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October 13, 2016

Dan Grimberg
West Hills Development
735 SW 158th Avenue
Beaverton, OR 97006

Li Alligood
Otak, Inc.
808 SW Third Avenue, Suite 300
Portland OR 97204

Subject: Pre-Application Summary Notes for The Ridge at SCM Subdivision / PUD

Dear Mr. Grimberg and Ms. Alligood,

Thank you for attending the Pre-Application Conference held on September 28, 2016. We are pleased to provide you with the following notes prepared in response to your proposal.

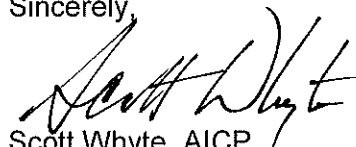
Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,


Scott Whyte, AICP
Senior Planner,
(503) 526-2652

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for

The Ridge at South Cooper Mountain PUD/Subdivision
PA 2016-0048, September 28, 2016

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: September 28, 2016

PROJECT INFORMATION:

Project Name: The Ridge at South Cooper Mountain PUD/Subdivision

Project Description: Residential subdivision and PUD consisting of 117 single-family lots and 229 multi-family units. The Subdivision/PUD is located north of SW Scholls Ferry Road, east of SW 175th Avenue. Portions of property that contain wetlands will be retained as open space. Access (primary) is proposed from SW Strobel Road (currently private) which will be converted to public street with access to SW Scholls Ferry Road.

Property/Deed Owners: Lolich
Bellairs

Site Address: None

Tax Map and Lots: 2S1-06, T.L.s 500 and 600 - no past plat in review of Washington County records

Zoning: Washington County Interim zoning in place (AF-20)

Comp Plan Designation: Standard Density, Medium Density and High Density

Site Size: Approximately 109 acres

APPLICANT INFORMATION:

Applicant's Name: West Hills Development, Attn: Dan Grimberg
735 SW 158th Avenue, Beaverton, OR 97006

Applicant's Rep: Otak, Inc., Attn: Li Alligood
808 SW Third Avenue, Suite 300, Portland OR 97204

Address:

Phone / e-mail: Otak (Li)
503 415-2384 / e-mail: li.alligood@otak.com

PREVIOUS LAND USE HISTORY:

No prior development case files through the city. Subject properties were located within Washington County. Area is part of the recently adopted South Cooper Mountain Community Plan.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows:

Quasi-Judicial Zoning Map Amendment	\$3,076.00
Conditional Use – Planned Unit Development	\$2,939.00
Preliminary Subdivision	\$4,302.00 + \$98 per Lot proposed
Tree Plan 2	\$1,062.00
Design Review 2 or 3	\$1,853.00 (DR-2) <u>or</u> \$4,075.00 (DR-3)
Final Land Division (Type 1, Admin. Review)	\$1,096.00 (per plat recorded if phasing)

* See Key Issues/Considerations herein for description of applications and associated process. Application fees are subject to change on July 1, 2017. The fees in effect at the time a complete application is received will control.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required. Neighborhood Advisory Committee: (NAC): Neighbors Southwest. Contact: Miles Glowacki of the City Neighborhood Office for meeting set-up (503) 526-3706

CHAPTER 20 (LAND USES):

Zoning: See "Key Issues / Considerations" herein. Limited Land Use applications will need to address Chapter 20 compliance under zone districts as proposed. See Table under 20.05.20 where PUDs are subject to Conditional Use approval in the R zones, along with Use Restrictions in 20.05.25 describing PUD as necessary for developing large parcels in South Cooper Mountain area. See Development Standards of each R zone in table of 20.05.15.

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is "Not Applicable", please explain why the criterion is not applicable.

Applicable Application Type(s):

<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type (process)</u>			
1. Quasi-Judicial Zoning Map Amendment (Threshold #1)	40.97.15.1	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2. Conditional Use – P.U.D. (Threshold #1)	40.15.15.4	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3. Preliminary Subdivision (Threshold #1)	40.45.15.5	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
4. Tree Plan 2 (Threshold #s1 and2)	40.90.15.2.	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
5. Design Review 2 or 3 (Thresh. #3 of DR-2 or #8 of DR-3)	40.58.15	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
6. Final Land Division (After Prelim. Sub approval)	40.45.15.8	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

Comments: In order for your applications to be deemed complete, a written statement is necessary, supported by substantial evidence for all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. Please review special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input checked="" type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input checked="" type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input checked="" type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |

Section 60.45 (Solar Access Protection)

Section 60.50 (Special Use Regulations)

Section 60.55 (Transportation Facilities)

Section 60.60 (Trees and Vegetation)

Section 60.65 (Utility Undergrounding)

Section 60.67 (Significant Natural Resources)

Section 60.70 (Wireless Communication)

Comments: For the application(s) listed above to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above. Application for CU-PUD should respond to all standards under Section 60.35 (PUD standards). See *Key Issues / Considerations* herein for additional notes.

For parking, off-street standards for single-family residential require one space for every unit (minimum). However, for multi-family residential, the minimum ratio is based on the number bedrooms per unit. Unit design (ground floor, typical for each unit type proposed) should be submitted to indicate parking availability for each unit. Off-Street parking calculations are to be provided on the site plan (in addition to a possible Street Parking Availability Plan as explained in *Key Issues/Considerations* herein). Trees to remain on-site are subject to protection standards of 60.60.20 (where shown to be saved). See additional notes in *Key Issues/Considerations* herein on trees and maintenance responsibility.

For notes concerning 60.55 (Transportation Facilities) see *Key Issues/Consideration* herein and summary notes prepared by Ken Rencher. Land division standards (60.15) contain grade differential standards (existing grades abutting site vs. proposed finished grade of the project site). Preliminary Grading plan is to illustrate existing off-site grades. Under Solar Access, narrative is to state whether exemption to Solar Access standards is proposed (see 60.45.10.4).

Design Review (standards and guidelines) only apply to attached residential, where proposed, as a component of the PUD. See *Key Issues/Considerations* herein for additional notes on design standards. See also worksheet (attached) identifying probable standards for review.

COMPREHENSIVE PLAN COMPLIANCE: Comprehensive Plan policy response is required for as part of the application for 1) Quasi-Judicial Zoning Map Amendment and 2) Conditional Use – Planned Unit Development.

The following Comprehensive Plan goals (as checked below) contain policies that may be applicable to your applications for *Quasi-Judicial Zoning Map Amendment (ZMA)* and *Conditional Use – Planned Unit Development (CU-PUD)*. Staff recommends considering these policies in preparation of a written narrative response to approval criteria. Written response provided to specific Plan policies must be adequate for findings that support Criterion No 3 of ZMA approval (40.97.15.1.C) that *the proposal conforms with applicable policies of the Comprehensive Plan*. Similarly, Criterion No 4 of Section 40.15.15.4.C (approval criteria for CU-PUD) requires finding that *the proposal will comply with applicable policies of the Comprehensive Plan*.

Chapter 3 (Land Use Element):

3.6 (Regional Center Development)

3.13 (Residential Neighborhood Development)

3.7 (Town Center Development)

3.13.1 (Safe, Convenient, Attractive, & Healthful Places to Live)
See Policies "b", "c", "e", "g" and "i"

3.8 (Station Community Development)

3.13.3 (Standard-Density Residential)
See Policy "a"

Comprehensive Plan Goals and Policies continued...

