



September 20, 2023

To: Planning Commission

From: Planning Division

RE: **Report of Administrative Review Land Use Applications**

The following report represents administrative review applications processed by the Planning Department for the months of July and August of 2023.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-007-23 Approved on 8/23/2023 <i>Site Plan Attached</i>	Cornell Point Development Review approval for a new apartment complex consisting of eight-units and associated parking and street dedications in the MR-2 zone.	1325 NE CORNELL RD; 1N231AD00200,	Laurie Simpson Connect Architecture 503-367-8057
DR-011-23 Approved on 8/15/2023	Witch Hazel Industrial Building Development Review approval for construction of a 7,480 square foot warehouse and industrial services building located within the I-G zone.	5050 SE WITCH HAZEL RD; 1S209AD06000,	Elizabeth Newman NW Engineers 503-601-4401
DR-015-23 Approved on 8/24/2023	Learning Days Daycare Development Review approval for a proposed daycare facility located on a lot approximately 0.9 acres in size.	2915 SE 75TH AVE; 1S211BC03302,	Ross Farland DeZine Works!, Inc. 503-291-7160
DR-019-23 Approved on 8/29/2023	Beaverton Car Company Expansion Development Review approval with Minor adjustment for the proposed two-story addition to an existing auto sales and services building located in the C-G zone.	694 SW BASELINE ST; 1S301AB00200,	Steve Kaiser Formwest Architecture, Inc. 503-970-7527
DR-020-23 Approved on 7/11/2023	CATT Community Services Building Development Review approval for the proposed interior and exterior improvements of an existing building located in the SC-BP zone.	5250 NE ELAM YOUNG PKWY OFFICE; 1N234BC00301,	Connor Peirce Holst Architecture 503-846-6775

DR-021-23 Approved on 8/7/2023	Aligned Data Centers (PDX01) Development Review approval for the development of a data center located on a 27-acre site, zoned I-S.	No Applicable Address; 1N220D000300, 1N220D000400 1N2210001801 1N2210001802 1N2210001804	Hillary Harris Harper Houf Peterson Righellis 503-211-1131
DR-022-23 Approved on 8/15/2023	City View Charter School Development Review approval for the conversion of an existing building into a K-8 school in the UC-OR zone.	1920 NE STUCKI AVE STE 140; 1N236BA00200,	Becky Schiefelbein City View Charter School 808-268-3194
DR-024-23 Approved on 7/27/2023 <i>Site Plan Attached</i>	Intel Ronler Acres Electrolyzer Development Review approval to have onsite generation of hydrogen located in the I-P zone.	2501 NE CENTURY BLVD; 1N2270000104,	Rachel Wu SGE Consulting Engineers 949-299-9817
DR-025-23 Approved on 7/13/2023	NTT Global Data Center Temporary Parking Development Review approval for the construction of a temporary parking and material storage area located in the I-P zone.	4750 NE DAWSON CREEK DR; 1N228AC00300, 1N228AC00100	Zack Gottlob Navix Engineering 503-956-0735
DR-056-22 Approved on 7/5/2023	Glencoe High School Hitting Facility Development Review application for a proposed hitting facility located within the existing Glencoe High School baseball field located on an approximately 40-acre site with mixed zoning of MR-1, MR-2, R-7	2700 NW GLENCOE RD; 1N325A005300,	Dave Ackerman 503-887-1120
MOD-006-23 Approved on 8/3/2023	Home 2 Suites Modification to DR-020-15 for a 10,700 square foot addition for additional guest rooms to an existing hotel located on a site approximately 2.42 acres in size, zoned I-P.	9750 NE TANASBOURNE DR; 1N225BD00301, 1N225BD00400	Chelsey Reinoehl Mackenzie 5037059270
MOD-012-23 Approved on 7/14/2023 <i>Site Plan Attached</i>	Evergreen West Business Center Modification approval to modify a previously approved Development Review (Case File No. DR-021-19) to develop a wine storage and warehouse facility approximately 35,000 square feet in size.	4190 NE 30TH AVE; 1N228BA01900,	Copeland Downs BAMA Architecture + Design 503-253-4283
MOD-013-23 Approved on 8/23/2023	Butternut Creek Village Center Modification approval to modify a previously approved Development Review consolidated Major Modification and Development Review application (Case File No. MOD-009-22) for a multi-family project and retail space located in the MU and MR zones.	No Applicable Address; 1S2140004200, 1S2140004400	Adam Blum Pahlisch Commercial 510-566-4321

