

## **The Iron Price Pub (DR2014-0999)**

**Zoning:** Community Service (CS)

**Use:** Eating & Drinking Establishment

**Lot Size:** 16,500 square feet

**Building Square Footage:** 3,000 square feet

**Building Height:** 16 feet

**Major Pedestrian Route:** No

**Glazing:** 9%

**Percentage of Architectural Features:** 15%

**Building Materials:** Lap Sliding

The applicant proposes to construct a 3,000 square foot commercial building, The Iron Price Pub, through a Type Two Design Review Application. For Design Review Two Approval, the proposal must meet specific numeric standards, outlined in Chapter 60 of Beaverton's Development Code. A section of the Design Standards is included in this packet. Below are a few questions to think about while reviewing the approval criteria and proposal.

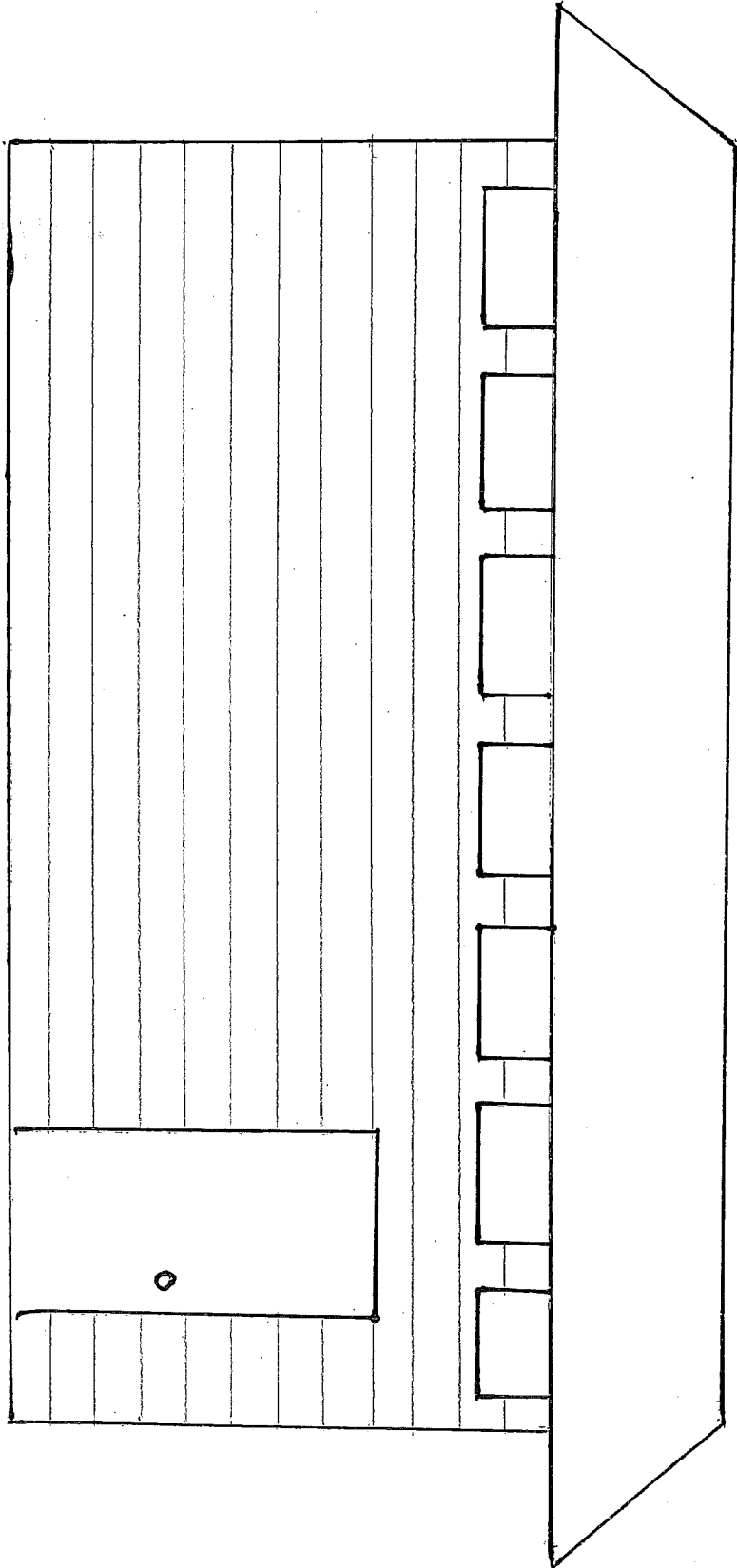
- Do you have any concerns about this proposal?
- Are there any elements of the proposal that are not consistent with the approval criteria?
- How might the proposal be revised to meet the Design Standards?



