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## Staff Report

HEARING DATE: September 16, 2015

TO: Interested Parties

FROM: Jason T., Assistant Planner

PROPOSAL: **ADJ2015-0003 / DR2015-0014 Cascade Brewery Expansion**

LOCATION: The address of the site is 6750 SW 111<sup>th</sup> Avenue. The site can also be described as Tax Lot 11500 on Washington County Tax Assessor's Map 1S122AC.

SUMMARY: The applicant seeks approval of a Major Adjustment and Design Review Two application to construct a 3,640 square foot addition to the south side of the existing building and to remove one landscape tree. A Major Adjustment application is necessary because the proposed addition will be constructed five feet from the south side property line. The standard side yard setback in the IND zone is ten feet.

APPLICANT: Cascade Brewing  
Attn: Ron Gansberg  
6750 SW 111<sup>th</sup> Avenue  
Beaverton, OR 97008

APPLICANT REPRESENTATIVE: CIDA Inc.  
Attn: Rebecca Kerr  
6720 SW Macadam Ave, Suite 100  
Portland, OR 97219

PROPERTY OWNERS: Chadwick Company  
Attn: Ed Chadwick  
PO Box 579  
Banks, OR 97106

DECISION: **APPROVAL of ADJ2015-0003 DR2015-0014 (Cascade Brewery Expansion), with conditions of approval.**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	Final Written Decision Date	240-Day*
ADJ2015-0003	February 12, 2015	July 29, 2015	November 26, 2015	March 25, 2016
DR2015-0014	February 12, 2015	July 29, 2015	November 26, 2015	March 25, 2016

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Industrial (IND)	
<b>Current Development</b>	Industrial/Manufacturing/Storage	
<b>Site Size &amp; Location</b>	The address of the site is 6750 SW 111th Avenue. The site can also be described as Tax Lot 11500 on Washington County Tax Assessor's Map 1S122AC. The site is approximately 1.44 acres.	
<b>NAC</b>	Vose	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> IND <u>South:</u> IND <u>East:</u> IND <u>West:</u> IND	<b>Uses:</b> <u>North:</u> Industrial/Manufacturing/Storage <u>South:</u> Industrial/Manufacturing/Storage <u>East:</u> Industrial/Manufacturing/Storage <u>West:</u> Industrial/Manufacturing/Storage

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<b><u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – FR7
<b><u>Attachment B:</u> ADJ2015-0003 <i>Major Adjustment</i></b>	ADJ1-ADJ5
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### Exhibits

#### **Exhibit 1. Materials submitted by Staff**

- Exhibit 1.1 Zoning Map (page SR-4 of this report)
- Exhibit 1.2 Aerial Map (page SR-5 of this report)