MOD-014-23 Approved on 7/13/2023	NTT Global Data Center Modification approval to modify a previously approved Development Review (Case File No. DR-025-20) to construct a temporary construction worker break structure.	4510 NE DAWSON CREEK DR; 1N2280002900,	Scott Franklin Navix Engineering, Inc. 503-659-4476
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If you have any questions regarding this report, please contact Chris Barry at 503-681-6179.

Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Plan

DRAWING INDEX

- A1 COVER (SITE PLN, VICINITY MAP, BLDG / SITE/ CONTACT INFO)
- A2 FLOOR & ROOF PLAN
- A3 EXTERIOR ELEVATIONS
- A4 MATERIALS BOARD
- A5 EXISTING CONDITIONS PLAN - SURVEY

CORNELL POINT

APPLICANT
Rodney Grinberg, Owner Rep
10364 NE Tillamook St. Portland, OR 97220

ARCHITECT
Laurie Simpson, Connect Architecture
4072 N Williams Ave. Portland OR 97227

OWNER
Joseph Grinberg
14288 SW Kimberly Circle, Lake Oswego, OR 97035

SITE INFO
Site Address: 1325 NE Cornell Rd, Hillsboro, OR (not assigned)
Legal Description: Section31.01N 02W TL 200 Parcel 2
Tax Account: N2N231AD-00000
Base Zone: MR2 Multi-Dwelling Residential

PROPOSAL
Approval of 8-unit, 2 story, 5,230 SF multi-dwelling apartment building.
11 parking spaces will serve eight 1-bedroom flats, with four 476 sf and four 582 sf units.
The existing driveway apron on NE Cornell Road and on NE Grant will be closed.
A new shared driveway is proposed further from the intersection.
On both Grant and Cornell, there will be street dedications as well as utility and access easements.

