

Received
Planning Division

04/05/2021



12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 www.beavertonoregon.gov

December 9, 2020

Li Alligood
Otak, Inc.
808 SW Third Ave, Suite 800
Portland, OR 97204

Subject: Bridge South Cooper Mountain Multifamily (PA2020-0045)

Dear Li Alligood,

Thank you for attending the Pre-Application Conference held on November 25, 2020. 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,

Jana Fox
Current Planning Manager
(503) 526-3710

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Bridge South Cooper Mountain Multi-Family PA 2020-0045 on November 25, 2020

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: November 25, 2020

PROJECT INFORMATION:

Project Name: Bridge South Cooper Mountain Multi-Family

Project Description: Development of 75 units of multi-family housing (74 units affordable, 1 manager unit) v
Cooper Mountain Heights PUD.

Property/Deed Owners: Goldcrest Apartments LLC
C/O Bridge Housing Corporation
600 California St., Suite 900
San Francisco, CA 94108

Site Address: No Address (SE Corner of SW 175th & Goldcrest)

Tax Map and Lots: 2S106AC 3600

Zoning: Urban High Density (R1)

Comp Plan Designation: High Density (NR-HD)

Site Size: Approximately 2.15 acres

APPLICANT INFORMATION:

Applicant's Name: BRIDGE Housing Corporation (Ben Stutz)
1631 NE Broadway, PMB #153
Portland, OR 97232

Applicant's Rep: Otak, Inc. (Li Alligood)
808 SW Third Ave, Suite 800
Portland, OR 97204

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

PREVIOUS LAND USE HISTORY: The site was identified as a site for multi-family housing as part of Phase 5 of the South Cooper Mountain Heights PUD, in conjunction with the area being developed by Spanos to the south. The site remains part of the South Cooper Mountain Heights PUD. The specific development site was created as part of the entitlement process for the AG Spanos multifamily development to the south as a parcel intended for further future multifamily development with a minimum density of 41 units.

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:

Design Review Two / Three	\$2,687 / \$5,909
<i>possible Major Adjustment – Affordable Housing</i>	No Fee

Please note that as of January 1, 2021 the City will be implementing a Technology Fee of 3.5% that will be applied to all land use applications. All application submitted on or after January 1, 2021 will be subject to the Technology Fee.

* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control. Currently there is no additional fee increase anticipated beyond the implementation of the Tech Fee. For up to date fee information please contact your pre-app planner or the planning help line at 503-526-2420.

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 if applications are a Type 3. Neighborhood Advisory Committee (NAC): Neighbors Southwest Contact: Elliot Otteson eotteson@horizoncommunity.church

For meetings held at the NAC staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The city also request that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbormail@beavertonoregon.gov

The Neighborhood Meeting packet can be found here: <https://www.beavertonoregon.gov/DocumentCenter/View/9172/Neighborhood-Meeting-Informational-Packet?bidId=> If you have any questions about the content of the packet or have other questions, please don't hesitate to reach out to staff.

CHAPTER 20 (LAND USES):

Zoning: **Urban High Density (R1)**
Applicable Code Sections: Section 20.05.20 for list of permitted, prohibited and conditional uses.
 Section 20.05.15 (Site Development Requirements).

Comments: In order for your application to be deemed complete, the written narrative is to address how the proposal meets all of the applicable regulations listed above. See “Key Issues / Considerations” herein.

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):

	Application Description	Code Reference	Application Type (process)
1.	Design Review Two or Design Review Three	40.20.15.2 40.20.15.3	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4 <input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
2.	<i>possible</i> Major Adjustment – Affordable Housing	40.10.15.4	<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 application to be deemed complete, a written statement is necessary, supported by substantial evidence in response to 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 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 type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |

- | | |
|--|--|
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input checked="" type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input checked="" type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> 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. See *Key Issues / Considerations* herein for additional notes. All utilities serving the site are to be underground (60.65). Plans are to include a calculation in response to 60.30.10. (off-street parking numbers) and illustrate compliance with stall-aisle dimensional standards of 60.30.15. See “Key Issues/Considerations” herein.

