finds that the proposal meets the approval criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

Finding:

Staff cites the findings in the Design Review Standards Analysis table in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the table provides a summary response to

Design Standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.20.15.2.C.5

Approval Criteria: For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

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

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

- d) If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)
- e) If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).

Finding:

The applicant's proposal does not include additions or modification to an existing development. The applicant proposes to demolish an existing single-story dental office building and construct a new, approximately 8,550 sq. ft., two-story office building.

Conclusion: Staff finds that the criterion does not apply to this proposal.

Section 40.20.15.2.C.6

Approval Criteria: For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.

Finding:

The proposal does not include the reconstruction of a destroyed existing single-detached dwelling. Also, the proposal is not located in a Multiple Use zoning district.

Conclusion: Staff finds that the criterion does not apply to this proposal.

Section 40.20.15.2.C.7

Approval Criteria: The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

Finding:

The grading standards in Section 60.15.10 apply to projects that propose grading within 25 feet of residentially zoned property or within 25 feet of a Significant Tree or Grove. Staff finds these standards do not apply to the applicant's proposal because the subject site is not located within 25 feet of a residentially zoned property or a Significant Tree or Grove.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.20.15.1.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 submitted this Design Review Two application on December 30, 2022. The applicant also applied for a Loading Determination application on April 25, 2023. Both applications were deemed complete by staff on June 8, 2023. No additional land use applications or documents are needed at this time.

Conclusion: Staff finds that the proposal meets the approval criterion.

CONCLUSION & DECISION

Based on the facts and findings presented, the Director approves DR2022-0168, subject to conditions of approval in Attachment D.

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings in residential zone	Proposal is for a commercial building located in a Commercial zone.	N/A
60.05.15.1.B Min 30% articulation/ Min 50% if glazing is less than 35%	West Elevation: 31% North Elevation: N/A East Elevation: N/A South Elevation: 32%	YES
60.05.15.1.C Max 40' between architectural features	The maximum space between architectural features is 40'.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets for residential buildings.	Proposal is not a residential building.	N/A
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	New roof elements are flat. Smaller feature roofs, provided at the Hall Blvd. elevation, are exempt from the standard per 60.05.15.2.E below.	N/A
60.05.15.2.B Min roof eave = 12"	All proposed roof elements are flat.	N/A
60.05.15.2.C Flat roofs need parapets or must be architecturally treated.	Parapets extend a minimum of 24" above the roof surface with varied forms of articulation.	YES
60.05.15.2.D Roof forms for new structures in existing development be to similar to existing roofs.	The proposed building will be the only building on the subject site.	N/A
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs.	Small accent roofs along the Hall Blvd. elevation will have a 1:12 pitch.	N/A
Primary Building Entrances		
60.05.15.4.A Weather protection for primary entrances.	The new entry includes a metal roof canopy that is 18 feet wide and 8 feet deep.	YES
Exterior Building Materials		
60.05.15.4.A	The proposal is a commercial use.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Residential double wall construction		
60.05.15.4.B Maximum 30% of each elevation may be plain, smooth, unfinished concrete, concrete block, plywood, or sheet pressboard.	No wall area on the building is plain, smooth, unfinished concrete, concrete block, plywood, or sheet pressboard.	YES
60.05.15.4.C Foundations	No portions of the proposed building extend more than three feet above grade.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Roof-mounted equipment will be screened from the right-of-way by the continuous parapet around the building perimeter. It will also be set back approximately 30 feet from the street facing elevation.	YES
Building Location and Orientation along Streets in Com. and MU Zones		
60.05.15.6. Street frontage in Commercial and Multiple Use zones	The property is not within a Multiple Use zone. The property is in a Commercial zone and the parcel does not exceed 60,000 gross square feet.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C Building scale along Major Pedestrian Routes	The project is not located along a Major Ped route. The project is located in the CS zone.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing	The project is not located along a Class 1 or Class 2 Major Ped route. The parcel is less than 25,000 gross square feet.	N/A
60.05.15.8.B Weather Protection	The project is not located along a Class 1 or Class 2 Major Ped route.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The A 24' wide vehicle driveway will connect the site to Hall Blvd. A 10' wide pedestrian walkway will connect to the public sidewalk.	YES