- 3.10 (Corridor Development)
- 3.11 (Employment Areas)
- 3.12 (Industrial Development)

- 3.13.4 (Medium Density Residential)**
See Policies "a" and "b"
- 3.13.5 (High-Density Residential)**
See Policy "a"

Chapter 4 (Housing Element):

- 4.2.1.1 (Maximize use of buildable land...)
- 4.2.2.1 (Adequate Variety of Quality Housing)**
See Policy "a"
- 4.2.3.1 (Retention of Existing Affordable Housing)
- 4.2.3.2 (Production of New Affordable Housing)

Chapter 5 (Public Facilities and Services Element):

- 5.4.1 (Adequate Stormwater Management)
See Policies - Facilities Review Criteria is more specific where findings are necessary for adequate capacity of critical facilities.
- 5.5.1 (Adequate Water Service)
See Policies - Facilities Review Criteria is more specific – same note
- 5.6.1 (Adequate Sewer Service)
See Policies - same note
- 5.7.1 (Educational Facilities & Services)
- 5.8.1 (Adequate Parks & Recreation Facilities)
Applicant should respond to Policy "e"
- 5.9.1 (Provide full police protection to areas as annexed)
Facilities Review Criteria is more specific
- 5.10.1 (Adequate Fire & Emergency Medical Services)
Facilities Review Criteria is more specific

Chapter 6 (Transportation Element):

- 6.2.1 (Enhance Beaverton's Livability)
See Policies "a", "d" and "e"
- 6.2.2 (Balanced Transportation System)
See Policies "c" through "j"
- 6.2.3 (Safe Transportation System)
See Policies "b", "d" & "e" thru "h"
- 6.2.4 (Efficient Transportation System)
- 6.2.5 (Accessible Transportation Facilities)
See Policy "a"
- 6.2.6 (Efficient Movement of Goods)

Chapter 7 (Natural, Cultural, Historic, Scenic, Energy, & Groundwater Resources Element):

- 7.1.1 (Balance development right) **Policies b and c**
- 7.2.2 (Historic Resources)
- 7.3.1 (Significant Natural Resources)**
See Policies "a" through "h"
- 7.3.2 (Riparian Corridors)
- 7.3.3 (Significant Wetlands)
See Policies "a" through "c"
- 7.3.4 (Wildlife Habitat)
- 7.4.1 (Scenic Views and Sites)

Plan Policies continued....

6.2.7 (Implement Transportation Plan)

7.5.1 (Energy)

6.2.8 (Flexible Financial Plan)

Chapter 8 (Environmental Quality & Safety Element

8.2 (Water Quality)

7.6.1 (Groundwater Resources)

8.4 (Noise)

8.3 (Air Quality)

8.6 (Geologic Hazards)

8.5 (Seismic Hazards)

8.8 (Solid & Hazardous Wastes)

8.7 (Flood Hazards)

Comments: South Cooper Mountain Community Plan consistency also necessary. As mentioned at the Pre-App, several policies as contained in the South Cooper Mountain Community Plan are relevant and should be addressed under Criterion No. 3 of ZMA approval and Criterion No. 4 of CU-PUD approval. Significant are Land Use Implementation Policies identified on page 16 of the Plan. See Policy No. 3 that describes a mix of zones applied to a given development site for general consistency with the assumed mix of zones shown in Table 2 (page 15). A written response to this policy is encouraged. Also, staff recommends preparing a table similar to Table 2 to show the proportional allocation of development (units) corresponding to gross acres of the specific development site, according to each land use designation/zone. Where Table 2 is for the entire S. Cooper Mountain Plan, the corresponding Table (to be created) would show how many acres are allocated within the development boundary according to each land use designation. If deviations to the percentages are proposed, the table and correspondence should show/explain. See Policy 3.

See also Street Policies (p. 23) of South Cooper Mountain Community Plan. If the east-west Collector street through the property is not to be completed in the first phase of development, the written narrative response to ZMA and CU-PUD approval criteria should explain the feasibility of future extension (how and when this is to be accomplished). Bicycle and Pedestrian Framework Policies of the Plan are important. See Plan Policy No. 2 (c) that describes "School to School Trail" via multi-use path from SW Loon Drive to the planned high school. This path is to be clearly identified on the plans submitted to the city. Similarly, there is a north-south Community Multi-use Trail plan. All pedestrian improvements (including street crossings) are to be shown.

Figure 5 of the South Cooper Mountain Concept Plan (map) identifies the Transportation Framework, including street classifications for existing and future streets. The same figure identifies open water/wetland/probable wetlands. See "Key Issues/Considerations" herein for additional notes.

See also Natural Resource Policies (p. 27) of South Cooper Mountain Community Plan and notes herein. Of key interest is the applicant's response provided to Policy 1 which states *Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state, and federal regulations.* A wetlands delineation report is to be provided with the plans and materials submitted to the city for land use review.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some

instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended
contact for
further
information
if checked



Clean Water Services

(CWS not sent copy of Pre-Application materials)

The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish technical requirements for the design and construction of sanitary and surface water management systems built as part of residential or commercial development. Pursuant to City Development Code Section 50.25.1.F, in order for the application to be deemed complete the applicant is required to submit documentation from CWS stating that water quality will not be adversely affected by the proposal. For most development proposals, CWS typically issues a "Service Provider Letter". Alternatively, CWS may issue a statement indicating no water quality sensitive areas exist on or within 200 feet of the subject site. Development activity subject to CWS review is defined in Section 1.02.14 of the CWS Design & Construction Standards. For more information contact: **Laurie Harris** (503) 681-3639.



Jeremy Foster, Tualatin Valley Fire & Rescue
503 259-1414 / jeremy.foster@tvfr.com

Plan reviewed. Written comments attached hereto.



Brad Roast, Building, City of Beaverton
(503) 526-2524 / broast@beavertonoregon.gov

Plan reviewed. Written comments attached hereto.



Steve Brennen, Operations, City of Beaverton
(503) 526-2200 / sbrennen@beavertonoregon.gov

Plans reviewed. No comments.



Naomi Patibandla, Site Development, City of Beaverton
(503) 526-2513 / npatibandla@beavertonoregon.gov

Plan reviewed. Written comments attached hereto.



Ken Rencher, Transportation, City of Beaverton
(503) 536-2427 / krencher@beavertonoregon.gov

Plans reviewed. Written comments attached hereto.



Kathy Gaona, Finance Department, City of Beaverton
(503) 526-2268 / kgaona@beavertonoregon.gov

Plan reviewed. No comments



Naomi Vogel, Washington County Land Use and Transportation
(503) 846-7639 Naomi_Vogel@co.washington.or.us

Plan reviewed. Comments: SW Scholls Ferry Road maintained by Washington County. Based on plans received:

- ROW dedication – minimum of 51 feet from centerline for Scholls Ferry Road including corner radius with public street (City NR) and what is required for traffic mitigation measures, if any. Big issue is Rural on the south side of Scholls Ferry Road which limits the ROW acquisition.

- Half-street improvement to include additional lanes, bike lane, gutter/curb, planter strip, illumination and sidewalk to an A-1 County standard (defer to City standards for s/w and planter strip). Any LIDA facilities required within the ROW are to be maintained as noted by Jim / Naomi.
- Access to County standards – City Neighborhood Route doesn't require approval from the County Engineer since it is on City TSP.
- Traffic Study - sight distance certification for access to Scholls Ferry/10% impact study area (City requires 5%).

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications** In review of the plans and materials submitted for consideration, staff has identified the following land use applications: 1) **Quasi-Judicial Zoning Map Amendment**, 2) **Conditional Use – Planned Unit Development**, 3) **Preliminary Subdivision**, 4) **Tree Plan 2** and 5) **Design Review 2 or 3**. Not mentioned at the Pre-App is a *possible* application for **Sidewalk Design Modification** (40.58.15) if public sidewalks are shown less the standard contained in the Engineering Design Manual (EDM). The above land use applications are discussed below.