The proposal will be subject to the City’s **Design Review Standards and/or Guidelines**. Applicable Design Standards and Guidelines include those pertaining to a **Permitted Use within a residential zone for a residential building type**. Please see attached Pre-Application Conference Worksheets (2) for specific list of applicable Design Standards and Guidelines.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following 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 <input checked="" type="checkbox"/>	Clean Water Services <input checked="" type="checkbox"/> (CWS not sent copy of Pre-Application materials) Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter (SPL)</i></u> . For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <u>Chapter 3 of the <i>Design and Construction Standards</i></u> at: www.cleanwaterservices.org/permits-development/design-construction-standards If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u>pre-screening site assessment form</u> . For more information about CWS environmental review, you may email splreview@cleanwaterservices.org or contact Laurie Bunce , CWS Engineering Technician, at (503) 681-3639.
<input checked="" type="checkbox"/>	Carl Werner , Building, City of Beaverton (503) 526-2427 / cwerner@beavertonoregon.gov <input checked="" type="checkbox"/> Plans reviewed. No Comments.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input checked="" type="checkbox"/> Plans reviewed. No comments.

<input checked="" type="checkbox"/>	<p>Silas Shields, Site Development, City of Beaverton (503) 350-4055 / sshields@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. See attached notes</p>
<input checked="" type="checkbox"/>	<p>Kate McQuillan, Transportation Planning, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Plans reviewed. See comments below.</p>
<input checked="" type="checkbox"/>	<p>Naomi Vogel, Washington County Land Use and Transportation (503) 846-7639 Naomi_Vogel@co.washington.or.us <input checked="" type="checkbox"/> Plans reviewed. <i>County staff would be supportive of an emergency vehicle only access to SW 175th if it is required by TVF&R.</i></p>

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. Please note that the City of Beaverton allows and staff recommends concurrent review of land use applications.
 - a. **Design Review Two or Three.** The application meets the threshold for a Type 2 Design Review application. In order to be processed as a Type 2 all applicable Design Standards must be met by the proposal. A Design Review Three is necessary where the project meets a Threshold for Design Review two but does not comply with all applicable Design Standard(s). The Design Standards are intended to provide a “safe harbor” approach to designing a project. Each Design Review Standard has one or more corresponding Design Review Guideline(s) which can be addressed in lieu of the Standard. Please note if a Design Review Three is necessary the applicant may choose to address a mix of standards and guidelines. A Pre-Application Conference Worksheet for Design Review Guidelines has also been included herein. Staff has identified building length and landscape islands as two possible Design Standards which may need to be addressed through Design Standards.
 - b. **Possible Major Adjustment – Affordable Housing** (Type 3). Currently it does not appear that a Major Adjustment – Affordable Housing will be needed, however if minimum parking standards cannot be met or additional relief from setbacks or height are necessary the Major Adjustment – Affordable Housing is available.
2. **Traffic Impact Analysis.** A traffic memo, stamped by a registered traffic engineer, is required to show compliance with The South Cooper Mountain Heights PUD’s traffic impact analysis, including the additional unit(s). If the proposal is not compliant with The PUDs TIA then additional analysis may be required.
3. **Pedestrian Circulation.** Both the Facilities Review (Section 40.03) and Design Review (Section 60.05) criteria speak to safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development and in connection to the surrounding circulation system. The applicant’s plans and written narrative should demonstrate compliance with applicable sections. Continuation of the pedestrian

connection parallel to SW Goldcrest all the way to SW 175th is encouraged to provide a pedestrian access into the site from SW 175th.