Loading Areas, solid waste facilities and similar improvements

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.2.A Screen from public view	The project will add a new waste and recycling storage area at the northwest corner of the site. It will be screened from the street by landscaping and the proposed building. A 6-foot-tall wooden fence, which will be at least 1 foot higher than the collection units, will screen the enclosure from public view.	YES
60.05.20.2.B Loading areas shall be screened	The applicant has applied for a Loading Determination application to request that no loading berth be required for the proposal.	See LO2023-0001 section of the staff report
60.05.20.2.C Screening from public view for service areas	The project will add a new waste and recycling storage area, screened from public view via a 6-foot-tall wooden fence, which will be at least 1 foot higher than the collection units.	YES
60.05.20.2.D Chain-link screening prohibited	No chain link is proposed for screening.	YES
60.05.20.2.E Screening of loading waived in some zones.	The applicant has applied for a Loading Determination application to request that no loading berth be required for the proposal.	See LO2023-0001 section of the staff report
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	A pedestrian walkway will be provided that connects the public sidewalk to both the primary and secondary building entrances, the parking area, in the garbage/recycling enclosure.	YES
60.05.20.3.B Direct walkway connection	The pedestrian walkway to the primary building entrance provides a direct and visible connection from the public sidewalk to the building.	YES
60.05.20.3.C Walkways every 300'	The site has less than 100 feet of frontage. A single pedestrian walkway into the site is proposed. No parking is located between the building in the street.	YES
60.05.20.3.D Physical separation	The proposal includes a pedestrian pathway through the parking lot to the waste enclosure. The pathway is 5 feet wide and paved with scored concrete.	YES
60.05.20.3.E Distinct paving	The proposal includes a pedestrian pathway through the parking lot to the waste enclosure. The pathway is 5 feet wide and paved with scored concrete.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.F 5' minimum width	Pedestrian walkways are a minimum of five feet and will be paved with concrete. Walkways meet ADA standards.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	A 14-foot-wide planter strip is proposed between the right-of-way and the parking area. The landscape area includes a varied mix of evergreen shrubs, groundcover, and a large existing tree that will provide a 30-foot-high screen and 50% opacity. Shrubs will be maintained and pruned to retain a 36" maximum height.	YES
Parking and Landscaping		
60.05.20.5.A.2 1 landscape island per 10 spaces	The proposed project is within a commercial zone and no more than seven contiguous parking spaces are proposed in the parking lot.	N/A
60.05.20.5.B Landscape island min area (70 sq. ft.)	All new landscape islands are greater than 70 square feet.	YES
60.05.20.5.C Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands.	N/A
60.05.20.5.D Trees from Street Tree List	12 new trees are proposed. The proposed Slender Hinoki Cypress is not included on the Beaverton Approved Tree List. Prior to Site Development permit issuance, the applicant shall submit a revised landscape plan that demonstrates conformance with the City of Beaverton Approved Tree List.	YES, as conditioned
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.7.A-B Required sidewalk/internal pathway widths	Frontage improvements include a new sidewalk along SW Hall Blvd per city and ODOT standards. A 10-foot-wide walkway is provided along the primary (western) building elevation.	YES
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	The project's parking lot drive aisle provides direct access to perpendicular parking stalls.	YES
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A Minimum Area Landscaped	The total area of landscaping proposed is approximately 6,243 sq. ft. which is 26% of the total site area.	YES
60.05.25.5.B Minimum Planting Requirements	The project requires approximately 3,658 sq. ft. of landscaped area. The proposal requires five new trees and nine evergreen shrubs planted on-site. The project proposes 12 new trees. Deciduous trees are proposed with a minimum 1.5-inch caliper. Evergreen trees are proposed with a minimum planting height of 6 feet. The proposal includes more than 200 evergreen shrubs. A wide variety of small shrubs, including evergreen and flowering shrubs are proposed to cover 100% of the landscaped areas. No gravel or rock is proposed and bark is only specified at the areas immediately around trees and shrubs.	YES
60.05.25.5.C Pedestrian Plazas	No pedestrian plazas are proposed.	N/A
60.05.25.5.D Foundation Landscaping	All building elevations contain windows on the main level. The northwest and northeast facades have continuous pedestrian walkways along the	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	frontages, so do not have foundation plantings. The southwest and southeast facades have continuous foundation plantings of a minimum depth of 5'.	
Additional Minimum Landscaping		
60.05.25.8 Retaining Walls	The project does not include any new retaining walls.	N/A
60.05.25.9 Fencing Height and Materials	A new 6' high, solid cedar fence is proposed along the rear yard property line.	YES
60.05.25.10 Changes to Existing On-Site Surface Contours	The project meets the grading standards in BDC Section 60.15.10. The site does not contain Significant Trees, Historic Trees, or trees within an identified Significant Grove or Significant Natural Resource Area.	YES
Integrate Water Quality, Quantity, or Both Facilities		
60.05.25.11 Location of facilities	Two surface water quality planters will be incorporated into the site. Both planters are located behind the building.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The project provides a B3 buffer along the rear property line in conformance with code standards. No additional buffer standards apply.	YES