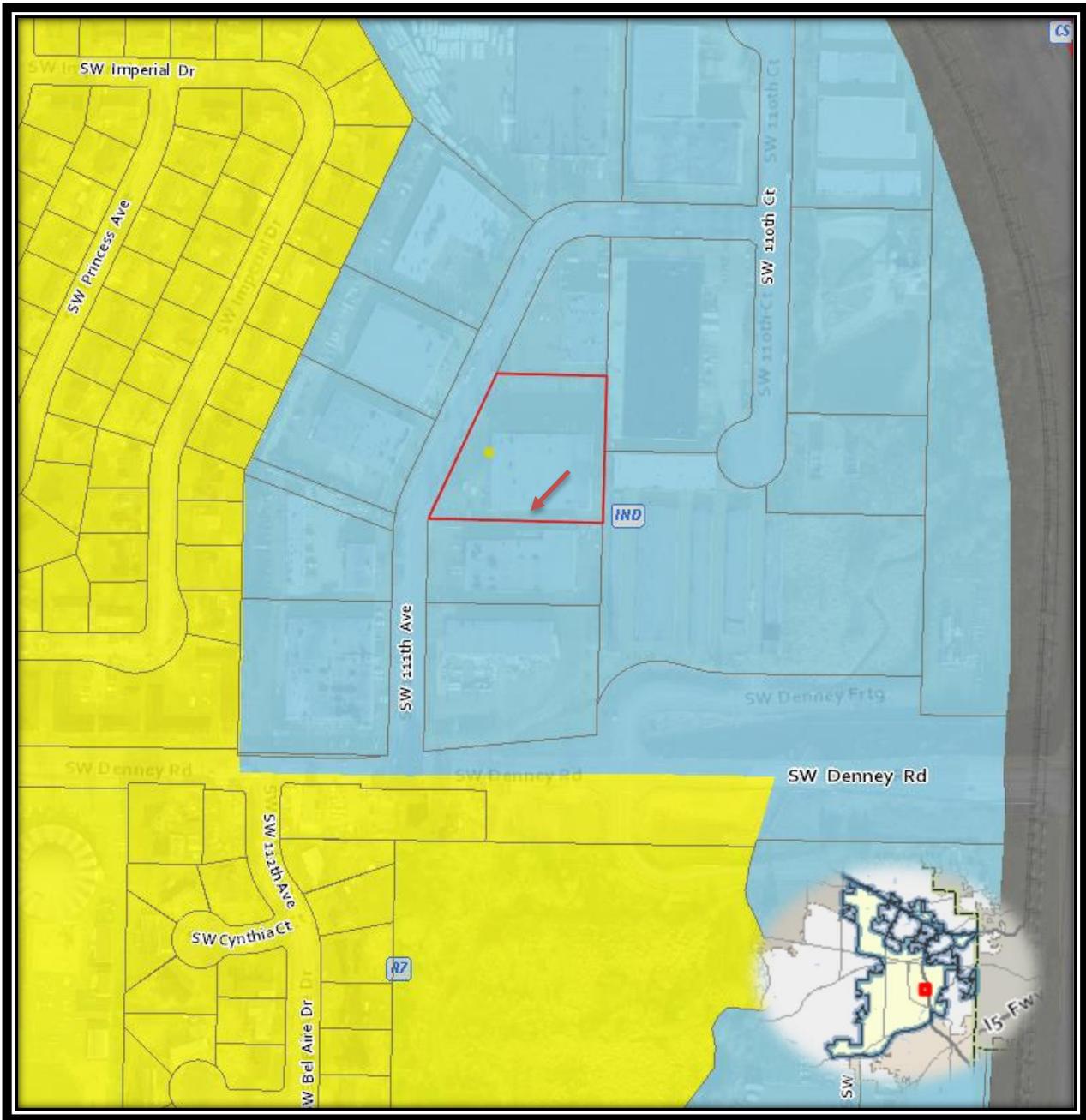
#### **Exhibit 2. Public Comment**

- No public comments submitted

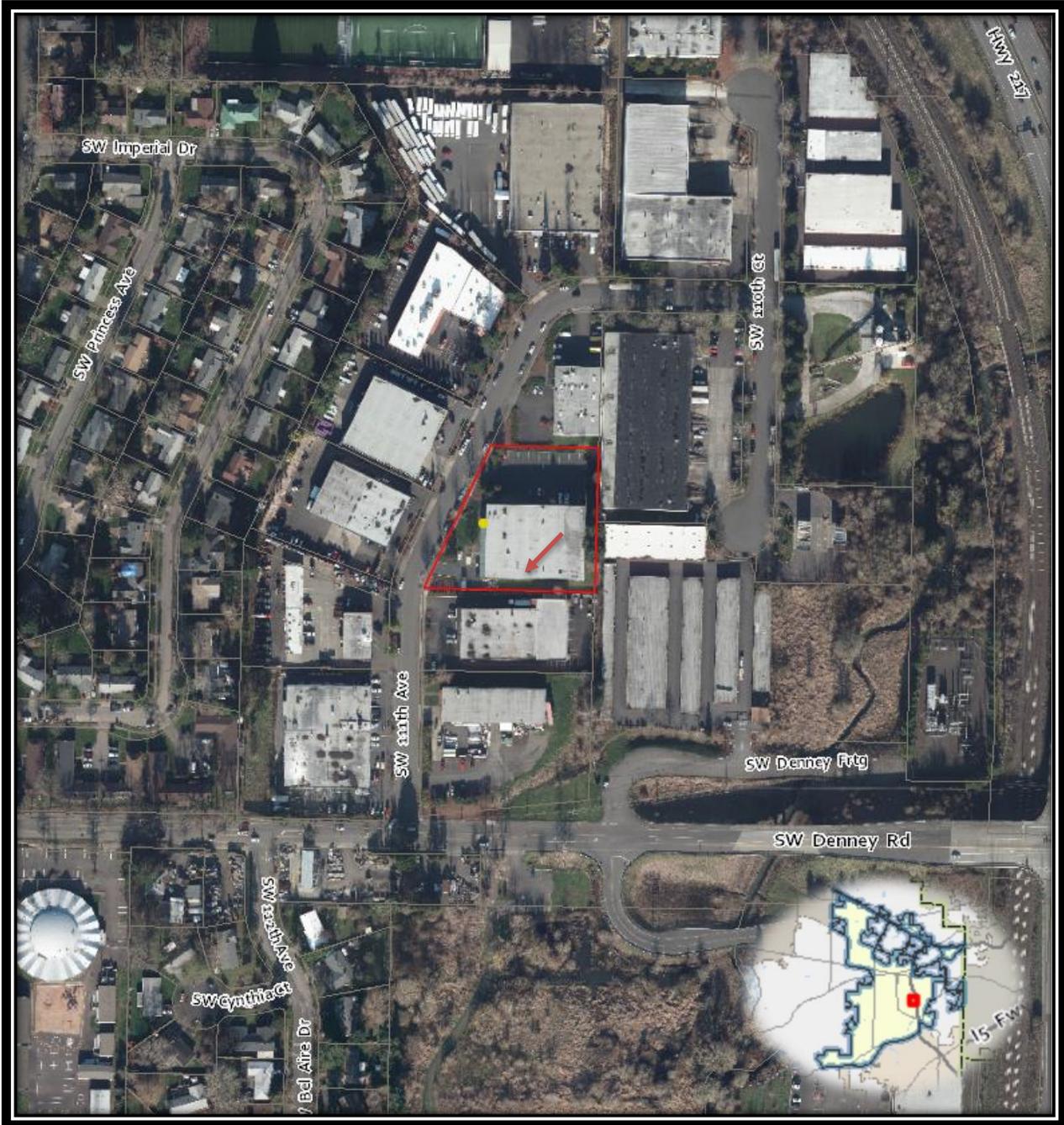
#### **Exhibit 3. Materials submitted by the Applicant**