4. **Signs.** The pre-application memo inquired about sign permit standards. Section 60.40.40.1.B allows one (1) indirectly lighted sign at the entrance to the multifamily development a maximum of 32 square feet in size with a maximum height of 8 feet.
5. **On Site Vehicle Circulation.** Please provide a truck turning templates to demonstrate how fire trucks, garbage trucks, and moving vehicles are able to safely maneuver on site.
6. **PUD Consistency.** The proposed multifamily development must be in compliance with all conditions of approval from The South Cooper Mountain Heights PUD that relate to the multifamily development, including providing for required density which will be analyzed in the context of the entire PUD and not the specific site area for minimum and maximum density. Staff can provide a link to the staff report for the PUD and Land Use Orders. **Open space for the PUD has been identified and the open space is being developed by the Spanos project to the south to meet the Phase 5 requirements for the PUD.**
7. **Multi-Use Path to the south:** AG Spanos is required to construct the pedestrian path between SW 172nd and SW 175th as part of their land use approvals. Staff's understanding is that occupancy of that project is anticipated in spring/summer 2021.
8. **Non-potable water:** Connection to and utilization of non-potable water for irrigation is required.
9. **172nd Street Moratorium:** Staff recommends coordination directly with AG Spanos regarding placement of lateral connections to utilities prior to repaving of SW 172nd avenue which would place a moratorium on street cuts.
10. **Utilities and Stormwater:** Public utilities (water, sanitary sewer and storm drainage) are available to the site. Please see the attached notes prepared by Silas Shields, Site Development Division, for more information.
11. **Building Code.** Pedestrian public access will need to meet accessible slope and cross-slope requirements. ADA access aisle will need a curb ramp.
12. **Waste and Recycling.** Please see the Recycling and Garbage Enclosure Guidelines attached.
13. **Service Provider Letters (SPL).** The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
 - a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires as SPL to address fire code issues related to development. The SPL form can be found at the following link <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
 - c. **Beaverton School District (BSD):** All developments that create either lots for single family development (Land Divisions) or dwelling units (Design Review) require a SPL from BSD to address school capacity. Please contact Robert McCracken, Facilities Planning Coordinator, at (503)356-4319 or robert_mccracken@beaverton.k12.or.us

- d. **Water Service:** All developments require a Water Service Provider Letter to address water service provision. The SPL form can be found attached to these pre-application conference notes and should be submitted to mailboxengineering@beavertonoregon.gov once completed.
14. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.
15. **System Development Charges.** The Washington County Transportation Development Tax (TDT) will be due for developments 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 TDT is based on the estimated traffic generated by each type of development. 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.

To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm). 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 use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at cddmail@BeavertonOregon.gov.

16. **Follow Up.** Please continue to work with staff as you develop your site plans and building design to identify applicable standards. We look forward to working with you on this project and please do not hesitate to contact staff with questions as you work through the process of designing your development. Staff recommend an additional Pre-Application conference once the plans are further refined.



City of Beaverton
Community Development Department
Site Development Division
12725 SW Millikan Way 4th Floor
Beaverton, OR 97076
Tel: (503) 350-4021
Fax: (503) 526-2550
www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: Bridge SCM Multifamily

Pre-Application Conference Number: PA2020-0045

Date: November 25, 2020

Prepared by: Silas Shields-Site Development Division

Ph: (503) 350-4055 **Fx:** (503) 526-2550 **Email:** sshields@BeavertonOregon.gov

General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide **water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04)**. Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

Per Beaverton City Code, Section 9.05.046 for Extension of Facilities, public utilities (water, sanitary sewer and storm drainage) must be brought to serve this site upon development and to facilitate future adjacent development.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There are 8" public sanitary lines along SW 172nd Ter and SW Goldcrest Lane. There is an 18" public sanitary line along SW 175th Ave. There are 12" public storm lines along SW 172nd, SW Goldcrest, and SW 175th.

City of Beaverton is the water provider for this site. There is an 8" public water line along SW 172nd Ter. There is a 12" public water line along SW Goldcrest Ln. There is a 24" public water line along SW 175 Ave.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit will be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

Per sections 307 and 311 of Oregon Uniform Plumbing Code, storm and/or sanitary sewer that serve/crosses more than one lot shall be a public system.

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. **Please note that no permanent structures including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.**

Per EDM Section 130, the minimum width for a Public Utility Easement (PUE) shall be 8 feet. The PUE shall be located along all property lines adjacent to public rights-of-way. The City may require a larger PUE in commercial and industrial areas and where right-of-way widths are sub-standard. SWM facilities, including side slopes, retaining walls, perimeter fencing (when required) and all associated structures, shall not be installed within a PUE. Meter boxes or other public water infrastructure shall not be located in a PUE.

Street tree plantings and storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

Design feasibility for driveway and sidewalk ramp design to meet ADA standards will need to be shown with the land use application.