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.C Lighting of Ped Plazas	The proposal does not include pedestrian plazas.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	The proposal includes 20-foot-tall pole-mounted luminaires in the vehicle circulation areas.	YES
60.05.30.2.B Non-Pole Mounted Lighting	All wall mounted lights comply with City's Technical Lighting Standards	YES
60.05.30.2.C Lighted Bollards	On-bollards are proposed at 42" high.	YES

Attachment C: LO2023-0001

ANALYSIS AND FINDINGS FOR LOADING DETERMINATION APPROVAL

Decision: Based on the facts and findings presented below, the Director **APPROVES LO2023-0001**, subject to the applicable conditions identified in Attachment D.

Section 40.50.05 Purpose:

The purpose of a Loading Determination is to establish a mechanism to determine or modify the required number of off-street loading spaces or modify the off-street loading space dimensions in advance of, or concurrent with, applying for approval of an application, development permit, or other action. This Section is carried out by the approval criteria listed herein.

Section 40.50.15 Application:

There is a single Loading Determination application which is subject to the following requirements.

Section 40.50.15.1.C.1

The proposal satisfies the threshold requirements for a Loading Determination application.

FINDING:

An application for Loading Determination shall be required when one or more of the following thresholds apply:

2. A request to modify the total number of off-street loading spaces from the required number listed in Section 60.25 (Off-Street Loading) of this Code.

The applicant is seeking to modify the number of required off-street loading berths for this development. The applicant proposes to provide zero loading berths where the standard at BDC Section 60.25.15 requires one Type B loading berth. The applicant proposes to utilize standard parking spaces for on-site deliveries. The proposal satisfies the threshold requirements for a Loading Determination application.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.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 Loading Determination application.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.3

The determination will not create adverse impacts, taking into account the total gross floor area and the hours of operation of the use.

FINDING:

The gross floor area of the new building area will be approximately 8,550 sq. ft. upon project completion. According to BDC Table 60.25.15, the new building requires one Type B loading berth.

According to the applicant, the building is small enough that no loading spaces are required for “office” occupancies. Based on the Owner’s current dental office, delivery vehicles are typically “mail delivery” size and no large vehicle deliveries are expected. If a large loading vehicle was ever required to deliver to the site, it could be accommodated on weekends or after regular business hours, when at least half of the building will not be in use and open parking spaces will allow more open turning capabilities.

Regular business hours are Monday – Thursday from 8 am – 5pm and Fridays from 9 am – 1 pm. Deliveries typically take 10–15 minutes and occur once per week or once every two weeks.