Subject Site

R7  
Urban Standard  
Density

CS  
Community  
Service





CITY OF BEAVERTON  
Community Development Services I  
4755 SW Griffith Drive  
PO Box 4755  
Beaverton, OR 97076  
Tel: (503) 526-2420  
Fax: (503) 526-3720  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

# NOTICE OF DEVELOPMENT PROPOSAL

<b>Project Name:</b>	<b>IRON PRICE PUB</b>
<b>Case File No.:</b>	<b>DR2014-0999</b>
<b>Summary of Application:</b>	The applicant, Greyjoy Inc, is seeking approval to construct a new 3,000 square foot commercial building in the Community Service (CS) zoning district. The applicant proposes associated site and landscaping improvements to the subject site. For more details please see the site plan available at City Hall.
<b>Project Location:</b>	9999 SW Beaverton Hillsdale Highway. The site is described by the Washington County Assessor as Map 1S10800, Tax Lot 999. The subject site area is approximately 0.38 acres.
<b>Zoning &amp; NAC:</b>	Community Service (CS) / City Hall NAC
<b>Applicable Criteria:</b>	Development Code Sections 40.03 <i>Facilities Review</i> and 40.20.15.2.C. <i>Design Review Two</i> .
<b>Due Date for Written Comments:</b>	<b>5:00 PM, Wednesday, April 2, 2014</b>
<b>Staff Contact:</b>	Jana Fox (503) 526-3710 / <a href="mailto:jfox@BeavertonOregon.gov">jfox@BeavertonOregon.gov</a>

Mailed written comments should be sent to the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments.

Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of any or all materials will be provided at reasonable cost. Once the Director has rendered a decision, it may be viewed on-line at: [www.beavertonoregon.gov/departments/CDD/cdd\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html).

## **NOTICE OF APPLICATION**

Pursuant to Section 50.45.4 of the Beaverton Development Code, public notice of the following development application is being provided:

### **DR2014-0999 Iron Price Pub**

The applicant, Greyjoy Inc, is seeking approval to construct a new 3,000 square foot commercial building in the Community Service (CS) zoning district. The applicant proposes associated site and landscaping improvements to the subject site. For more details please see the site plan available at City Hall. The site is located at 9999 SW Beaverton-Hillsdale Highway. The site is described by the Washington County Assessor as Map 1S10800, Tax Lot 999. The subject site area is approximately 0.38 acres.

To be addressed in the staff report, written comments on the above development proposal shall be submitted no later than 5:00 p.m. on Wednesday, April 2, 2014. Mailed written comments shall be sent to the Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive.

The decision-making authority for the above application is the Director. Any decision on the above development application shall be based on the Approval Criteria contained in Sections 40.03 and 40.20.15.2.C of the Beaverton Development Code.

Pursuant to Section 50.40.10, the Director shall issue a written decision on the above development application on or about Wednesday, April 16, 2014.

For more information contact the Planning Division at (503) 526-2420. Copies of the staff report are available for inspection at the Planning Division Counter or may be purchased at reasonable cost.

Dated this 25th day of February, 2014.

Steven A. Sparks, AICP, Development Services Manager, City of Beaverton



## TYPE 2 DESIGN REVIEW TWO- APPROVAL CRITERIA

**PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.**

An applicant for Design Review Two shall address compliance with all of the following Approval Criteria as specified in 40.20.15.2.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Design Review Two application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).
- 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 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).
- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



**60.05.15. Building Design and Orientation Standards.** Unless otherwise noted, all standards apply in all zoning districts.