Any affected overhead utilities, as well as new connections into the site must be placed underground.

Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at: <https://www.beavertonoregon.gov/formcenter/public-works-18/asbuilt-information-request-form-133>

Permits & approvals identified as likely to be needed with this development:

<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Site Development, Engineering Grading, FC-Right of Way Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov
<input checked="" type="checkbox"/>	City of Beaverton Street cut moratorium on SW 172 nd Ter and SW Goldcrest Ln.

<input checked="" type="checkbox"/>	<p>City of Beaverton Building permit Contact: Building Division at (503) 526-2493</p>
<input checked="" type="checkbox"/>	<p>Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.</p>
<input checked="" type="checkbox"/>	<p>Washington County For work within, access, or construction access to SW 175th Ave. Note: Storm and sanitary sewer in County roads inside City limits are City owned and maintained.</p> <p>Some street lights on County roads are City owned. Contact DLUT at (503) 846-7623 or email roadpermits@co.washington.or.us.</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Facilities and access permits • <input checked="" type="checkbox"/> Right of Way permits
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com</p>
<input checked="" type="checkbox"/>	<p>Clean Water Services District</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs <p>Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org</p>
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> DEQ 1200-CN Erosion Control Permit (for disturbance of 1-4.99 Acres) – Submit to City of Beaverton Site Development for processing: 503-350-4021
<input checked="" type="checkbox"/>	<p>A downstream storm water analysis is required for this development per CWS 2.04.2.m.3. For development constructing new impervious surface of greater than 5280 SF the design engineer shall perform a capacity and condition analysis of existing downstream storm facilities.</p>
<input checked="" type="checkbox"/>	<p>Submit City of Beaverton Stormwater Management Worksheet</p>
<input checked="" type="checkbox"/>	<p>Storm water facilities required</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity • <input checked="" type="checkbox"/> Hydromodification • <input checked="" type="checkbox"/> Quality Treatment

The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.

Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.

Jana Fox

From: Naomi Vogel <Naomi_Vogel@co.washington.or.us>
Sent: Monday, November 30, 2020 8:31 AM
To: Jana Fox
Subject: RE: [EXTERNAL] Fire Access to 175th (Bridge Affordable Housing)

No issue with an emergency access on 175th **provided that the fire district requires it.** The access will be required to meet both county/fire district standards (mountable curb/gated).

Hope you had a good holiday!

Naomi Vogel | Associate Planner
503-846-7639 Naomi_Vogel@co.washington.or.us

From: Jana Fox <jfox@beavertonoregon.gov>
Sent: Wednesday, November 25, 2020 11:56 AM
To: Naomi Vogel <Naomi_Vogel@co.washington.or.us>
Subject: [EXTERNAL] Fire Access to 175th (Bridge Affordable Housing)

Naomi,

Bridge is looking to add a fire access only to SW 175th from their proposed development (see attached). One of their question was whether the county would be okay with that emergency vehicle only access.

I hope you have a happy thanksgiving!

Jana Fox
Pronouns: she/her/hers
Current Planning Manager | Community Development
City of Beaverton | PO Box 4755 | Beaverton, OR 97076
E: jfox@beavertonoregon.gov
www.BeavertonOregon.gov



I am working remotely. My work hours are 8:00 am – 5:00 Monday – Friday. You may reach me at jfox@beavertonoregon.gov or 503.526-3710

CAUTION: This email originated from outside the County. Exercise caution when opening attachments or clicking links from unknown senders. Always follow the guidelines defined in the KnowBe4 training when opening email received from external sources. Contact the ITS Service Desk if you have any questions.