Quasi-Judicial Zoning Map Amendment. See page 16 of the South Cooper Mountain Community Plan, under *Land Use Implementation Policies*. Policy No. 3 describes the mix of zones applied to given development site shall be generally consistent with the assumed mix of zones shown in Table 2 (page 15). See note below on ZMA analysis.

Conditional Use – Planned Unit Development Proposal qualifies for PUD consideration given property size and location (South Cooper Mountain). See notes below on PUD Standards.

Preliminary Subdivision Plan and narrative response to grade differential standards (60.15) is necessary.

Design Review 2 or 3. See note below for direction on detached residential. Attached residential (regardless the number of units) qualifies for Design Review 2. However, the proposal must also meet all applicable Design Standards to qualify for DR-2. If proposal does meet standards, the DR-3 application applies. See attached worksheet.

Tree Plan 2 See Threshold No. 1 in reference to "Community Tree" removal. Subject site does not contain *Significant Trees* or *Historic Trees*. However, trees that are located within delineated wetlands qualify for what is described in Threshold No. 3 of Tree Plan 2: *Trees in... Sensitive Areas* or *Significant Natural Resource Area* (SNRA). Pre-App plans indicate removal of five or more Community Trees (def. contained in Chap. 90 of the Development Code). Also, plan will likely necessitate removal of trees within wetlands to accommodate transportation and utility improvements. Accordingly, Threshold #3 of Tree Plan 2 will likely apply. There is no mitigation requirement for Community Trees. See mitigation threshold for tree removal in *Sensitive Areas* or SNRA (60.60.25.2). Narrative for Tree Plan 2 is to address the threshold.

Final Land Division This is an administrative Type 1 application that follows Preliminary Subdivision approval. The Final Land Division application(s) might apply phase by phase, where legal lots are created to one portion of the PUD after improvements are in place.

Consolidated Application Submittal As previously stated, Section 50.15.2 of Development Code provides for consolidated processing of multiple applications thereby allowing one decision making body (the Planning Commission) to hear multiple applications at one hearing date. If all applications (ZMA and limited land use) are submitted on the same date, staff will prepare one hearing notice for all applications and all applications can be heard by the Planning Commission on the same date (but not necessarily heard together under one hearing). The consolidated process for ZMA with Limited Land Use applications is also recognized as part of the South Cooper Mountain Plan. Staff notes that the zone(s) must take effect before the city issues a Site Development Permit and/or Building Permit that would allow construction of the site or building improvements associated with the development proposal. While limited land use applications and the ZMA are subject to the State mandated processing rule of 120 days, the processing required for the ZMA application is slightly different where the ZMA, if approved by the Planning Commission without appeal, is then forwarded to the City Council for a first and second reading of the Ordinance adopting the amendment. The amendment takes effect 30 days following the second reading.

2. **Analysis as part of ZMA application** See Table 3.14 of the Comprehensive Plan (found in Chap 3) identifying implementing zones of Comprehensive Plan land use designations. In response to Criterion No. 3 of ZMA approval the applicant should address all Plan Policies specific to the *Standard, Medium and High Density* Plan designation found in Chapter 3 (specifically 3.10) of the Comprehensive Plan. Several other policies of the Comprehensive Plan appear to be applicable. See list identified herein. Written narrative response to each separate Plan policy is encouraged.

Criterion No. 4 of ZMA approval describes "critical facilities" and Criterion No. 5 describes "essential facilities" both of which are defined by the Development Code (Chapter 90). The applicant should describe all water, sanitary sewer and storm drainage connections to the property (existing location, size and proposed connection/extensions). See comments provided by Naomi Patibandla, City Site Development. If certain critical facilities are not available at an adequate capacity to serve the site and uses allowed by the proposed zoning designations, the applicant should explain how these facilities can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.

Although not part of the ZMA approval criteria, staff recommends review of Purpose Statements for R zones proposed under ZMA review (found in Chapter 20 of the City Development Code). Criterion No. 6 refers to consistency with applicable provisions of Chapter 20. Purpose statements (R-1, R-2, R-4, R-5 and R-7 zones) are found in Section 20.05.10. In the table of Section 20.05.15 is a note (#16) referring to special building setback standards for development in the South Cooper Mountain Community Plan.

Zone boundaries do not have to match line-for-line divisions shown between land use designations. Preferably, the zone boundaries will be shown located along streets and/or property lines as proposed.

3. **Transportation Impact Analysis (TIA) required** See attached notes provided by Ken Rencher, City Transportation. Separate scoping meeting for TIA (60.55.20) is highly encouraged. Without an available connection and extension of the planned Collector Street (east – west and now stubbed at the high school property) the proposed development will not meet the requirements of the Fire District (TVF&R) for multiple points of access. Therefore, the applicant should also provide additional emergency access points as required to meet the needs of the emergency responders. Also, without immediate access availability of the Collector Street, scope of the TIA should provide forecast trips with and without the Collector Street. See also comments provided by Washington County as to access and street frontage improvements to SW Scholls Ferry Road. More improvements to the property street frontage along SW Scholls Ferry Road may be necessary to compensate for an inability to construct immediate and foreseeable future improvements along the south side of Scholl Ferry Road (with rural designation to the south). See additional notes below as to plan sheet details which illustrate how the street will be constructed with other planned utilities. With Conditional Use (PUD) application, staff recommends that the applicant's Traffic Engineer prepare a written response to applicable Comprehensive Plan Policies

(identified under the Transportation Element – Chapter 6) and transportation-related policies of the South Cooper Mountain Plan.

4. **Street Design Standards – Modifications subject to City Engineer approval** See attached notes prepared by Ken Rencher, transportation. Plans submitted for Pre-App consideration do not illustrate street dimensions/scale or specifications for staff to evaluate against City Street Standards. For internal streets, applicant is encouraged to apply standards identified in the City's *Engineering Design Manual and Standard Drawings* (EDM). Also, the plan is to show improvements consistent with policies identified in the *Community Plan Bicycle & Pedestrian Framework Plan* (Figure 11 of the Community Plan). Phasing of the development plan is to identify interim street improvements.
5. **Facilities Review Approval Criteria.** Written response to the Facilities Review approval criteria is necessary (Section 40.03 of the Development Code). Applicant's site development engineer should respond to critical facilities and services related to the development (Criterion 1.A). As discussed at the Pre-App, a sanitary sewer pump to the south must be in place/operable before the city would be able to issue Building Permits for home construction.
6. **PUD Standards for South Cooper Mountain Plan.** See minimum / maximum lot sizes of the zone based on unit type. Standard in 60.35.25 includes a table. Lot sizes are to be identified on the site plan. Definition of "Lot Area" (per Chapter 90 of the Development Code) is: *The computed area contained within the lot lines, exclusive of street or alley rights-of-way.* See also the definition of "Lot" per Chapter 90 describing (in part) "...undivided by a dedicated street or alley or another ownership. ..."

Section 60.35.25 refers to several plan policies and figures of the South Copper Mountain Plan. The plan for parks is to be identified as part of the PUD. See Policy 2 under Natural Resource (page 27) where item "c" describes neighborhood parks and pocket parks... provide breaks between developed areas abutting the resource.