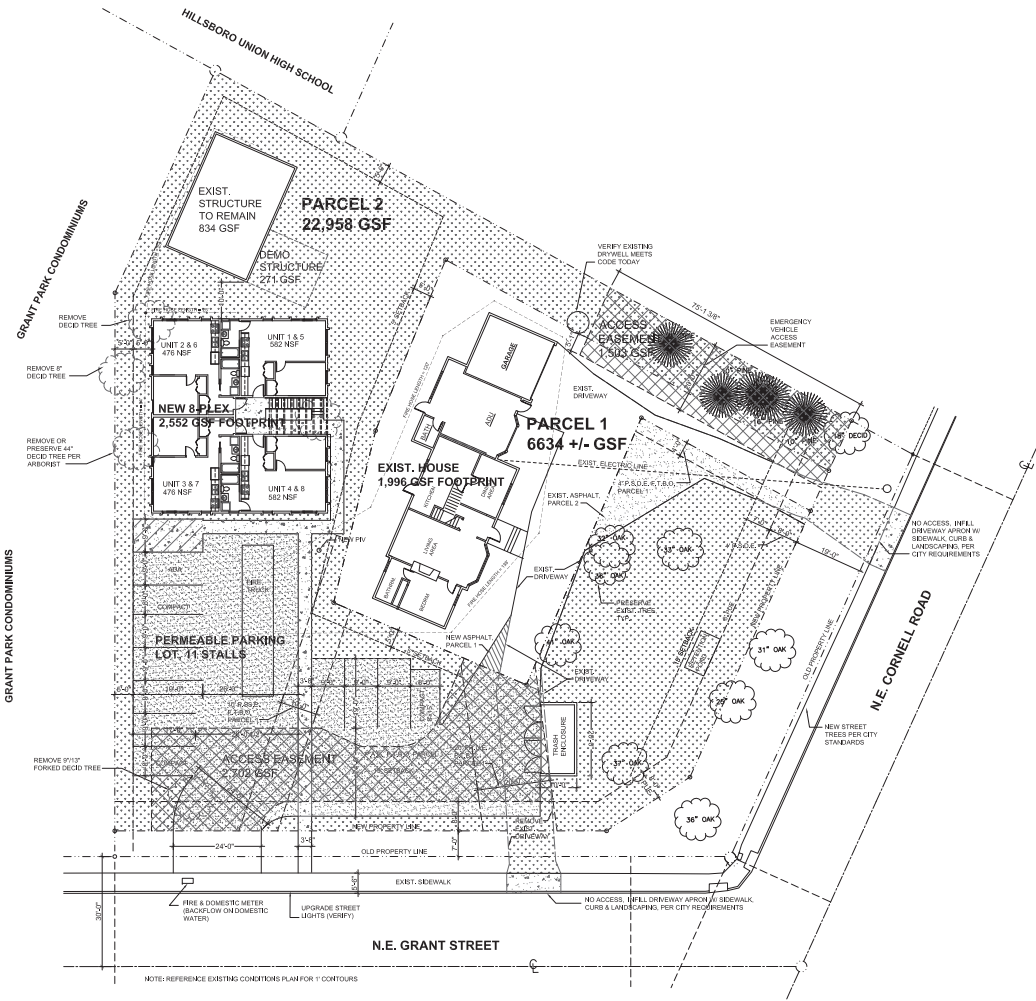
DEFERRED SUBMITTALS TO ENGINEERING:
GEO/TECH & STORM REPORT, GRAZING, EROSION CONTROL & UTILITY PLANS WILL BE SUBMITTED AS PART OF ENGINEERING REVIEW. LANDSCAPE PLAN WILL BE SUBMITTED AS PART OF BUILDING PERMIT SUBMITTAL.

PARCEL 1 AREAS (NOT INCLUDING DEDICATED AREA)
6,715 SF TOTAL AREA
EXIST. HOUSE (NO CHANGE) = 1,996 SF
TOTAL PAVING = 1,554 SF (1,718 EXIST. + 47 ADDED - 161 SF REMOVED)
STAIR/PATH = 71 SF (NO CHANGE)
TOTAL LANDSCAPING = 2,914 SF (2,800 EXIST. - 47 REMOVED + 161 ADDED)
TOTAL EXISTING IMPERVIOUS = 3,835 SF
TOTAL PROPOSED IMPERVIOUS AREA = 3,721 SF
EAST FIRE ACCESS EASEMENT = 361 SF (NOT USED OR REQUIRED)

PARCEL 2 AREAS (NOT INCLUDING DEDICATED AREA)
92,385 SF TOTAL AREA
EXISTING STRUCTURE = 834 SF (1,105 EXIST. - 271 REMOVED)
NEW APARTMENT FOOTPRINT = 2,678 SF (2,552 + 126 STAIR & LANDING)
TRASH ENCLOSURE FOOTPRINT = 200 SF
NEW APARTMENT AREA = 8,230 SF (2,552 x 2 FLOORS + 126 STAIR/LANDING)
VEHICULAR PAVING = 6,593 SF (1,089 SF EXIST. + 5,504 SF NEW)
PEDESTRIAN PAVING = 691 SF
LANDSCAPING = 12,796 SF (23,229 EXIST. + 271 NEW - 4,806 REMOVED)
TOTAL EXISTING IMPERVIOUS = 2,154 SF
TOTAL PROPOSED IMPERVIOUS AREA = 10,996 SF
EAST FIRE ACCESS EASEMENT = 1,122 SF (NOT USED OR REQUIRED)
WEST ACCESS EASEMENT = 2,703 SF

FIRE SAFETY
SPRINKLERS - NFPA 13R
FIRST FLOOR = TYPE B ACCESSIBLE UNITS
SECOND FLOOR NOT ACCESSIBLE
FIRE TRUCK ACCESS 48' OUTSIDE RADIUS, 28' INSIDE RADIUS
MAX HOSE LENGTH & MAX FIRE TRUCK TURNAROUND = 150'

DENSITY & PARKING:
22,385 SF - 2,702 SF = 20,286 SF
20,286 = 47 ACRES x 17 UNITS/ACRE = 8 UNITS MIN.
47 x 21.28 UNITS = 10 UNITS + 10% = 11 UNITS MAX
ACTUAL = 8 UNITS
8 x 1.8 = 12 PKGS STALLS - 30% (ADJUSTMENT) = 11 STALLS



CORNELL POINT - PROPOSED SITE PLAN

1/8" = 1'-0"



CONNECT ARCHITECTURE
4072 N. WILLIAMS AVE. STE. A, PORTLAND, OR 97227



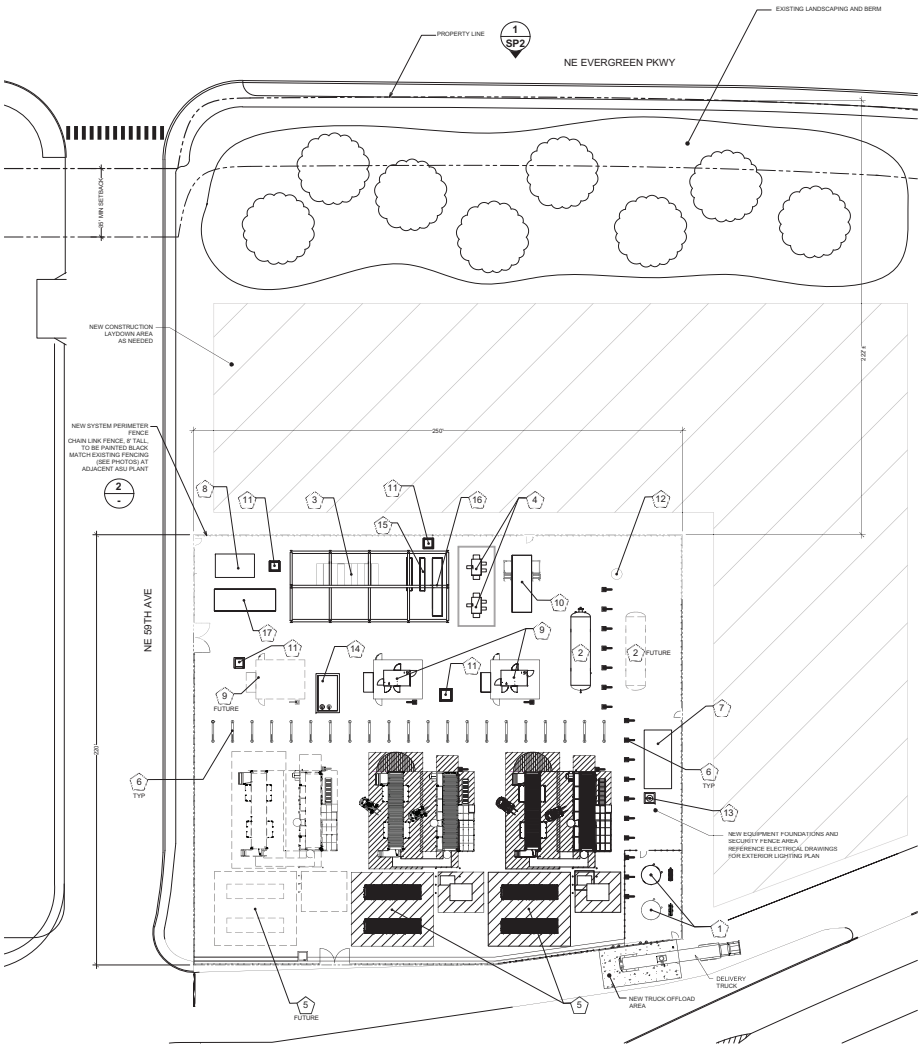
CORNELL POINT - EXTERIOR ELEVATIONS

 $\frac{3}{4}" = 1'-0"$ 

CONNECT ARCHITECTURE
 4072 N. WILLIAMS AVE. STE. A, PORTLAND, OR 97227

A3

FOR DESIGN REVIEW
APPLICATION ONLY



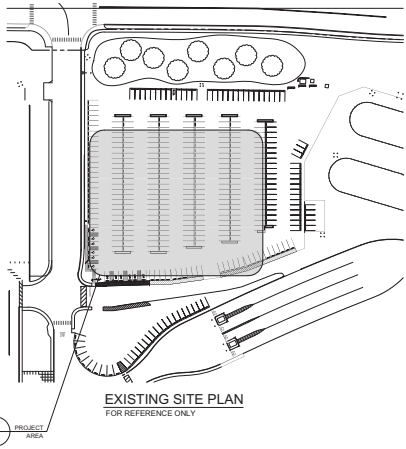
1 PROPOSED SITE PLAN
FOR REFERENCE ONLY



2 EXAMPLES OF PROPOSED FENCE
FOR REFERENCE ONLY

SYMBOL	NEW EQUIPMENT UNLESS NOTED AS FUTURE	HEIGHT FT
1	LIN TANK	52.08
2	LHY TANK	TBD
3	SWITCHGEAR CONTAINER	8.75
4	STEP DOWN TRANSFORMERS	7.50
5	ELECTROLYZER	27.50
6	FIELD SUPPORT RACK	TBD
7	ANALYZER ENCLOSURE	TBD
8	CONTROL ROOM/OPERATOR STATION	TBD
9	PURIFIER ENCLOSURE	12.00
10	EMERGENCY POWER GENERATOR	9.83
11	PULLING PIT	TBD
12	VENT STACK	150
13	EYEWASH AND SAFETY TOWER	TBD
14	DRAIN WATER PUMP	TBD
15	EMERGENCY MCC	TBD
16	PLANT MAIN MCC	TBD
17	UPS/BATTERY ROOM	TBD

LANDSCAPING AREA SUMMARY BY INTEL



EXISTING SITE PLAN
FOR REFERENCE ONLY

CLIENT

1585 SAWDUST RD
SUITE #300
THE WOODLANDS, TX 77380

INSTALLATION OF ONSITE HYDROGEN
PRODUCTION SYSTEM

LOCATION
Intel Ronler Acres Campus - Purple Lot
43°33'06"N 122°30'31"W

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY BLOCK. ANY OTHER USE INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE CASE SPECIFIED IN THE TITLE BLOCK, ARE STRICTLY PROHIBITED, UNLESS UNDER A WRITTEN PERMISSION BY SGE.

S. GORDON ENGINEERING, DESIGN & ENGINEERING SERVICES, INC.
2000 BARNES RD. SUITE 100, WILSON, NC 27157
TEL: (919) 552-0200 FAX: (919) 552-0202
WWW.SGE-INC.COM

EXPIRES 06/30/23
May 30, 2023
SGE JOB No. 523.013.918
INTEL RONLER ACRES - SITE PLAN

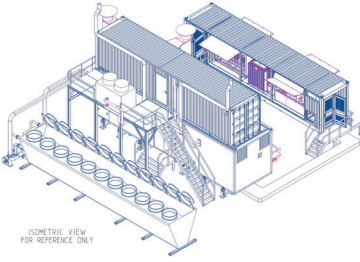
REVISIONS

REV	DATE	DESCRIPTION	BY
1	May 30, 2023	DESIGNED BY	JE
1		APPROVED BY	VSG

TOTAL SITE PLAN SHEETS - 4


PROPOSED
SITE PLAN

SP1

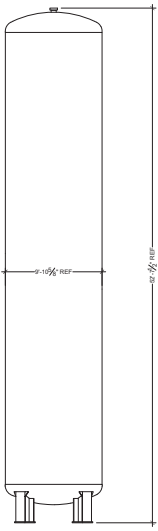


ISOMETRIC VIEW FOR REFERENCE ONLY

ELECTROLYZER
ISOMETRIC VIEW FOR REFERENCE ONLY



EXAMPLE EMERGENCY DIESEL GENERATOR ENCLOSURE
PHOTO FOR REFERENCE ONLY



VERTICAL TANK
ELEVATION FOR REFERENCE ONLY

FOR DESIGN REVIEW APPLICATION ONLY



12 LOWER HEIGHT SHOWN PER STREET PERSPECTIVE

42' 0" REF. LOWER HEIGHT SHOWN PER STREET PERSPECTIVE

18'-10" ESTIMATED

27'-11" REF. LOWER HEIGHT SHOWN PER STREET PERSPECTIVE

NEW EXTERIOR POLE LIGHTS 30' IN HEIGHT TYP.

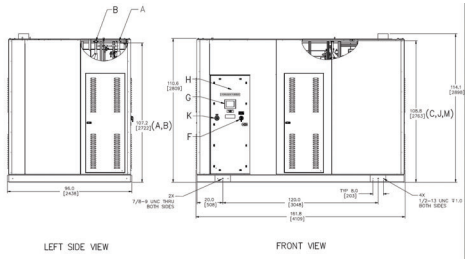
40' IN EXISTING BERM HEIGHT

TOP OF GRADE/CONCRETE

SYMBOL	NEW EQUIPMENT UNLESS NOTED AS FUTURE	HEIGHT FT
1	LIN TANK	52.66
2	LHY TANK	TBD
3	SWITCHGEAR CONTAINER	8.75
4	STEP DOWN TRANSFORMERS	7.50
5	ELECTROLYZER	27.90
6	FIELD SUPPORT RACK	TBD
7	ANALYZER ENCLOSURE	TBD
8	CONTROL ROOM/OPERATOR STATION	TBD
9	PURIFIER ENCLOSURE	12.00
10	EMERGENCY POWER GENERATOR	9.83
11	PULLING PIT	TBD
12	VENT STACK	<150
13	EYEWASH AND SAFETY TOWER	TBD
14	DRAIN WATER PUMP	TBD
15	EMERGENCY MCC	TBD
16	PLANT MAIN MCC	TBD
17	UPS/BATTERY ROOM	TBD

NOTES:

1. DASHED LINE REPRESENTS EQUIPMENT OUTLINE BARELY VISIBLE FROM STREET LEVEL.
2. SOLID LINE REPRESENTS EQUIPMENT OUTLINE LIKELY VISIBLE FROM STREET LEVEL.
3. SOME MINOR EQUIPMENT IS NOT SHOWN FOR CLARITY.



LEFT SIDE VIEW

FRONT VIEW

SCHEMATIC PURIFIER ENCLOSURE
ELEVATIONS FOR REFERENCE ONLY

CLIENT

Linde

1585 SAWDUST RD
SUITE #300
THE WOODLANDS, TX 77380

INSTALLATION OF ONSITE HYDROGEN PRODUCTION SYSTEM

LOCATION
Intel Ronler Acres Campus - Purple Lot

45°33'00"N 122°50'31"W

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SGE
S. GORDON, STRUCTURAL DESIGN & ENGINEERING SERVICES, INC.
2000 BARNES RD., SUITE 200, WILSON, NJ 07097
TEL: (908) 502-0000 FAX: (908) 502-0000
WWW.SGECORP.COM

REGISTERED PROFESSIONAL ENGINEER
5886906
OREGON
EXPIRES 06/30/23
May 30, 2023
SGE JOB No. 523.013.918
NOTE: RONLER ACRES - SITE PLAN

REVISIONS

REV	DATE	DESCRIPTION	BY

DATE: May 30, 2023
DESIGNED BY: JE
APPROVED BY: VSG
TOTAL SITE PLAN SHEETS - 4

ELEVATIONS

SP2

HILLSBORO WAREHOUSE & STORAGE FACILITY

4282 NE 30th Ave.
Hillsboro, OR 97214

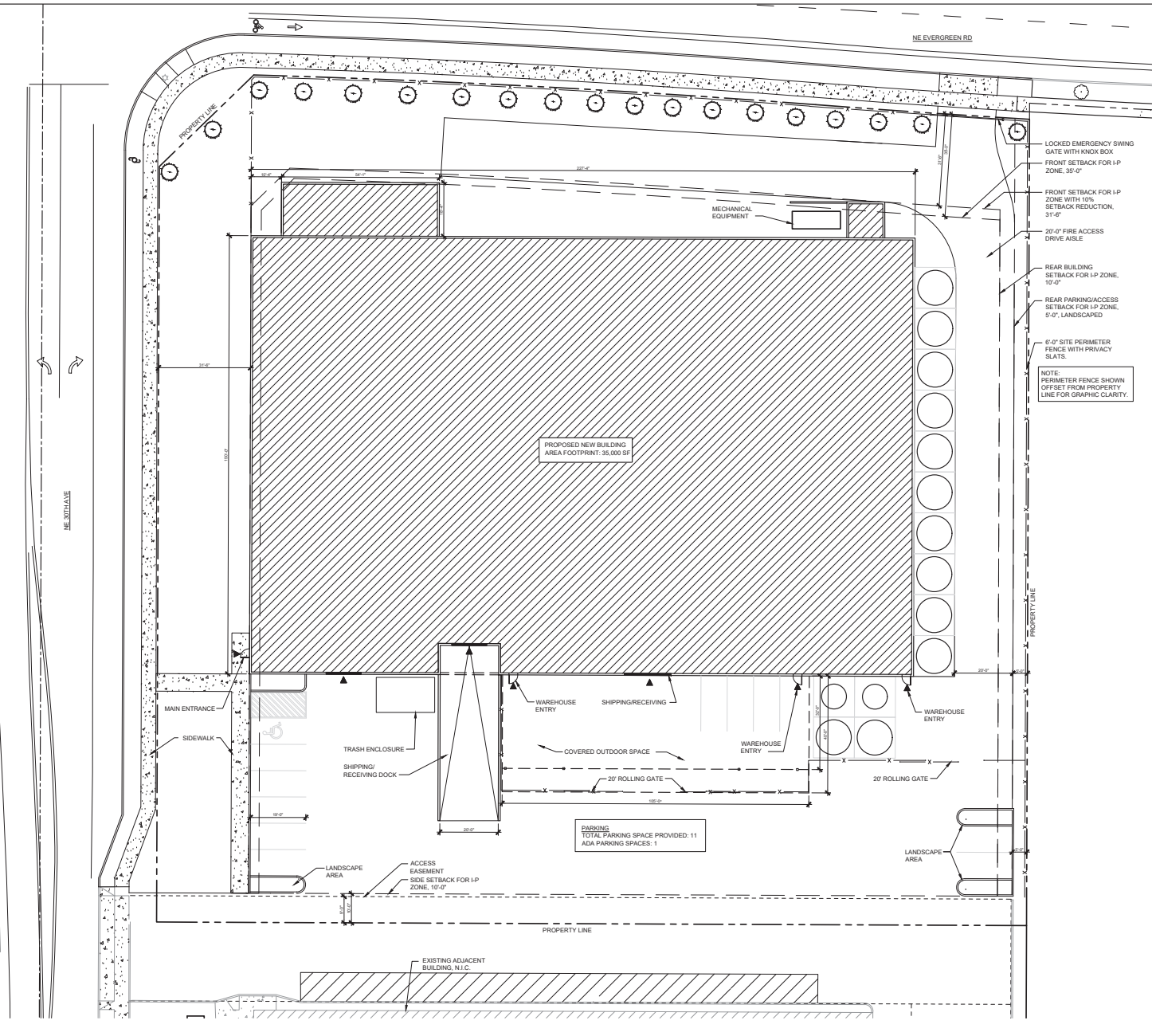
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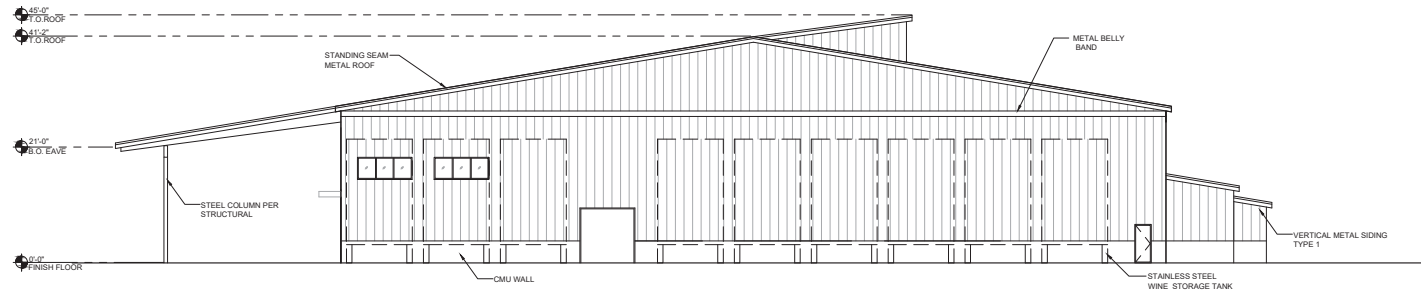
DESIGN REVIEW
05/12/2023

SHEET NO.

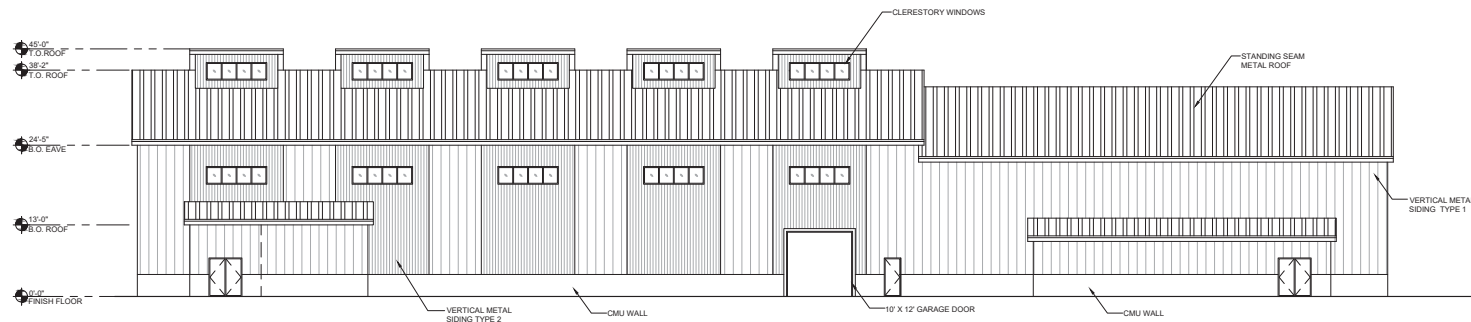
SD1.1
PROPOSED
SITE PLAN

1 SITE PLAN
SD1.1
SCALE: 1/16" = 1'-0"





1
A2.2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2
A2.2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

BAMA
Architecture and Design
7300 SE Milwaukie Ave.
Portland, Oregon 97202
Ph: 503.253.4283
Email: admin@bamadesign.com



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**HILLSBORO WAREHOUSE
& STORAGE FACILITY**

4282 NE 30th Ave.
Hillsboro, OR 97214

Proj # 202228

DESIGN REVIEW
05/12/2023

SHEET NO.
A2.2
BUILDING ELEVATIONS