Pre-Application Conference Worksheet for Design Review Standards

for PA 2020-0045 held on November 25, 2020

Title: Bridge at South Cooper Mountain

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

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 about 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 - _____
2. Loading areas, solid waste facilities and similar improvements - A B C D E _____
3. Pedestrian circulation - A B C D E F _____
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 _____
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 _____
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 Worksheet for Design Review Guidelines

for PA 2020-0045 held on November 25, 2020
Bridge at South Cooper Mountain

In review of the plans and materials submitted for Pre-Application consideration, staff have determined your project is subject to **Design Review Type 3** due to the following Threshold(s): 9 (per Section 40.20.15.3.A of the City Development Code). For your application to be deemed complete on the first review, your written response to the Design Review 3 approval criteria, must address applicable Design Guidelines. In review of the plans and materials submitted for Pre-Application Conference consideration, staff has identified certain Design Guidelines (below) that appear "applicable". Generally speaking, applicable Design Guidelines include those pertaining to:

- A: Permitted Conditional use
- Within a: Residential Commercial Industrial Multiple Use zone
- For a: Multi-Family Residential Commercial Industrial Multiple Use building type.
- That does does not about a "Major Pedestrian Route" Class: _____

A highlighted copy of Section 60.05 is provided to applicant at the Pre-Application meeting. In summary, the applicable Design Guidelines appear to include the following:

- 60.05.35 (Building Design and Orientation Guidelines)
 - 1. Building Articulation and Variety - A B C D E F _____
 - 2. Roof Forms - A B C _____
 - 3. Primary Building Entrances - A B _____
 - 4. Exterior Building Materials - A B _____
 - 5. Roof-mounted equipment - _____
 - 6. Building location/orientation along street in Multiple Use and Commercial zoning districts - A B C _____
 - 7. Building Scale along Major Pedestrian Routes - A B _____
 - 8. Ground floor elevations on commercial and multiple use buildings - A B _____
 - 9. Design of residential uses fronting shared courts & common greens - A B _____
- 60.05.40 (Circulation and Parking Design Guidelines)
 - 1. Connections to the public street system - _____
 - 2. Loading areas, solid waste facilities and similar improvements - A B _____
 - 3. Pedestrian circulation - A B C D E F _____
 - 4. Street frontages and parking areas - _____
 - 5. Parking area landscaping - _____
 - 6. Off-Street parking frontages in Multiple-Use Districts - A B _____
 - 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 - _____
- 60.05.45 (Landscape, Open Space and Natural Areas Design Guidelines)
 - 1. Minimum Common Open Space Requirements for Multi-Family Development Consisting of 10 or more units. - A B C D _____
 - 2. Minimum Landscaping Requirements for Required Front Yards and Required Common Open Space in Multiple Family Residential Zones - A B _____
 - 3. Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts - A B C D E _____
 - 4. - 5. Design of "Common Greens" and "Shared Courts" in Multiple Use Districts _____
 - 6. Retaining Walls - _____
 - 7. Fences and Walls - A B _____
 - 8. Minimize significant changes to existing surface contours at residential property lines - _____
 - 9. Integrate water quality, quantity, or both facilities - _____
 - 10. Natural Areas _____
 - 11. Landscape Buffer Requirements - A B C D _____
- 60.05.50 (Lighting Design Guidelines) 1 2 3 4 _____

Jana Fox

From: Elizabeth Cole
Sent: Wednesday, November 25, 2020 11:32 AM
To: Jana Fox
Subject: Pre-App SCM Bridge
Attachments: Beaverton_EnclosureGuidelines_Oct2020_FINAL.pdf

Hi Jana,

Thanks for having me again. Below are some notes/comments and I've attached the most recent version of the enclosure guidelines. Please let me know if I forgot anything. Have a great long weekend!

Recycling program's comments

Waste Management is the hauler for this property. I'm more than happy to coordinate with our local Waste Management team for review of plans. **Please include chute room and enclosure measurements with any updated plans.**

Please see the enclosure guidelines document for our recommended service level calculations and some additional tips.

Chute rooms

- I caution on using chutes for recycling due to cardboard often getting stuck in the chute. If you do use chutes for mixed recycling, I strongly encourage allowing space in the chute room to collect cardboard separately.
- In our region, we collect glass on the side. There will need to enough space for glass recycling containers near your recycling chutes.
- Glass and cardboard (if collected outside of the chute) will require facilities/maintenance staff to bring the materials to the ground floor for collection.

Food scraps

- Collection of food scraps is not required at this time, however, I encourage you to plan your waste storage space (chute rooms and/or enclosures) with sufficient space to allow for collection of this waste stream in the future. Most likely it would be collected in roll carts.

As always, I'm happy to answer any questions.