7. **Clean Water Service – Service Provider Letter.** Figure 5 and 8 of the South Cooper Mountain Plan indicate *Wetland/Probable Wetland* to occupy portions of the property. Subsequently the City Local Wetlands Inventory now acknowledges location of wetlands on-site. Application to the Department of State Lands to modify / mitigate wetland loss will be necessary. The CWS Service Provider Letter is to be included with materials submitted to the City. CWS may require a set-aside (i.e., creation of buffer tract as part of the subdivision/PUD) to wetlands identified through the site assessment. Applicant's plans should show what changes/improvements are required in response to the Service Provided Letter. Mitigation (if applicable) is to be identified (on-site/off-site). Reports submitted to CWS for the Service Provider Letter are to be provided as part of the materials packaged submitted to the city (e.g., wetlands delineation report/study). All other sensitive-area reports/documents (i.e., for DSL review) are to be provided.
8. **Landscape Plan.** A landscape plan is to be included with the plan set submitted for CUP-PUD. The plan is to show the location of all proposed plants and trees within the project site. If/where tree preservation is proposed within private lots, the applicant should identify the means for assuring tree preservation (Tract? Easement?) and how future homeowners will be informed of tree preservation measures.
9. **Evaluation of Trees / Tree Protection Methods.** As part of the materials submitted for CUP-PUD and Tree Plan 2, a certified arborist should inventory tree size per DBH, species and general health & conditions. Tree plan (# I.D. to site plan) should match #s shown to the inventory. Most important is the recommendation/identification of proposed protection methods (see Section 60.60.20 of the Development Code) for trees identified on the plan to be saved in areas anticipated for/near construction and grading. Protective fencing plan is to be shown to the site plan submitted for Tree Plan 2. Plans received for tree protection will be routed to the City Arborist for review and comment.

10. **Building Architectural Elevations.** See PUD standards related to building architecture and orientation. For South Cooper Mountain Plan area, structures that do not abut the exterior boundary of the plan area may be allowed to vary building heights, without satisfying the graduated building height transitions of Section 60.35.20.3... Staff recommends plan sheets that identify several building types and a location (key) to the site plan. Heights (dimensions) are to be shown along with material elements. See also CU-PUD approval criteria No. 6...*can be made reasonably compatible with and have a minimum impact on livability and appropriate development of properties in the surrounding area...*
11. **Identify Maintenance Responsibilities for Common Areas & Driveways.** Written narrative response to Section 40.03 of the Development Code (Facilities Review) should explain how private driveways and common areas (tracts) are maintained and who will be held responsible for maintenance and the means for continued maintenance assurance.
12. **Street Parking Availability Plan** Street dimensions (widths) are to be shown. If PUD identifies certain streets at less the city standard, the applicant could be required to prepare a site plan illustrating areas where street parking is available.
13. **Division of State Lands / Army Corps of Engineers review.** See Pre-App Summary Notes attached hereto prepared by Naomi Patibandla, Site Development – Engineering.
14. **Preliminary Utility Plan** See attached Pre-App Notes prepared by Naomi Patibandla, Site Development – Engineering, for specific notes about the provision of Sanitary Sewer, Storm Sewer and Water service. Of key interest concerning sanitary sewer is the planned CWS pump station in River Terrace to the south. Sewer line extensions to abutting properties will necessary. Also of key interest is the city's preferred location for the waterline to run with the planned location of future Collector Road (from future extension where stubbed at high school property) and not along SW Scholls Ferry Road. The Willamette Water Supply Project will be constructing a large waterline within the SW Scholls Ferry Road right-of-way (and on SW Tile Flat Road). The Willamette water line is roughly 66" in diameter and will require considerable area for dredging, staging of equipment and construction (also need interim vehicle passage during construction). See attached graphic (urban work zone). Staff recommends coordinating with TVWD for gain a better understanding of construction needs.
15. **Stormwater Quality & Quantity** See Pre-App Summary Notes attached hereto prepared by Naomi Patibandla, Site Development – Engineering.
16. **Grading and Erosion Control** See Pre-App Summary Notes attached hereto prepared by Naomi Patibandla, Site Development – Engineering.
17. **Copy of Agreement to build ¾ street improvement to SW Strobel** At the Pre-App, the applicant referred to an agreement with the abutting property owner (to the north) for improvements to SW Strobel. A copy of the agreement is to be provided with the plans and materials submitted to the city for land use review.
18. **Service District Annexation – Discussion with Park District staff** It will be necessary to annex into the Tualatin Hills Park and Recreation District. Early discussion with Park District staff is encouraged for purpose of extending multi-purpose trails, consistent with the South Cooper Mountain Community Plan.

Pre-Application Conference Worksheet for Design Review Standards

for PA 2016-0048 held on 9/28/16

Title The Ridge at South Cooper Mountain

For portion of PUD that is attached residential

In review of the plans and material submitted for Pre-Application consideration, staff have determined your project is subject to Design Review Compliance Letter Type 2 provided that the plans and graphic exhibits submitted for consideration illustrate compliance with "applicable" Design Review Standards identified under Sections 60.05.15 through 60.05.30 of the City Development Code. If your proposal does not meet applicable design standards, your proposal is subject to Design Review Type 3 (per application Thresholds 7 or 8 of Section 40.20.15.3.A). In review of the plans and materials submitted for Pre-Application Conference consideration, staff has identified certain Design Standards (below) that appear "applicable". Generally speaking, applicable Design Standards include those pertaining to:

- A: Permitted Conditional use *Residential, attached, is permitted outright. Development is subject to CUR PUD approval.*
- Within a(n): Residential Commercial Industrial Multiple Use zone
- For a(n): Multi-Family Residential Commercial Industrial Multiple Use building type.
- That does does not abut a "Major Pedestrian Route" Class: _____

In summary, the applicable design standards appear to include the following:

- 60.05.15 (Building Design and Orientation Standards)
 - 1. Building Articulation and Variety - A B C D _____
 - 2. Roof Forms - A B C D E _____
 - 3. Primary Building Entrances _____
 - 4. Exterior Building Materials - A B C _____
 - 5. Roof-mounted equipment - A B C _____
 - 6. Building location/orientation along street in Multiple Use and Commercial zoning districts - A B C D E F _____
 - 7. Building Scale along Major Pedestrian Routes - A B C _____
 - 8. Ground floor elevations on commercial and multiple use buildings - A B _____
 - 9. Residential units fronting common greens & shared courts in multiple use zones A through G _____
- 60.05.20 (Circulation and Parking Design Standards)
 - 1. Connections to the public street system - *Refer to South Cooper Mountain Community Plan*
 - 2. Loading areas, solid waste facilities and similar improvements - A B C D E _____
 - 3. Pedestrian circulation - A B C D E F G *On "A" refer to S. Cooper Mtn. Plan.*
 - 4. Street frontages and parking areas - A _____
 - 5. Parking area landscaping - A B C D _____
 - 6. Off-Street parking frontages in Multiple-Use Districts - A B C _____
 - 7. Sidewalks along streets/primary building elevations in Multiple-Use and Commercial zones - A B _____
 - 8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use and Commercial Districts - A B _____
 - 9. Ground floor uses in parking structures - _____
- 60.05.25 (Landscape, Open Space and Natural Areas Design Standards)
 - 1. - 3. Minimum Landscape Requirements for Duplexes and Attached Dwellings in R-3.5, R-2 and R-1 zones - based number of units proposed *O.S. N/A as stands. in PUD for. O.S. prevail*
 - 4. Minimum Landscaping Requirements for Required Front Yards and Required Common Open Space in Multiple Family Residential Zones - A B C D E F _____
 - 5. Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts - A B C D _____
 - 6. - 7. Standards for "Common Greens" and "Shared Courts" in Multiple-Use Zones _____
 - 7. Standards for "Common Greens" and "Shared Courts" in Multiple-Use Zones _____
 - 8. Retaining Walls - _____
 - 9. Fences and Walls - A B C D E *see also code stands. for S. Cooper Mtn.*
 - 10. Minimize significant changes to existing surface contours at residential property lines - A B C _____
 - 11. Integrate water quality, quantity, or both facilities - _____
 - 12. Natural Areas _____
 - 13. Landscape Buffer Requirements - A B(B-1) C(B-2) D(B-3) E F G _____
- 60.05.30 (Lighting Design Standards)
 - 1. Adequate on-site lighting and minimize glare on adjoining properties - A B C D E _____
 - 2. Pedestrian-scale on-site lighting - A B C _____