Staff concurs with the applicant’s findings in response to BDC 40.50.15.1.C.3. Staff finds that approval of the loading determination will not create adverse impacts due to the size of the proposed dental and office spaces and the nature of the proposed on-site uses.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.4

There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site and in connecting with the surrounding circulation system.

FINDING:

The parking area meets the standard city of Beaverton requirements for parking stall and access dimensions. There is room for a typical delivery vehicle to maneuver and turn onsite with a 25'-40' turning radius provided as noted on the applicant's site plan Exhibit 3.3. In the event that a larger vehicle delivery was required, it could be accommodated on weekdays after 5 pm or on weekends, when the dental office will be closed.

The site's existing vehicular circulation patterns will generally stay the same. The site will utilize the existing access to SW Hall Boulevard and parking will be provided along the site's western frontage and wrap behind (north of) the new building. Site work includes an ADA curb cut from the ADA parking access aisle to the building walkway as well as a walkway across the driving aisle to the new trash enclosure. New pedestrian walkways are proposed along the north and west building frontages, providing pedestrian access to the primary building entrance, the parking area, and the Hall Boulevard right of way.

Both vehicular and pedestrian circulation routes connect the building and site to the public right-of-way at Hall Boulevard. Vehicular access will be modified to restrict access to right-in right-out only.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.5

The proposal will be able to reasonably accommodate the off-street loading needs of the structure.

FINDING:

The proposed site design provides a total of 35 parking spaces – 2 more than the minimum requirement. Routine deliveries typically occur once per week or once every two weeks. For the anticipated 10-15 minute unloading period, parking can be accommodated in a standard parking space.

Staff also cite the findings in response to Criterion 40.50.15.1.C.3 above as applicable to this criterion. The building is small enough that no loading spaces are required for "office" occupancies. Based on the Owner's current dental office, delivery vehicles are typically "mail delivery" size and no large vehicle deliveries are expected. If a large loading vehicle was ever required to deliver to the site, it could be accommodated on weekends or after regular business hours, when at least half of the building will not be in use and open parking spaces will allow more open turning capabilities. Regular

business hours are Monday – Thursday from 8 am – 5pm and Fridays from 9 am – 1 pm.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.6

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 impacts of the proposal.

FINDING:

The applicant states the proposed Loading Determination request will have no impact on any of the Chapter 60 requirements. Staff cites the Code Conformance Analysis chart (Table 5) in Attachment A, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60 (Special Requirements).

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.7

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: drainage ditches, roads and other improved rights of way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to periodic maintenance by the City or other public agency.

FINDING:

The applicant states the site is accessible from Hall Boulevard with adequate vehicular access and parking on two sides of the building that will provide access to all on-site systems and facilities for required maintenance. Staff finds that the proposed design is not anticipated to preclude adequate maintenance.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.8

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

FINDING:

The application was submitted on April 25, 2023, and staff deemed the project complete on June 8, 2023. 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.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.50.15.1.C.9

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 Design Review Two application to be processed concurrently with this Loading Determination request. No additional applications or documents are needed at this time. Staff recommends a condition requiring approval of the associated applications prior to site improvements.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, the Director APPROVES LO2023-0001, PJN Dental, subject to the applicable conditions identified in Attachment D.

Attachment D: Conditions of Approval

DR2022-0168 / LO2023-0001

Design Review (DR2023-0168)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use application LO2023-0001 has been approved.
(Planning / AH)