Thank you,

Elizabeth Cole

(gender pronouns: she/her/hers)

Recycling & Waste Reduction Program Coordinator | Office of the Mayor City of Beaverton | PO Box 4755 | Beaverton, OR 97076-4755

p: 503.526.2460 | f: 503.526.2487 | www.BeavertonOregon.gov

COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work.



Recycling & Garbage Enclosure Guidelines

This document is intended to serve as a resource in determining the minimum space that should be included for shared garbage and recycling collection areas in plans for commercial and multifamily developments. They should be used in conjunction with the relevant sections of the Beaverton Development Code and the Beaverton Code referenced below.

The City of Beaverton is committed to helping build a more sustainable community, one that minimizes its use of natural resources, protects the environment, and creates a healthy, positive and safe setting for all of its community members. By providing garbage and recycling service that meets the needs of the user (customer/tenant) and service provider while also minimizing service frequency, and therefore greenhouse gas emissions, we are able to contribute to this vision.

Regulations

Beaverton Code [4.08.530](#) requires all businesses to recycle and as of 2021, qualified food generating businesses will be required to have weekly food scraps collection. Property owners and managers must provide services that enable tenants to be in compliance with Beaverton code.

City of Beaverton [Solid Waste & Recycling Administrative Rules](#) section E.3.a et seq. requires that multifamily and commercial property owners subscribe to weekly garbage and recycling service and shall provide a sufficient number and adequate size to prevent overflow of waste materials. Recycling and food scraps containers must be in both quantity and location reasonably similar to garbage and must be convenient for tenants to use.

All garbage and recycling facilities are required to be screened from public view by the [Beaverton Development Code](#) (Section 60.05.20.2) and will require land use approval to modify or construct. Please contact the Planning Division at 503-526-2420 for more information on screening requirements.

Cost and collection efficiency and environmental sustainability

The most efficient and cost-effective collection service is one that minimizes the number of service stops per week and the number of times the driver gets out the truck. Properly designed enclosures should:

- Be designed to contain one week's worth garbage, recycling and food scraps.
- Be of adequate size and number to prevent overflow of garbage, recycling and food scraps.
- Allow the service vehicle to access the receptacle without the driver needing to physically move it.

Maximizing efficiencies help keep solid waste service rates reasonable. Enclosures, and the truck access to them, should be designed to enable the most cost-effective and efficient service possible.

Designing for the most efficient enclosure possible reduces local truck traffic, saving money on road maintenance and repair, and reducing the city's green-house gas emissions which will help us reach our Climate Action Plan goal of zero emissions by 2050.

What to avoid

Inadequate size

If the enclosure is too small, receptacles may get placed outside of the enclosure which conflicts with Beaverton Development Code. Small enclosures can make it difficult to impossible for the user and service provider to access the receptacles. A larger enclosure allows for flexible service levels and is more easily adapted to the changing needs of businesses, e.g. a restaurant may require room for a food scrap collection receptacle in addition to garbage and recycling, whereas an office building will generally not require these additional services.

If a roof is added to the enclosure, a minimum of 16 feet vertical clearance is necessary to allow lids to be opened and closed and the container to be removed for servicing. Clearance outside of the container is required to be 25 feet for front load container servicing.

Inadequate gates

Trucks require a minimum of 65 feet of straight on access in front of the enclosure to service containers.

Gates should be a minimum of 10 feet wide per container without a center post. Gates must lock in the open and closed position. The gates should open to a minimum of 120 degrees. For example, if you intend to have two containers in one enclosure, the gates should be 20' wide without a center post.

Location

Trucks should be able to safely enter the property and re-enter traffic without the need of backing. An enclosure at the end of an alley or in a place without adequate room for service vehicles to turnaround creates a dangerous situation for collection staff, as well as for vehicles, bicyclists and pedestrians.

The largest and most common truck used is about 37 feet in length. Driveways and lots should be designed to accommodate trucks with a turn radius of 60 feet, overhead clearance of 14 feet and weight of 55,000 lbs.

Enclosure designs

Plans submitted to the City should detail the location(s) and size of the enclosure(s). The plan should also show container footprints. Applicants are encouraged to contact Beaverton's Solid Waste & Recycling program with any questions, 503-526-2460 or email RecyclingMail@BeavertonOregon.gov.