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Development Engineering Issues

CITY OF
BEAVERTON
Public Works Department
Site Development Division
12725 SW Millikan Way, 4th Floor
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2552

Page 1 of 3

PROJECT SITE OR NAME: South Cooper Mtn Bierly PUD (Scholls Ferry/Tile Flat)

PRE-APPLICATION CONFERENCE NUMBER: PA 2016-0052

DATE: 5 October 2016

Prepared by: Naomi Patibandla, Eng Tech 2 – Site Development Division

ph: 503.526.2513 npatibandla@BeavertonOregon.gov fx:503.526.2550

For more detailed information regarding existing utilities, topography, and geographical information, necessary for preparation of various applications call 503.526.2342 or submit a request on line at:

<http://apps.beavertonoregon.gov/forms/ABSubmit.aspx>

Public utilities (water, sanitary sewer, storm drainage) must be brought to, through, and along all public street frontages to serve this site upon development and to facilitate future adjacent development. REFERENCE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS (Ordinance 4417) AND CLEAN WATER SERVICES STANDARDS (CWS R&O 2007-020).

GENERAL NOTES:

A Clean Water Services, Service Provider letter is required for a design review or land division application (see contact information on next page).

City infrastructure is not yet available to serve the site. Utility provision issues must be addressed with a PUD and/or land division application to demonstrate City service feasibility for the proposed development in total and for each phase including a storm water report prepared by a professional civil engineer. The storm water report will need to specifically document how the proposal will achieve compliance with CWS Resolution and Order 2007-020 in regard to storm water treatment (quality) and detention (quantity) per City Ordinance 4417 Section 330; however, with a 404 Wetland Fill/Removal joint permit application needed, then storm water management facilities must be provided to SLOPES V requirements. LIDA (low impact development approaches) for storm water management are encouraged. LIDA is covered in Section 4.07 of the CWS standards and within the CWS LIDA Handbook.

1. Sanitary Sewer:

- a. The City will need verification of the CWS pump station and force main in River Terrace is functional and able to handle sanitary sewer flows prior to being able to issue a site development permit.
- b. Part of the site appears to be unserviceable via gravity. If this is the case, the Developer will need to work with CWS for intermediate (or ultimate) force main and pump station design and location.
- c. Sewer pipes:
 - i. Sizes shall follow the master plan
 - ii. Locations of the sewer trunk lines are somewhat flexible
 - iii. Must accommodate upstream properties to receive flows in a reasonable manner
- d. Sewer SDC's are available, however only about 4% of the fees are retained by the City. The 4% amount is available from the City, costs beyond that will need to be recovered from CWS.

2. Storm:

- a. Slopes V will be required
- b. There are storm culverts in SW Tile Flat and SW Scholls that will need replaced. Coordination with Washington County is needed.
- c. Unmapped flood plain will need to be identified and determined if it is within the vegetated corridor boundary.

3. Water:

- a. The City's preferred location for the waterline in down the future collector road, not Scholls Ferry Road.
- b. The Willamette Water Supply Project will be installing a roughly 66" diameter waterline in SW Scholls Ferry Road and on SW Tile Flat Road. Coordination between TVWD and the development will need to occur to leave an available corridor for the 66" waterline to be installed around all future and existing utilities. In the event a 24" waterline goes in SW Scholls Ferry Road, the 24" waterline will

10/11/2016

14.28

need to be installed to ensure water will be provided at all times to the development when the 66" line will be installed.

- c. An alternative was discussed to take the waterline north to provide water service to the area.

Please note that any private sewer plumbing cannot cross property lines nor can a new development be approved where private sewer lines (storm or sanitary) would be located on any lot other than the lot being served. All power and communication service wires to each lot must be placed underground. Any affected overhead power and communication services to the site must be removed and reinstalled underground. All public street lighting shall be designed to Option C Standards. The wet utilities and new access construction required must be substantially complete to all proposed new lots before any final plat can be recorded, building permits issued, and/or new lots can be sold.

<p>CITY PERMITS required for work as proposed or likely to be needed:</p>	<p><input checked="" type="checkbox"/> CITY SITE DEVELOPMENT PERMIT Contact: Bonnie at 503.526.2552 <input checked="" type="checkbox"/> Floodplain, floodway, or wetland modification</p> <p><input type="checkbox"/> CITY SITE EROSION CONTROL PERMIT Contact: Bonnie at 503.526.2552</p>	<p><input type="checkbox"/> CITY RIGHT OF WAY PERMIT Contact: Sandra at 503.350.4073 <input type="checkbox"/> STREET CUT MORATORIUM</p> <p><input checked="" type="checkbox"/> BUILDING PERMIT w/Erosion Control <input checked="" type="checkbox"/> Site Plumbing Permit for private utilities Contact: Bldg. Counter at 503.526.2401</p>
<p>WATER SERVICE AREA AND ISSUES</p>	<p><input checked="" type="checkbox"/> CITY OF BEAVERTON SYSTEM Contact: David Winship at 503.526.2434 <input type="checkbox"/> 410 HGL <input type="checkbox"/> 525 HGL <input checked="" type="checkbox"/> Other zone/split zone</p>	<p><input type="checkbox"/> WEST SLOPE WATER DISTRICT Contact: Jerry Arnold at 503.292.2777</p>

SITE ENGINEERING ISSUES Prepared by Naomi Patibandla, Eng Tech 2

<p>OTHER PERMITS and approvals required for work as proposed or likely to be needed:</p>	<p><input checked="" type="checkbox"/> WASHINGTON COUNTY For work within, access, or construction access to the site from <i>Scholls Ferry and Tile Flat</i>. NOTE: Storm and sanitary sewers in County roads inside City limits are City-owned and maintained. Some street lights on County roads are City-owned.</p> <p><input type="checkbox"/> OREGON D.O.T. (Dist.2B Sylvan Office) For work within, access, or construction access to _____ Contact: Steve Schalk at (971) 673-1343</p> <p><input checked="" type="checkbox"/> OREGON DEPARTMENT OF STATE LANDS Contact: Russ Klassen at 503.986.5244</p> <p><input checked="" type="checkbox"/> CLEAN WATER SERVICES DISTRICT <input checked="" type="checkbox"/> Site Assessments/Service Provider Letters Wetlands/Creeks/Springs/Connection Permits Contact: Laurie Harris at 503.681.3639 SPLReview@cleanwaterservices.org</p> <p><input checked="" type="checkbox"/> DEQ 1200-C EROSION CONTROL PERMIT Contact: Bonnie Collins at 503.526.2552 (Permit application to City for CWS & DEQ) FOR DISTURBANCE OF > 5 Acres</p>	<p><input checked="" type="checkbox"/> Facilities and Access Permits Contact DLUT Staff: 503.846.8761</p> <p><input type="checkbox"/> Right of Way Permits Contact Operations Staff: 503.846.7620</p> <p><input type="checkbox"/> Utilities Permits Contact Operations Staff: 503.846.7623</p> <p><input type="checkbox"/> OREGON D.O.T. (Salem Office) Rail / Street Crossings Contact: Dave Lanning at 503.986.4267 Drainage Contact: Jim Nelson at (971) 673-2942</p> <p><input checked="" type="checkbox"/> U.S. ARMY CORPS OF ENGINEERS Contact: Michael LaDouceur at 503.808.4337</p> <p><input checked="" type="checkbox"/> Connection to CWS Trunk Sewer Contact: Permit Staff 503-681-5100</p> <p><input type="checkbox"/> Source Control Permit (all non-residential) Contact: Clayton Brown at 503.681.5129</p> <p><input type="checkbox"/> DEQ Letter of "No Further Action"(NFA) or other documentation concerning soil and/or groundwater contamination on this property and clearance allowing new construction. Contact applicable Oregon DEQ staff.</p>
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15 & 28