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

1. Ensure the associated land use application (LO2023-0001) has been approved.
(Planning Div. / AH)
2. Submit a revised landscape plan that demonstrates conformance with the City of Beaverton Approved Tree List. (Planning Div. / AH)
3. Submit site plans demonstrating that all pedestrian walkways are accessible pursuant to the Americans with Disabilities Act (ADA) and the City's Engineering Design Manual. Curbed walkways require ADA-compliant ramps. (BDC 40.03.1.D, F, and K, and 60.55.25.10.A.6) (Transportation / KM)
4. Submit preliminary sight distance analysis for modified access to SW Hall Boulevard consistent with the City's Engineering Design Manual. (BDC 40.03.1.D and G, and 60.55.35, and EDM Section 210.18 Intersection Sight Distance Policy. (Transportation / KM)
5. Submit revised plan sets and applicable detail drawings for the required bicycle parking to demonstrate compliance with the Engineering Design Manual Section 340, "Bicycle Parking Standards". (BDC 40.03.1.D and 60.30.05.3) (Transportation / KM)
6. Submit revised site plans demonstrating that any required donation for right of way purposes to the Oregon Department of Transportation plus the required frontage improvements along SW Hall Boulevard meet both state and City street standards for an arterial. Frontage improvements shall include a 7.5-foot wide planter strip (including a standard curb), a 6-foot wide sidewalk, and a 1-foot wide buffer between the back of sidewalk and the right of way line. (BDC 40.03.1.A and 60.55.10) (Transportation / KM)
7. 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. / HJ)
8. Retain 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. / HJ)

9. 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. / HJ)
10. Have the applicant for the subject property guarantee all City-owned and maintained public improvements, grading, storm water management facilities, and 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. / HJ)
11. Submit to the City verification that the applicant or applicant's representative has notified DEQ of his/her intent to operate the proposed infiltration system as a UIC system and has submitted the relevant applications and documents to DEQ. (Site Development Div. / HJ)
12. Submit to the City a copy of issued permits or other approvals needed from the Oregon Department of Transportation for work within, and/or construction access to ODoT right of way. (Site Development Div. / HJ)
13. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District (TVWD) for public water system construction, backflow prevention facilities, and service extensions.
14. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. / HJ)
15. 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. / HJ)
16. 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. / HJ)

17. 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. (Site Development Div. / HJ)
18. 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. / HJ)
19. Provide plans showing a proprietary stormwater treatment system for treatment of part of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any proprietary stormwater treatment system vaults or manholes. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development Div. / HJ)
20. 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. / HJ)
21. 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. / HJ)
22. 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. / HJ)
23. Provide plans for the placement of underground utility lines within the site and to the proposed new building. No overhead services shall remain on the site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div. / HJ)
24. Submit plans that show access for a maintenance vehicle within 9-feet from the front, or within 19-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. / HJ)
25. When required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. If private sewer systems crossing lot lines and within a private easement is proposed, please submit plumbing permit application to the

Building Division. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / HJ)

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

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / HJ)
27. 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. / HJ)

D. Prior to final inspection/occupancy of any building permit, the applicant shall:

28. Submit documentation for any required right of way along the SW Hall Boulevard frontage deeded to the Oregon Department of Transportation as specified in the ODOT comments dated July 14, 2023. (BDC 60.55.10.1) (Transportation / KM)
29. Obtain and submit documentation of the required State Highway Approach Road Permit and the ODOT Miscellaneous Permit specified in the ODOT comments dated July 14, 2023. (BDC 60.55.10.1) (Transportation / KM)
30. 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. / HJ)
31. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / HJ)
32. 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. / HJ)
33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / HJ)
34. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div. / HJ)
35. Submit to the City a copy of approval from DEQ stating that required improvements relating to the infiltration stormwater facility/UIC have been completed prior to final occupancy.

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

36. Have completed the site development improvements and verify that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. The project shall meet all outstanding

conditions of approval as determined by the City. 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. / HJ)

37. Submit any required easements, executed and ready for recording, to the City. City will require approval of legal description and form prior to execution. 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. / HJ)
38. Provide a post-construction cleaning, system maintenance, and any proprietary stormwater treatment system recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer.
39. Additional service report will be required per maintenance schedule and until the maintenance and planting period is complete. (Site Development Div. / HJ)
40. 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. If the plants are not well established (as determined by the City) 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 that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div. / HJ)
41. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained public improvements, grading, storm water management facilities, and driveway paving. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It will run concurrently with the performance security of the plant establishment and is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. / HJ)

Loading Determination (LO2023-0001)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use application DR2023-0168 has been approved. (Planning / AH)