Table A: Service level recommendations

All recommendations below assume once a week service as the preferred level of service; it is the most cost-effective, reduces green-house gas emissions and traffic. Food may be an exception and in some situations collected more than once a week. Please note, these are starting points, exact service levels will vary based on several factors (layout, type of business, number of employees etc.).

Land Use	Garbage	Mixed recycling	Glass recycling	Food waste
Multi-family residential	0.20 cubic yards per living unit	0.10 cubic yards per living unit	1 gallon per living unit	---
Grocery	Compactor	Compactor for cardboard plus 6 cubic yards	64 gallons	16 cubic yards
Hotel w/restaurant	18 cubic yards	12 cubic yards	64 gallons	3 cubic yards
Hotel without restaurant	12 cubic yards	6 cubic yards	35 gallons	---
Office	3 yards per 20,000 sf	3 yards per 20,000 sf	35 gallons per 20,000 sf	---
Restaurant	3 cubic yards per 1500 sf	6 cubic yards per 1500 sf	35 gallons per 1500 sf	3 cubic yards per 1500 sf
Retail	3 yards per 8,000 sf	3 yards per 8,000 sf	35 gallon per 8,000 sf	---

Table B: Receptacles sizes

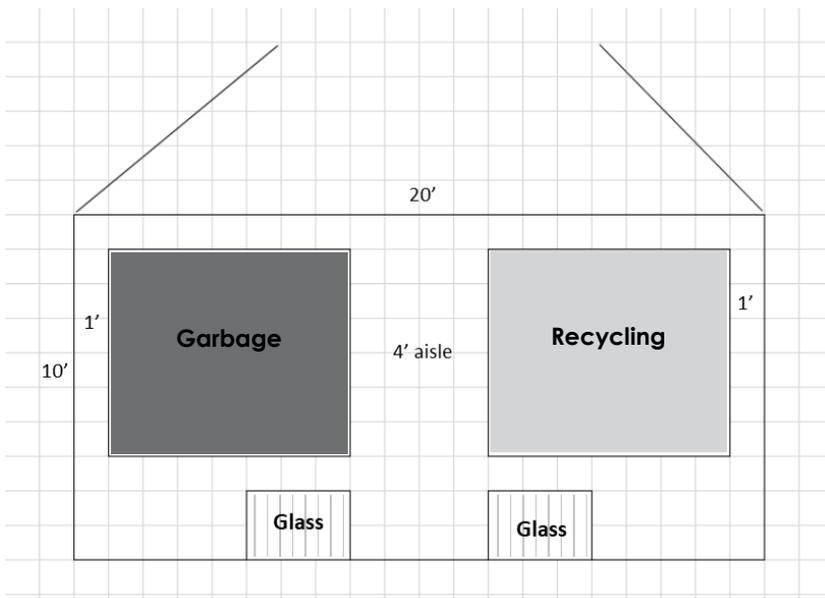
Containers (excludes carts) should have a minimum of one foot clearance on all sides.

Volume	Foot Print	Height
35-gallon cart (.20 cubic yard)	21" W x 24" D	39 inches
65-gallon cart (.34 cubic yard)	27" W x 29" D	41 inches
95-gallon cart (.52 cubic yard)	30" W x 34.0" D	46 inches
1 cubic yard	84" W x 24" D	37.5 inches (with casters)
1.5 cubic yards	84" W x 36" D	43.5 inches (with casters)
2 cubic yards	84" W x 36" D	49.5 inches (with casters)
3 cubic yards	84" W x 45" D	55.5 inches (with casters)
4 cubic yards	84" W x 54" D	61.5 inches (with casters)
6 cubic yards	84" W x 68" D	60 inches (no casters)