	<input checked="" type="checkbox"/> MUST UNDERGROUND EXISTING OVERHEAD UTILITIES ON-SITE AND NEW SERVICES. <input type="checkbox"/> May be eligible for fee-in-lieu of undergrounding – see Dev. Code, Section 60.65.20-25								
SITE SOIL, SURFACE & STORM WATER ISSUES	<table border="0"> <tr> <td data-bbox="357 315 909 420"> <input type="checkbox"/> MAPPED FEMA FLOODPLAIN <input type="checkbox"/> Map Number 4102400_---_D (Feb. 18, 2005) <input type="checkbox"/> Level of 100 Year Flood in vicinity of the site: </td> <td data-bbox="941 315 1494 420"> <input checked="" type="checkbox"/> UNMAPPED FLOOD HAZARD AREA A flood study is a required part of any development application. </td> </tr> <tr> <td data-bbox="357 420 909 630"> <input type="checkbox"/> Cut and fill grading balance required. <input type="checkbox"/> Certified minimum finish floor required: <input type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above base flood elevation. <input type="checkbox"/> SEPARATE FLOODPLAIN MODIFICATION PUBLIC NOTICE REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT and BUILDING PERMIT ISSUANCE with a 10-DAY APPEAL PERIOD. <small>*ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood-resistant Construction)</small> </td> <td data-bbox="941 420 1494 630"> <input checked="" type="checkbox"/> GEOTECHNICAL REPORT REQUIRED Base Flood Elevation (NGVD-29) Per NEW FEMA Map 40167C_---_E (Dec. 4, 2009) <input type="checkbox"/> Must flood proof* non-residential buildings OR </td> </tr> <tr> <td data-bbox="357 630 909 756"> <input checked="" type="checkbox"/> STORM WATER FACILITIES REQUIRED <input checked="" type="checkbox"/> Winter Storm Detention (quantity) <input checked="" type="checkbox"/> Summer Storm Treatment (quality) </td> <td data-bbox="941 630 1494 756"> <input type="checkbox"/> POSSIBLE FEE-IN-LIEU OF: <input type="checkbox"/> Detention (quantity) <input type="checkbox"/> Treatment (quality) - must justify using CWS criteria in DR/Land Div. application submittals. </td> </tr> <tr> <td data-bbox="357 798 909 850"> <input checked="" type="checkbox"/> REQUIRES IMPERVIOUS SURFACE INVENTORY </td> <td></td> </tr> </table>	<input type="checkbox"/> MAPPED FEMA FLOODPLAIN <input type="checkbox"/> Map Number 4102400_---_D (Feb. 18, 2005) <input type="checkbox"/> Level of 100 Year Flood in vicinity of the site:	<input checked="" type="checkbox"/> UNMAPPED FLOOD HAZARD AREA A flood study is a required part of any development application.	<input type="checkbox"/> Cut and fill grading balance required. <input type="checkbox"/> Certified minimum finish floor required: <input type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above base flood elevation. <input type="checkbox"/> SEPARATE FLOODPLAIN MODIFICATION PUBLIC NOTICE REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT and BUILDING PERMIT ISSUANCE with a 10-DAY APPEAL PERIOD. <small>*ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood-resistant Construction)</small>	<input checked="" type="checkbox"/> GEOTECHNICAL REPORT REQUIRED Base Flood Elevation (NGVD-29) Per NEW FEMA Map 40167C_---_E (Dec. 4, 2009) <input type="checkbox"/> Must flood proof* non-residential buildings OR	<input checked="" type="checkbox"/> STORM WATER FACILITIES REQUIRED <input checked="" type="checkbox"/> Winter Storm Detention (quantity) <input checked="" type="checkbox"/> Summer Storm Treatment (quality)	<input type="checkbox"/> POSSIBLE FEE-IN-LIEU OF: <input type="checkbox"/> Detention (quantity) <input type="checkbox"/> Treatment (quality) - must justify using CWS criteria in DR/Land Div. application submittals.	<input checked="" type="checkbox"/> REQUIRES IMPERVIOUS SURFACE INVENTORY	
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MEMORANDUM

Community Development

To: Scott Whyte, Senior Planner

From: Ken Rencher, Associate Transportation Planner

Date: October 7, 2016

Subject: PA2016-0048 *The Ridge at South Cooper Mountain, Pre-Application Review*

This memo includes important transportation-related items that should be addressed in the materials submitted for the proposal noted above. All comments provided here are based solely on the pre-application materials provided. Other issues, applications, or analysis may be identified and or required upon review of the application(s).

General note: The application should address all applicable transportation related criteria found in *Beaverton Development Code (BDC)* Sections 40.03 Facilities Review, 60.05 Design Review, 60.15 Land Division Standards, 60.30 Off-Street Parking, and 60.55 Transportation Facilities; and standards included in *Beaverton Engineering Design Manual (EDM)* Chapter II Streets, Chapter VII Bicycle and Pedestrian Facilities, and Chapter VIII Standard Drawings. The proposal will also be subject to the applicable provisions of the South Cooper Mountain Community Plan. System Development Charges, including the Transportation Development Tax and the South Cooper Mountain Supplemental Transportation System Development Charge, may apply.

Summary of existing transportation infrastructure

The site is approximately 28 acres of farmland recently annexed and brought into the Urban Growth Boundary. It abuts SW Scholls Ferry Rd. on the south. SW Scholls Ferry Rd. is an Arterial Street under the operational and maintenance jurisdiction of Washington County. It also abuts SW Stroebel Rd., which is currently an under-improved private street, but is shown on the Beaverton South Cooper Mountain Community Plan to be a 2-lane Neighborhood Route, with a 3rd lane for turning movements as required.

SW Scholls Ferry Rd. is improved with a single travel lane in each direction and only limited shoulders. This section of SW Scholls Ferry Rd. has not yet transitioned from a rural highway to an urban Arterial Street.

The South Cooper Mountain Community Plan also shows that a Collector Street is planned to extend to the property from the east and continue through across to the west. There is not yet any transit service to the area.

PLEASE NOTE THE FOLLOWING:

In regard to BDC 40.03 Facilities Review Committee:

40.03.1: This section requires critical facilities, which includes transportation facilities related to the proposed development, to be installed and available at the time of the development's completion, which for subdivisions, means the approval or signature of the final plat. Pedestrian and bicycle facilities, as well as transit facilities are defined as essential facilities. Essential facilities are expected to be provided prior to occupancy of any new structure.

This section also requires that the development connect to the surrounding vehicular and pedestrian circulation systems in a safe, efficient, and direct manner. It will be critical that this development show high levels of connectivity—both within the development and to the surrounding system and the proposed future development that is expected to occur in the South Cooper Mountain area.

As expressed at the Pre-Application Conference, it is the City's strong preference that the Collector Road be extended to and through this property with any development that will require this critical link in the proposed South Cooper Mountain transportation system (i.e., with any new units west of the new high school.

In regard to BDC 60.05 Design Review Standards:

Because Design Review is required for uses within a Planned Unit Development (PUD), the transportation-related Design Standards of Section 60.05.20 will apply to the development. Key among these is the requirement to make pedestrian, bicycle, and motor vehicle connections as shown in the Comprehensive Plan and South Cooper Mountain Community Plan, including the off-street trails network.

Another important standard to note is the requirement for pedestrian walkways that are at least 5 feet wide. This will be the minimum for both sidewalks in the public right-of-way, and walkways connecting primary building entrances to the public sidewalks.

Where surface parking lots are proposed to abut a public street, the screening and landscaping standards of Section 60.05.20.4 and .5 will apply.

Parking lot drive aisles are generally to be designed as streets, with sidewalks or walkways along at least one side. Section 60.05.20.8 contains the specific requirements, as well as the allowable exceptions.

In regard to BDC 60.15 Land Division Standards:

Note: At the Pre-Application Conference meeting the applicant mentioned that they are likely to phase the development of the site. Assuming that the applicant applies for a single PUD approval and separates each phase into its own Subdivision application, each subdivision will need to independently meet all of the applicable standards and infrastructure development and services provision requirements. The development will need to be shown to be safe and meet standards with and without potential future off-site connections and improvements.

60.15.15.3: Dedications: This section requires public improvements such as public streets, sidewalks, pedestrian walkways, bikeways, multi-use paths, traffic control devices, and other public ROW needed to serve the development to be installed at the expense of

the developer and dedicated or otherwise conveyed to the City or other appropriate jurisdiction prior to Final Land Division approval.

60.15.15.6: Street Trees: For detached dwelling land divisions, the developer pays the City a fee for street trees and the City installs the trees and maintains them for the first year. Currently, the fee is \$200 per tree, with one tree for every 30 feet of street frontage. Note that the frontage is calculated for each side of the street. Fees are subject to change by City Council each July. For all other land division applications the trees are required to be planted according to the approved plans.

In regard to BDC 60.30 Off-Street Parking Standards:

60.30.10: Number of Required Parking Spaces: This section gives the minimum and maximum vehicle parking spaces required for each dwelling, by dwelling type.

60.30.15: Off-Street Parking Lot Design: The standards for off-street parking lots will apply to the parking areas for the apartments. High levels of pedestrian connectivity are required within parking lots, especially for large multi-family developments.

In regard to BDC 60.55 Transportation Facilities:

60.55.20 Traffic Impact Analysis (TIA): A TIA is required. See BDC 60.55.20 for the analysis threshold, study area, and content requirements. Prior to commencement of work, as required by the Beaverton Development Code, the applicant should submit a memo from a traffic engineer that describes the scope and assumptions of the TIA. After receipt of the memo, staff will contact the applicant's traffic engineer to discuss any required modifications, request a revised scope and subsequently approve commencement of work. Please note: The TIA will not be accepted without prior approval of the written scope of work.

As the applicant has discussed the possibility of the development moving forward without the extension of the new collector road to west from the high school, the TIA should analyze the potential traffic impacts with and without this roadway connection. In addition, the TIA should include analysis with and without the potential surrounding development—and the attendant road network connections.

60.55.25 Street and Bicycle and Pedestrian Circulation: As noted above, the applicant will be required to construct the streets as shown in the Community Plan. Although the Plan does not show Local Streets, the Plan's policies call for a connected network of Local Streets within each neighborhood. The Engineering Design Manual (EDM) sets the connectivity standards by establishing minimum and maximum block lengths for each class of streets. The standards of Section 210.11 of the EDM are summarized in the following table:

Functional Classification	MIN Intersection Spacing	MAX Intersection Spacing
Arterial Street	600 feet	1000 feet
Collector Street	200 feet	530 feet
Neighborhood Route	100 feet	530 feet
Local Street	100 feet	530 feet

Wherever possible and practical, the applicant should consider augmenting the pedestrian and bicycle circulation system provided by public sidewalks with trails and pedestrian walkways. The Community Plan calls for trail connections across wetland

resource areas to be designed on a case-by-case basis. It specifically calls for an east-west Regional Trail along the south of the property and a north-south Community Trail near the wetland area. Typically, these trails are designed as off-street trails.

Without the extension of the new Collector Street to the high school, the proposed development will not meet the requirements of the Fire District (TVF&R) for multiple points of access. Therefore, the applicant should also provide additional emergency access points as required to meet the needs of the emergency responders, as codified in TVF&R standards.

City staff have offered to the applicant to set up a follow up meeting to discuss the proposed street and walkway system prior to the applicant preparing plans for land use submittal.

60.55.30 Minimum Street Widths: The new streets for the development should comply with the applicable standard cross-sections shown in the EDM. Low Impact Development and "green streets" are specifically encouraged by the Community Plan. However, the applicant should not expect the City Engineer to be amenable to design modifications that reduce the widths of required planter strips and sidewalks, given that the site is greenfield development on over 100 acres. Improvements to SW Scholls Ferry Rd. will need to be coordinated with Washington County. The City's position is that ROW dedication to accommodate the County's 5-lane Arterial Street cross-section will be required with development. If a feasible alternative construction method exists which will allow for the initial development of a 3-lane cross-section and future widening, the City and County may agree to this, assuming the traffic modelling can show that a 3-lane section will accommodate the expected traffic flows. Additional turn lanes may be required at intersections, based on the findings of the Traffic Impact Analysis for the proposal.

SUPPLEMENTAL INFORMATION & RESOURCES

System Development Charges, including the Transportation Tax, may apply:

The Washington County Transportation Development Tax (TDT) may be due for this development prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The tax is based on Measure No. 34-164, which was approved by the citizens of Washington County in 2008. The TDT is based on the estimated traffic generated by each type of development. All revenue is dedicated to transportation capital improvements designed to accommodate growth. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application. Options exist, however, for payment of the tax over time, or in certain cases, deferral of payment until occupancy.

To estimate the tax please use the TDT Self Calculation Form (see web address below). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov. For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please see the Building Division web

address below or contact Brad Roast, City of Beaverton Building Official, at (503) 526-2493 or cddmail@BeavertonOregon.gov.

The City of Beaverton South Cooper Mountain Transportation System Development Charge will also apply, assuming the City Council approves the new fee, following a public hearing on June 2, 2015.