**1. Building articulation and variety.**

- A. Attached residential buildings in Residential zones shall be limited in length to two hundred (200) feet. [ORD 4542; June 2010]
- B. Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18”), recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is: [ORD 4584; June 2012]
  - 1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones. [ORD 4584; June 2012]
  - 2. Fifty (50) percent in Commercial zones where glazing is less than thirty five (35) percent pursuant to Section 60.05.15.8.A.3.
  - 3. Fifteen (15) percent in Industrial zones. [ORD 4462; January 2008]

In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances, excluding roofs. [ORD 4531; April 2010]

60.05.15.1.

- C. The maximum spacing between permanent architectural features shall be no more than:
  - 1. Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones. [ORD 4584; June 2012]
  - 2. Sixty (60) feet in Industrial zones.
  - 3. Fifteen (15) feet in detached residential developments in Multiple Use zones for walls facing streets, common greens, and shared courts. [ORD 4542; June 2010]
- D. In addition to the requirements of Section 60.05.15.1.B. and .C., detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays. [ORD 4542; June 2010]

**2. Roof forms.**

- A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.
- B. Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches. [ORD 4584; June 2012]
- C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice. [ORD 4584; June 2012]
- D. 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 and be constructed of the same materials as existing roofs.
- E. Smaller feature roofs are not subject to the standards of this Section.



60.05.15.

**3. Primary building entrances.**

- A. 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 in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.

**4. Exterior building materials.**

- A. For attached residential uses in Residential zones and all residential uses in Multiple Use zones, 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. [ORD 4542; June 2010] [ORD 4584; June 2012]
- B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment. [ORD 4542; June 2010] [ORD 4576; January 2012] [ORD 4584; June 2012]

## 60.05.15.4.B.

This standard shall also apply to all uses in the Industrial zones, except for buildings containing manufacturing, fabricating, processing, packing, storage and wholesale and distribution facilities as a principal use of the site where this standard shall apply only to the primary elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space.

[ORD 4531; April 2010]

- C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (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. [ORD 4584; June 2012]

**5. Roof-mounted equipment.**

- A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:
1. A parapet wall; or
  2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or
  3. Setback from the street-facing elevation such that it is not visible from the public street(s).
- B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines. [ORD 4531; April 2010]

60.05.15.5.

- C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

**6. Building location and orientation along streets in Commercial and Multiple Use zones. [ORD 4584; June 2012]**

- A. 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.
  - 2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.
  - 3. 35 percent of the street frontage where a parcel does not abut any Major Pedestrian Route and the parcel exceeds 60,000 gross square feet. [ORD 4462; January 2008]
  - 4. 50 percent of the street frontage for detached residential projects where the parcel abuts any street, common green or shared court. [ORD 4542; June 2010] [ORD 4576; January 2012]
- B. [ORD 4462; January 2008] Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.
- C. Buildings subject to the street frontage standard shall be located no farther than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.5.B. or 60.05.25.5.C.
- D. Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.

60.05.15.6.

- E. 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. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner. Pedestrian connections shall:
1. Be no more than 100 feet long (between the building entrance and street), and
  2. Shall not cross vehicular circulation and parking areas.
- F. Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.

**7. Building scale along Major Pedestrian Routes.**

- A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of twenty-two (22) feet and a maximum of sixty (60) feet. Building heights greater than sixty (60) feet are allowed if the portion of a building that is greater than sixty (60) feet in height is at least twenty (20) feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of Section 20.20.50. for the specific zoning district. [ORD 4462; January 2008] [ORD 4531; April 2010]
- B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Section 20.20.20. for the specific zoning district. [ORD 4542; June 2010]
- C. The maximum heights specified in Section 20.20.50. shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2. [ORD 4531; April 2010]

60.05.15.

**8. Ground floor elevations on commercial and multiple use buildings.**

A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings.

1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.
3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.

Less glazing may be provided in a Commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2. of this Code.

For the purpose of this standard, ground floor elevation area shall be measured from three (3) feet above grade to ten (10) feet above grade the entire width of the elevation. The ground floor elevation requirements shall be met from grade to twelve (12) feet above grade.

B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.

1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.