- Exhibit 3.1 Submittal Package including plans

# Zoning Map



### Aerial Map





***B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to 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 years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to City Transportation staff, City Police Department, and Tualatin Valley Fire and Rescue.

All of the essential services to serve the facility are already in place and are unchanged by this proposal. The surrounding pedestrian system can accommodate the proposed use.

The City of Beaverton Police will serve the development site. To Date, the Police Department has not provided comments nor recommendations to the Facilities Review Committee.

Tri-Met will serve the development site. The site is most directly served by bus lines 76 and 78 at the intersection of SW Hall BLVD and SW Denney Road approximately ½ mile from the subject site.

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

***C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Industrial (IND) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards subject to approval of a Major Adjustment application.

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

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

Staff will provide findings for the applicable Design Review Standards within the staff report that is subject to Planning Commission consideration for the Design Review application.

60.55.15 Traffic Management Plan

The application does not include a Traffic Management Plan. The BDC requires a Traffic Management Plan where development will add 20 or more trips in any hour on a residential street (classified as a Local or Neighborhood Route). Less than 20 trips will be added to the transportation system in any hour and the surrounding street system is not residential; therefore, no Traffic Management Plan is required.

60.55.20 Traffic Impact Analysis

Please see Criterion A, above.

60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The proposal includes a new pedestrian connection to SW 111<sup>th</sup> Avenue. The proposal includes adequate on-site pedestrian walkways, existing bicycle and street connections. Although not a requirement, the applicant has agreed to construct a new pedestrian connection from the existing parking lots and building to the public sidewalk along SW 111<sup>th</sup> Avenue.

60.55.30 Minimum Street Widths

The existing street frontage of SW 111<sup>th</sup> Ave. has already been improved to the applicable standards. No changes are proposed.

60.55.35 Access Standards

The proposal includes two existing driveway approaches, both on SW 111<sup>th</sup> Avenue. No new additional driveway approaches are proposed. All driveway approaches exceed the minimum driveway / intersection spacing distance requirements of the *Beaverton Engineering Design Manual*. No obstructions are proposed within the driveway vision clearance triangle. Drive aisles are setback 20 feet from the right of way.

60.55.40 Transit Facilities

The site is most directly served by bus lines 76 and 78 at the intersection of SW Hall BLVD and SW Denney Road approximately ½ mile from the subject site. The site is adequately served by transit and the proposal does not warrant additional transit stops.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

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

***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 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 maintenance by the City or other public agency.***

The applicant's application proposes expanded sidewalks, enhanced pavement treatment and landscaping which will be maintained by the property owner. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

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

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

The applicant states that the existing vehicular and pedestrian patterns are safe and efficient. The addition of the pedestrian walkway connecting to SW 111<sup>th</sup> Avenue will improve the pedestrian circulation pattern.

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

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

The applicant states that the existing vehicular and pedestrian systems and the addition of the pedestrian walkway to SW 111<sup>th</sup> Avenue connect to the surrounding circulation system and right-of-way in a safe and efficient way.

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

***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.***

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The applicant states that the existing building and proposed addition will have fire sprinklers installed.

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

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

The applicant states that there are no changes to the existing public facilities that serve the site.

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

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

The applicant has proposed minimal grading to the site. The majority of the site is already developed and relatively level with the adjacent site. Staff has reviewed the preliminary proposed grading plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

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

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

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

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

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

In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

## Code Conformance Analysis

### Chapter 20 Use and Site Development Requirements

### Industrial (IND) District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses – IND			
Use, Permitted	Storage and Manufacturing	The applicant does not propose any new use. Existing use is permitted.	<b>YES</b>
Development Code Section 20.15.15. Site Development Standards – IND			
Land Area Minimum	0	There is no minimum parcel size in the IND Zone	<b>N/A</b>
Lot Dimensions Minimum	N/A	There are no minimum lot dimension requirements in the IND	<b>N/A</b>
Yard Setbacks Minimum	Front: 35 Side: 10 Rear: 5	Front and Rear are proposed to meet current code requirements. The applicant is seeking a Major Adjustment, ADJ2015-0003, to allow the south side setback to be reduced to 5-feet.	<b>See ADJ Findings</b>
Building Height Maximum	45'	The proposed maximum height is 24-feet 11-inches.	<b>YES</b>
Minimum Floor Area Ratio (FAR) w/ PUD	N/A	There is are no minimum or maximum floor areas.	<b>N/A</b>
Maximum Floor Area Ration (FAR) w/ PUD	N/A		

**ADJ2015-0003  
ANALYSIS AND FINDINGS FOR  
MAJOR ADJUSTMENT APPROVAL**

**Section 40.10.05. Adjustment Applications; Purpose**

*The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.*

**Section 40.10.15.2.C Approval Criteria**

*In order to approve a Minor Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. ***The proposal satisfies the threshold requirements for a Major Adjustment application.***

**Facts and Findings:**

Section 40.10.15.2.A.1 Threshold: *An application for Major Adjustment shall be required when the following threshold applies:*

*“1. Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses).”*

The minimum side setback in the Industrial (IND) zone is 10-feet. The applicant proposes an adjustment to allow the south side setback of the subject site to be reduced to 5-feet, a 50% adjustment.

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

2. ***The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

**Facts and Findings:**

The City of Beaverton received the appropriate fee for a Major Adjustment application.

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

3. ***Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.***

The applicant states that the proposed adjustment and addition on the south side of the existing building is the only realistic option for the applicant due to the location of the existing building, steep grades and existing locations of permanent exterior equipment.

The applicant’s narrative describes the challenges to constructing an addition to other elevations of the existing building. The applicant states that the east side of the existing building has a fairly steep slope and is occupied by large exterior refrigeration

equipment. Additionally, the adjacent property to the east has a building at or very near the shared property line and as such, an addition to the east would make it difficult to maintain both buildings due to the lack of area between structures.

The applicant additionally states that the existing truck loading docks and required parking are located on the north side. An addition on the north would severely impact the ability of trucks to load and maneuver and remove required parking without the ability to add additional parking elsewhere on-site. The west side of the existing building is the front and an addition in that location would also remove required parking without the ability to add additional parking elsewhere on-site.

Staff concurs with the applicant that an addition to the south side makes the best use of the existing site and building layout and that the topography of the site in contrast with the location of the existing structure, equipment and adjacent buildings create a special condition which is unique to the site and which make it difficult for the applicant to comply with the minimum ten foot side setback of the Industrial (IND) zone.

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

4. ***The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

**Facts and Findings:**

The special conditions described in staff's findings for Criterion 3, as stated above, are circumstances that are unique to the site. Strict design parameters for the specific use of the site include: turning radii for trucks entering/leaving and on-site maneuvering, required parking areas and existing location of specialized equipment. As explained in response to Criterion 3, constructing the building addition to the north, east or west sides of the existing building, would cause conflicts with other relevant development standards related to parking and loading. Constructing the addition elsewhere would also necessitate moving large mechanical equipment.

Staff concurs with the applicant's statement that the request is not a result of financial hardship or convenience for the applicant, nor are the special conditions created by the applicant.

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

5. ***Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.***

The applicant requests adjustment to minimum ten foot side setback. As part of the concurrent Design Review Two application, pedestrian access to the right-of-way will be improved with no proposed modification to on-site vehicular movement.

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

6. ***City-designated significant trees and/or historic resources, if present, will be preserved.***

**Facts and Findings:**

There are no City-designated significant trees and/or historic resources on the subject site.

**Therefore, staff finds that this approval criterion is not applicable.**

7. ***If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.***

**Facts and Findings:**

The applicant is only requesting one adjustment.

**Therefore, staff find that the criterion is not applicable to the proposal.**

8. ***Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

**Facts and Findings:**

The applicant states that the requested adjustment to the side setback, is the absolute minimum necessary to maximize the economies of scale for the site and the applicant's use of the proposed addition.

Staff finds that the applicant has demonstrated that the requested Major Adjustment is the minimum necessary to make possible a reasonable use of the land and the proposed structure.

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

9. ***Either it can be demonstrated that the modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.***

**Facts and Findings:**

In response to Criterion 9, the applicant states that the proposed design incorporates an adequate balance between building size, building location, spacing between neighboring structures for maintenance purposes, adequate pedestrian access and existing efficient truck and vehicle maneuvering capability while also maintaining 20.8% landscaping.

In this case, staff finds that the intent of the Standard to be modified is to ensure adequate spacing between adjacent buildings. The resulting five foot side setback would

continue to allow access to both buildings for maintenance. Staff notes that past land use files approved by the City, recognize a ten foot side setback for the building on the abutting property to the south, which is directly adjacent to the proposed addition.

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

10. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application that have been approved or are considered concurrently with the subject proposal.***

**Facts and Findings:**

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review section of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Industrial (IND) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards, with the exception of the minimum south side setback for which a Major Adjustment is requested.

Staff will provide findings for the Design Review Two, which is being reviewed concurrently with the subject request for Major Adjustment, within this report.

**Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.**

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.***

**Facts and Findings:**

Staff cites the findings in the Code Conformance Analysis chart within the Design Review Two section herein, which demonstrates that subject to approval of the Major Adjustment and related Design Review Two, the proposal will be in conformance with the applicable Code requirements of Chapter 60 (Special Requirements).

**Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.**

12. ***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.***

**Facts and Findings:**

The applicant identifies that private common facilities such as plazas, expanded sidewalks, enhanced pavement treatments and additional amenities will be maintained by the owners of the development or their management agency. Staff finds nothing in the design or layout of the common facilities that would preclude adequate maintenance of the site.

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

13. ***The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

**Facts and Findings:**

The proposal does not include any lot area averaging.

**Therefore, staff find the criterion is not applicable.**

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

**Facts and Findings:**

The applicant has submitted all documents related to this request for Major Adjustment approval. Design Review Two is being processed concurrently with the subject request for Major Adjustment. The Major Adjustment application is dependent upon approval of the Design Review Two application. Staff recommends a condition of approval which states "Approval of the Major Adjustment application is subject to and upon approval of the Design Review Two application.

**Therefore, staff find the proposal will meet the criterion for approval by meeting the conditions of approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2015-0003 (Cascade Brewery Expansion)** subject to the applicable conditions identified in Attachment G.

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TWO APPROVAL  
DR2015-0014 (CASCADE BREWERY EXPANSION)**

**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:*

**1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

**Facts and Findings:**

The applicant's proposal is to allow the construction of a 3,640 square foot office/warehouse building addition with associated minor landscape, parking and utility improvements. The proposal appears to meet Threshold Number 5 of the Design Review Type 2 application, Section 40.20.15.2:

**Threshold No. 5**

*“Building additions in Residential, Commercial, Industrial, or Multiple Use zones less than 30,000 gross square feet of floor area that do not qualify for consideration under the Thresholds for Design Review Compliance Letter.”*

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

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

**Facts and Findings:**

The applicant paid the required associated fee for a Design Review Two application.

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

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

**Facts and Findings:**

The applicant has submitted materials required by Section 50.25.1 of the Development Code.

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

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

Facts and Findings:

Staff cites the findings in the Code Conformance Analysis chart further in this report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. The chart provides a summary response to design review standards determined to be applicable to this proposed project. The applicant's plans and materials show compliance with these standards.

**Therefore, the Committee finds that the criterion for approval is met.**

- 5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of 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 guideline; 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.**

Facts and Findings:

The applicant's plans and materials show compliance with all applicable standards. The applicant states that the site does not meet any of the three conditions listed under criterion 5. Staff cites the findings in the Code Conformance Analysis chart further in this report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. The chart provides a summary response to design review standards determined to be applicable to this proposed project.

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

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

Facts and Findings:

No other applications are required of the applicant for this stage of City approvals.

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

**Design Review Standards Analysis and Findings Chart  
DR2015-0014 (Cascade Brewery Addition)**

Section 60.05.15 Building Design & Orientation Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
<b>60.05.15.1 Building Articulation and Variety</b>			
60.05.15.1A	Attached residential buildings in residential zones shall be limited in length to two hundred (200) feet.	Proposed structure is not a residential use.	N/A
60.05.15.1B	Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the elevation devoted to permanent architectural features designed to provide articulation and variety....	Proposed structure is within 200 feet of the right-of-way. The front elevation of the addition is only 20-feet in length and the existing building is 130-feet in length. 22% of the total street facing elevation is treated with architectural features.	Yes
60.05.15.1C	The maximum spacing between permanent architectural features shall be no more than: Sixty (60) feet in industrial zones...	The spacing of permanent architectural features of the proposed building is no more than 60-feet in length along the west elevation facing the right-of-way. Additional architectural features include changes in materials as shown on the submitted plans.	Yes
<b>60.05.15.2 Roof Forms as Unifying Elements</b>			
60.05.15.2A	All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.	The applicant states that all sloped roof forms exceed a 4/12 pitch.	Yes
60.05.15.2B	Sloped roofs on residential uses in residential zones...	The proposed property is not located in a residential zone.	N/A
60.05.15.2C	All flat roofs with a slope of less than 4/12 pitch shall be architecturally	The applicant states that the proposed flat roof has parapet walls a minimum of 12-inches in	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.	height.	
60.05.15.2D	When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope...	The applicant states the proposed roof matches the existing roof in slope and design.	<b>Yes</b>
<b>60.05.15.3 Primary Building Entrances</b>			
60.05.15.3	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature...	The applicant states that the primary building entrance is located on an existing elevation and not being modified.	<b>N/A</b>
<b>60.05.15.4 Exterior Building Materials</b>			
60.05.15.4A	A minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.	This standard applies only to residential development, but the applicant states that the proposed 4-inch tilt up wall with the interior insulated wall is equivalent or more to double wall construction.	<b>N/A</b>

60.05.15.4B	For conditional uses in residential zones and all uses in multiple-use and commercial zones (except residential uses fronting common greens and shared courts)... shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.	The applicant's proposal includes an applied texture and horizontal scoring on the surface of the new section of exterior wall facing the right-of-way.	<b>Yes</b>
60.05.15.4C	For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three 3 feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.	The applicant states that the proposed foundation will not extend further than 4-feet above grade.	<b>Yes</b>
60.05.15.6A	Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows:  1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.	The proposed project is a permitted use in an industrial zone.	<b>N/A</b>
60.05.15.6C	Buildings subject to the street frontage standard shall be located no further than 20 feet from the property line...	The proposal is not subject to the street frontage standard.	<b>N/A</b>

60.05.15.6E	All buildings on lots that abut a Class 1 Major Pedestrian Route shall have at least one primary building entrance oriented toward, or with a direct pedestrian connection to an abutting street or pedestrian way.	The proposed project is not on a major pedestrian route.	<b>N/A</b>
60.05.15.7A	The height of any portion of a building at or within 20 feet of the property line ... abutting a Major Pedestrian Route shall be a minimum of twenty- two (22) feet and a maximum of sixty (60) feet.	The proposed project is not on a major pedestrian route.	<b>N/A</b>
60.05.15.7C	The maximum heights specified in Section 20.20.50 shall not be exceeded...	The proposed project is not on a major pedestrian route.	<b>N/A</b>

## Section 60.05.20 Circulation and Parking Lot Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.1 Connections to public street system</b>			
60.05.20.1	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation systems and adjacent existing and planned streets...	The applicant has shown on the submitted plans that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets and a new concrete pedestrian path will be constructed to connect to SW 111 <sup>th</sup> Avenue.	<b>Yes</b>
<b>60.05.20.2 Loading Areas, solid waste facilities and similar improvements</b>			
60.05.20.2A	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The applicant states that are no proposed modifications to the existing loading and waste facility areas.	<b>N/A</b>
60.05.20.2.C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring...	The applicant states that are no proposed modifications to the existing loading and waste facility areas.	<b>N/A</b>

<b>60.05.20.3 Pedestrian Circulation</b>			
60.05.20.3. A	Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities...	The applicant states that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets with the addition of a new concrete pedestrian path to be constructed to connect to SW 111 <sup>th</sup> Avenue.	<b>Yes</b>
60.05.20.3. B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	The applicant states that proposed pedestrian circulation connects the main entrances to SW 111 <sup>th</sup> Avenue.	<b>Yes</b>
60.05.20.3. C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage...	The applicant states that the proposed lot frontage is less than 300 feet.	<b>N/A</b>
60.05.20.3. D	Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.	The applicant shows that the proposed pedestrian connection to SW 111 <sup>th</sup> Avenue, connects both existing parking lots to the entrance of the building.	<b>Yes</b>
60.05.20.3. E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.	Exiting parking lots are not being modified significantly. The applicant shows that the proposed pedestrian connection to SW 111 <sup>th</sup> Avenue, connects to both existing parking lots to the entrance of the building.	<b>N/A</b>

60.05.20.3. F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials...	The applicant has shown on the plans that the proposed pedestrian walkway is a minimum of five feet in width.	<b>Yes</b>
<b>60.05.20.4 Street Frontages and Parking Areas</b>			
60.05.20.4	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards...	The applicant states that there are no proposed parking areas abutting a public street.	<b>N/A</b>
60.05.20.5. A/B/C/D	Landscaped planter islands shall be required according to the following... All conditional uses in residential zones and industrial uses, one for every twelve (12) contiguous parking spaces.	The applicant states that there are no proposed modification to existing parking lots.	<b>N/A</b>
60.05.20.7A	A sidewalk is required on all streets.	The applicant states that sidewalks along the street frontage are existing and not being modified.	<b>Yes</b>
<b>60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.</b>			
60.05.20.8. A	Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard...	There are no proposed drive aisles that link public streets.	<b>N/A</b>

<b>60.05.25 Landscape, Open Space, and Natural Areas Design Standards.</b>			
60.05.25.5.A	A minimum portion of the total gross lot area shall be landscaped: 1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent...	The applicant states that with the proposed addition, the total landscape as a percentage of the gross site area will be maintained at 20.8%.	<b>Yes</b>
60.05.25.5.B	The following minimum planting requirements for required landscaped areas shall be complied with....	The portion of the property where the addition is proposed, contains primarily sod and bark dust.	<b>Yes</b>
60.05.25.5.C	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall	The applicant states that no pedestrian plazas are proposed.	<b>N/A</b>
60.05.25.5.D	All building elevations visible from and within 200 feet of a public street...shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement.	Staff notes that the Standard describes landscaping visible from the street or right-of-way. The area of the proposed addition is not easily seen from the right-of-way. The applicant states that all existing landscaping visible from the right-of-way is being maintained.	<b>Yes</b>
60.05.25.8	Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring.	The applicant states that there are no proposed retaining walls.	<b>N/A</b>
60.05.25.9	Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick or other durable materials.	The applicant states that proposed fences associated with this project will be constructed of coated and slatted chain link.	<b>Yes</b>
60.05.25.10	Minimize significant changes to existing on-site surface contours...	The proposed site does not abut any residential property lines.	<b>N/A</b>

**60.05.25 Landscape, Open Space, and Natural Areas Design Standards.**

60.05.25.11	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The applicant states that the proposal does not include any non-vaulted surface stormwater revisions.	<b>N/A</b>
60.05.25.12	Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve...	The applicant states that the proposed site does not affect any existing natural areas.	<b>Yes</b>
60.05.25.13	All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering...	The applicant has shown that no landscape buffer is required with this proposal as the abutting zones match the zone of the proposed parcel and there are no residential uses abutting the proposed use.	<b>N/A</b>

**Design Review Standards Analysis and Findings Chart**  
Section 60.05.30 Lighting Design Standards

<b>DESIGN STANDARD</b>		<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
60.05.30.1.A/B/C/D/E	Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.	The applicant states that all lighting designs and fixtures for this project comply with the City's Technical Lighting Standards. Lighting mounted under the roof or ceiling of the entry will be such that the bulb or lens is not visible from the right-of-way.	<b>Yes</b>
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed...	The applicant states that new pole mounted luminaries are not proposed with this project.	<b>Yes</b>

60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant states that building mounted fixtures illuminating the building entrances and parking area are mounted less than twenty-five feet high on the buildings.	<b>Yes</b>
60.05.30.2.C	Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.	There are no lighted bollards proposed with this application.	<b>N/A</b>
60.30.10.6	Minimum Off-Street Vehicular Parking Spaces	The proposal does not propose any new parking stalls. The applicant states that the existing parking lots provide a total of 37 existing spaces, which meets the minimum required number of 29 off-street parking spaces. Refer to facilities review findings herein for more detailed findings.	<b>Yes</b>
60.30.10.5	Minimum Off-Street Bicycle Parking  <u>Short Term:</u> None <u>Long Term:</u> 2 spaces or 1 space per 8,000 sq. ft.	The applicant states that a minimum of two bicycle spaces are provided within the interior of the proposed building.	<b>Yes</b>
60.65	Utility Undergrounding	Refer to facilities review findings herein.	<b>Yes with COA</b>

### **Evaluation of Design Standards identified above**

Hereto, staff finds that the applicant has provided sufficient evidence to show how the plan proposal meets applicable Design Standards (identified in the table summary above).

### **RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL of DR2015-0014 (Cascade Brewery Expansion)** subject to the conditions below.

## CONDITIONS OF APPROVAL

### **ADJ2015-0003 Major Adjustment Application:**

1. Approval of ADJ2015-0003 is subject to approval of DR2015-0014.

### **DR2015-0014 Design Review Two Application:**

**Prior to issuance of a site development permit and work commencing on the site, the applicant shall:**

2. 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./JJD)
3. Contract with a professional engineer to design and monitor the construction for work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
4. 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 as set out in Ordinances 2050, 4010+rev., and 4417; 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./JJD)
5. Have the ownership of the subject property guarantee all public improvements including the needed off-site storm sewer construction, site grading, and storm water management (quality) facilities, 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./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit all required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)

9. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to the adjacent mapped FEMA floodplain. The site plans shall clearly show the 100 year flood limits on each plan that contains elevation information. (Site Development Div./JJD)
10. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. This condition requires the construction of an off-site public storm sewer (12 to 15 inch diameter) needed to replace the existing non-compliant private storm pipe on the adjacent lot which conveys the flows from the site's existing drainage facilities to the public storm drainage system. (Site Development Div./JJD)
11. Have obtained the City Building Official's courtesy review approval of the proposed building plans for floodplain regulation compliance and for the site private plumbing plan including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
12. Provide final construction ready plans showing a Contech Inc., Storm filter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre as preliminary proposed with the design review submittal. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. For any impervious area determined to not be practical to flow or be piped to a Stormfilter unit, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)
13. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
14. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
15. Pay storm water system development charges (storm water quantity and overall system conveyance) for any net, new impervious surface area created. (Site Development Div./JJD)

16. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on 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./JJD)
17. Ensure that the associated applications for Major Adjustment and Design Review, have been approved and are consistent with the submitted plans. (Planning Division/JT)

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

18. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
19. 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./JJD)
20. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all elements of the new building construction for each phase are either elevated, constructed of flood damage resistant materials, or dry-flood proofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least 187.3 feet NGVD-29 (=190.8 NAVD-88) one foot above the base flood elevation [186.3 feet NGVD-29 (=189.8 NAVD-88)]. (Site Development Div./JJD)

**Prior to Final Inspection and any Final Certificate of Occupancy issuance, the applicant shall:**

21. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
22. 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./JJD)
23. Have placed underground all 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./JJD)
24. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
25. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)

26. Have a professional architect, engineer, or surveyor submit certifications on Federal Emergency Management Agency (FEMA) standard forms (elevation certificate and a flood proofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or flood proofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least 187.3 feet NGVD-29 (=190.8 NAVD-88) one foot above the base flood elevation [186.3 feet NGVD-29 (=189.8 NAVD-88)]. (Site Development Div./JJD) 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./JJD)
27. Have completed all proposed on-site work and all proposed street frontage improvements and public access easements in conformance with the Beaverton Engineering Design Manual, Standard Drawings and the Beaverton Development Code, including:
  - a. Internal walkway on the west side of the site, connecting the building to SW 111<sup>th</sup> Avenue.
28. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./JT)
29. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JT)
30. Ensure all landscaping approved by the decision making authority is installed according to the approved landscape plans. (Planning Div./JT)
31. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JT)
32. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JT)
33. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JT)

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

34. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
  
35. Provide evidence of a post-construction cleaning, system maintenance, and Storm Filter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)