Online resources:

- A. Beaverton Development Code: www.BeavertonOregon.gov/dc
- B. Beaverton Engineering Design Manual: www.BeavertonOregon.gov/edm
- C. SDC Fee Schedule: www.BeavertonOregon.gov/Building
<http://www.beavertonoregon.gov/DocumentCenter/Home/View/605>
- D. Washington County TDT: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm.gov/edm

Illustrations provided by Project Manager for Willamette Water Supply Project. Work area minimums

Figure 1. Typical Urban Work Zone

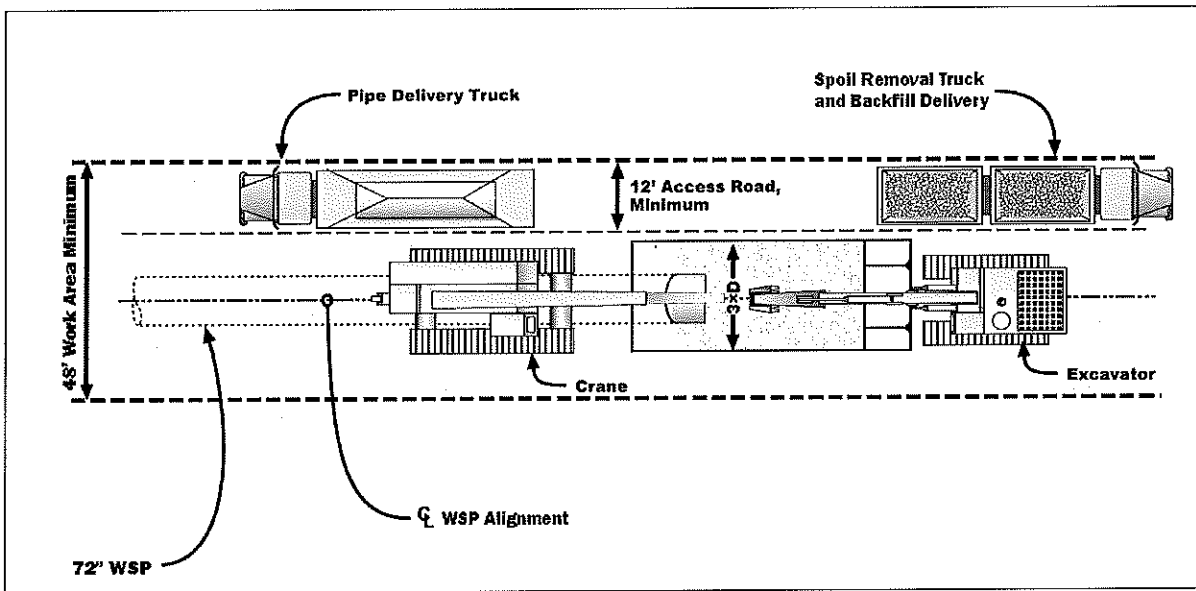
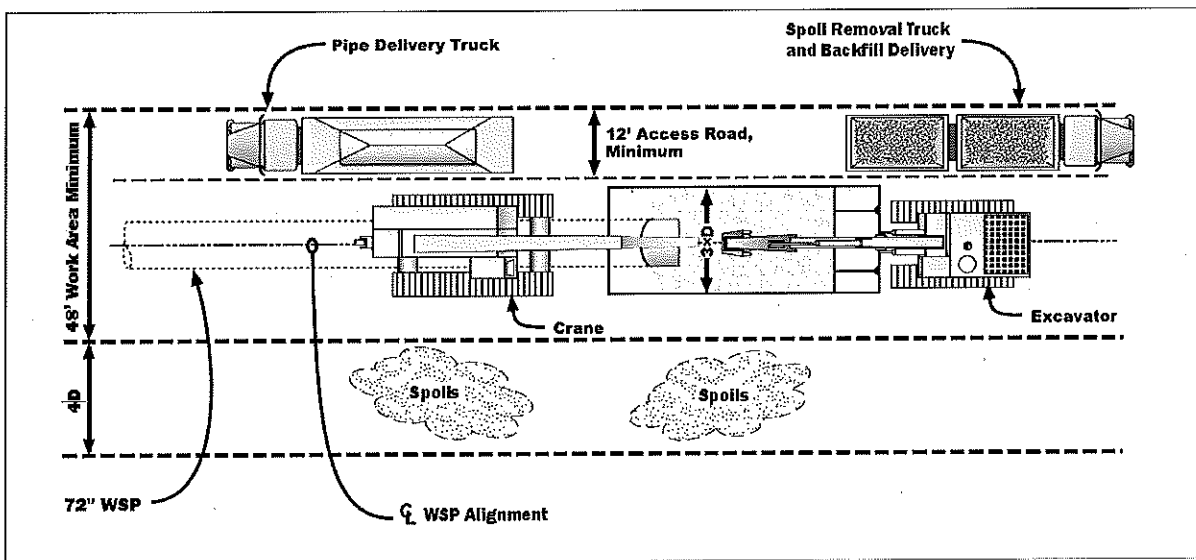


Figure 2. Typical Undeveloped Area Work Zone



Contact for additional information:
Jennifer Miller at
David Evans and Associates
22 & 28
(503) 223-6663



October 3, 2016

Scott Whyte
Senior Planner
City of Beaverton
12725 SW Millikan Way.
Beaverton, OR 97076

RE: PA2016-0048 THE RIDGE AT SOUTH COOPER MOUNTAIN

Dear Scott Whyte,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1. ADDITIONAL ACCESS ROADS – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS:** Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107) **Secondary access is required. This second access can be gated until adjacent development provides connectivity.**
- 2. AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) **This would be applicable to the apartment buildings if they are 30 feet or more in height.**
- 3. AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) **This would be applicable to the apartment buildings if they are 30 feet or more in height.**

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4. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Code Official), measured in a straight line between accesses. (OFC D104.3) Exception: Buildings equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5). ***Secondary access is required. This second access can be gated and can be temporary until adjacent development provides connectivity.***

5. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

6. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.
Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:
 - In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

7. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

8. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
 - This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

9. **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1)

10. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. (OFC Appendix C)

11. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
 - Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the fire code official.

- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.

12. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)

- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
- FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

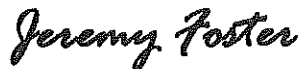
13. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1; OFC 510.1)

- a. Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.

This applies if the aggregate floor area of any of the apartments is 50,000 square feet or larger.

If you have questions or need further clarification, please feel free to contact me at (503) 259-1414.

Sincerely,



Jeremy Foster
Deputy Fire Marshal II

Scott Whyte

From: Brad Roast
Sent: Thursday, September 29, 2016 7:06 AM
To: Scott Whyte
Subject: Preapp Notes: The Ridge at Cooper Mt, PA2016-0048

A demolition permit is required for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic.

The building code plans review can run concurrent with the Design Review (DR) and site development review. Applications/plans for building permit/plan review can be submitted at any time during the entitlement process; however, permits cannot be issued until applicable approvals (Planning, Site Development, etc...) have been received and the Site Development permit has been issued.

Sincerely,

Brad Roast

Building Official | Building Division
City of Beaverton | 12725 SW Millikan Way, 4th Floor | Beaverton OR 97005
p: 503-526-2524 | f: 503-526-2550 | www.BeavertonOregon.gov



PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2016-0048

DATE: 09/28/2016

PRE APP NAME: Ridge at South Cooper Mountain

<u>NAME</u>	<u>Representing ADDRESS</u>	<u>PHONE</u>
Scott Whyte	City of Beaverton	(503) 526-2652
Jabra Khasho	"	503-526-2221
Jeremy Foster	TVF&R	503-259-1414
Ken Rencher	City-Transportation	503.526.2427
STEVE REGNER	COB- PLANNING	503-526-2675
Andrew Barrett	COB - SD	503-526-2445
BEN BORTOLAZZO	OTAK	503 317 2856
STEVE DIXON	OTAK	503 839 9039
MIKE PEEBLES	OTAK	
WILL GOOD	OTAK	503 415 2384
Brian Rags	COB	503 526 2624

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David Winship City of Beaverton 503-526-2342

Nashua Valley Washington County ⁵⁰³ 841-710-39

Sally Revay City of Beaverton/transportation ⁵⁰³ 350-3645

Dan Grimberg West Hills 503-789-0359

Miles Glowacki COB NATC 503-526-3706

BRAD SWENINGEN OTAK 503-415-2394

Elizabeth Cole City of Beaverton/Solid Waste & Recycle. 503-526-2665

Jessica Hild COB site development 503 350-4059

Mike Robinson (on phone)