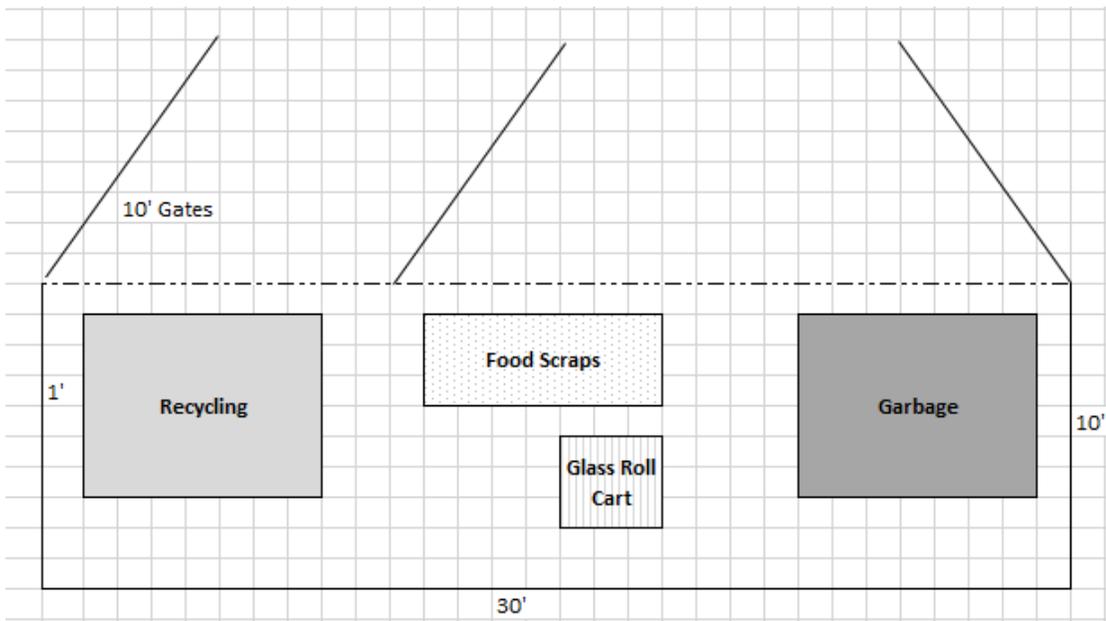
Examples of receptacle layouts

- Layout dimensions are approximate.
- Receptacle layouts show interior dimensions, no curb, footings or other obstructions.
- Provide a minimum of one foot interior clearance between receptacles (excluding carts) and other obstructions (walls, curbs, equipment, trees).
- Provide a minimum of sixteen foot vertical clearance to open lids (from ground to top of lid) and vehicle access.
- Provide a minimum 10 foot gate to easily remove receptacles. No center post.

A. 10 x 20 (residential – 200 sf)



B. 10 x 30 (commercial w/food scraps – 300 sf)



Request for Service Provider Statement



Please, complete and submit this form, via mail or electronically, to the Beaverton School District. The District will review and issue a service provider statement to you directly. The District will not send the service provider statement to the city or county.

Service Provider Statement Requests
Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

Applicant Information

Owner Name

Applicant Name

Address

Phone

Email

Where the District will return the service provider statement.

Project Information

Project Name

Project name should match land use submittal

Project Address (or approx. location)

Jurisdiction

Unincorp. Washington County City of Hillsboro

City of Beaverton City of Tigard

Taxlot ID(s)

Please, attach a taxlot map w/ location marked.

Project Description

Please, attach a site plan.

Does this project require a comprehensive plan amendment or zoning change? Yes No

Residential Units Proposed

	Unit Count	Notes on approximate phasing
Single-Family Detached	<input type="text"/>	<input type="text"/>
Single-Family Attached	<input type="text"/>	
Multi-Family	<input type="text"/>	

Questions? Please contact Robert McCracken, Facilities Planning Coordinator
503.356.4319
robert_mccracken@beaverton.k12.or.us

This information is requested to inform future enrollment planning.



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: _____

APPLICANT:

SITE INFORMATION:

Contact: _____

Tax Map(s): _____ Lot Number(s): _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: _____

Nearest cross-street (or directions to site): _____

OWNER(S):

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: Single Fam. Multi-Fam. INDUSTRIAL/COMMERCIAL: Type of Use: CONDITIONAL USE: No. of Students/Employees/Etc.:
No. of Units: Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): Peak Daily Demand (gallons/day): Peak Hour (gallons/day):

FIRE FLOW REQUIRED: (gpm): IRRIGATION FLOW REQUIRED: (gpm):

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TVWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE: