



October 15, 2022

TNHC Oregon, LLC
Attn.: Pam Verdadero
2132 SW Montgomery Drive
Portland, OR 97201

Subject: Revised Pre-Application Summary Notes for Panzer Development (PA2022-0034)

Dear Pam Verdadero,

Thank you for attending the Pre-Application Conference held on August 31, 2022. We are pleased to provide you with the following notes prepared in response to your proposal. The following notes have been revised to reflect the correct proposed zoning designation, SC-MU. The notes issued on September 16, 2022 erroneously provided information applicable to the SC-HDR zone. The notes also clarify that a Traffic Impact Analysis is not required for the proposed redevelopment with annexation but will be required with future land use applications. No other changes have been made to the notes. We apologize for any inconvenience or confusion.

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. Please feel free to contact anyone who provided comments. Contact names, telephone number 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 highly 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 or email.

Sincerely,
Elena Sasin
Associate Planner
(503)278-1482

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Panzer Development PA2022-0034, August 31, 2022

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: August 31, 2022

PROJECT INFORMATION:

Project Name: **Panzer Development**

Project Description: Redevelopment of a site approximately 28 acres in size, currently used as a nursery in unincorporated Washington County (annexation process currently underway). The proposal includes approximately 579 units, consisting of a variety of housing types, and some commercial.

Property/Deed Owner: GKP Investments, LLC and Panzer Investment Properties LLC
Attn.: Natalie K. Panzer
2840 SW 121st Avenue
Aloha, OR 97006

Site Address: 17980 SW Baseline Road

Tax Map and Lot: Tax Map: 1S106BC Tax Lots: 3600, 3700, 3702, 3800, 3900, 4000, 4100, 4200
Zoning: Washington County TO:R18-24 and TO:R24-40
Comp Plan Designation: N/A
Site Size: Approximately 28.08 acres

APPLICANT INFORMATION:

Applicant's Name: TNHC Oregon, LLC
Attn.: Pam Verdadero
2132 SW Montgomery Drive
Portland, OR 97201

Phone / Email: (503) 313-7795 / pamv@stanton-street.com

PREVIOUS LAND USE HISTORY:

No land use history with City of Beaverton. The subject site is currently within unincorporated Washington County. The applicant submitted an annexation petition on August 12, 2022.

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. Please note, the City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>

Application:	Fee:
<i>Possible</i> Conditional Use – Planned Unit Development Design Review Two	\$12,000 + \$500/acre over 2 1.25% of project value Min. - \$6,500 Max. - \$25,000
<i>Possible</i> Design Review Three	1.25% of project value Min. - \$10,000 Max. - \$27,000
Legal Lot Determination Preliminary Subdivision	\$700 \$14,000 plus per-lot fee \$150 each, lots 1-10 \$125 each, lots 11-50 \$100 each, lots over 51
<i>Possible</i> Tree Plan Two	\$5,000
Zoning Map Amendment (Quasi-judicial)	\$12,000
Final Subdivision	\$3,800

See Key Issues/Considerations herein for description of applications and associated process.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.1 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 50.15.3). For example, a proposal that includes a possible **Conditional Use – Planned Unit Development** application and **Design Review Three** application is subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required for a Conditional Use – Planned Unit Development and Design Review Three applications, which are **Type 3** applications. Staff always recommends community outreach through a neighborhood meeting. The subject site is currently within Washington County’s Community Participation Organization (CPO) 6 but it proposed to be added to the Five Oaks/Triple Creek Neighborhood Advisory Committee (NAC) upon annexation.

Neighborhood Advisory Committee: (NAC): **Five Oaks / Triple Creek** Contact: David Kamin, davidk@johnlscott.com

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

Instructions for conducting or attending Neighborhood Review Meetings can be found here: <https://www.beavertonoregon.gov/DocumentCenter/View/9172/Neighborhood-Meeting-Informational-Packet?bidId=>

CHAPTER 20 (LAND USES):

Zoning: Station Community – Multiple Use (SC-MU)

Applicable Code Sections: 20.20.15 – Site Development Standards

Parcel Area:

- Minimum/Maximum Parcel Area: None

Residential Density*:

- Min. for Residential Only (per acre): 30¹, 24
- Max. for Residential Only (per acre): None

¹30 units within 400 feet of LRT station platform, 24 beyond 400 feet

Floor Area Ratio:

- Minimum: 0.40
- Minimum with PUD or DRBCP: 0.30
- Maximum: 2.00¹⁸, 1.00
- Maximum with PUD or DRBCP: None

¹⁸ Maximum FAR 2.00 for sites within 1,320 feet of LRT station platform, 1.00 beyond 1,320 feet

Lot Dimensions:

- Minimum Width/Depth: None

Yard Setbacks:

- Front Minimum: 0⁶

- Front Maximum on Major Pedestrian Route: Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline.
- Front Setback Not on Major Pedestrian Route:
 - o With Ground Floor Residential: 20 ft.
 - o Without Ground Floor Residential: 10 ft.
- Side Minimum: None⁶
- Side Maximum: None
- Rear Minimum: None⁶
- Minimum Side or Rear Yards Abutting Property Zoned Residential⁸: Abut Res / MU¹⁰

⁶Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet/ Minimum side yard setback- 3 feet/ Minimum alley width is 24 feet between buildings.

⁸Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.

¹⁰Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.

Building Height:

- Minimum: Refer to 60.05.15.7. or 60.05.35.7., as applicable: Building Scale on MPR
- Maximum: 100^{19, 20}, 60

¹⁹100 feet permitted for sites within 1,320 feet of LRT station platform; 60 feet permitted beyond 1,320 feet.

²⁰Maximum building height of a building or portion of a building within 50 feet of a residentially zoned property, measured from the residential property line, is 35 feet or the maximum height permitted in the residential district, whichever is greater.

**Additional density requirements and tools found in Section 20.25.05*

Applicable Code Sections: 20.20.20 - Land Uses (Please see code section for full list of all Permitted, Conditional and Prohibited uses)

Residential Dwellings:

- Single-Detached Dwelling: Prohibited⁶
- Duplex: Prohibited⁴
- Triplex and Quadplex: Permitted
- Townhouse: Permitted⁴
- Cottage Cluster: Prohibited
- Multi-Dwelling: Permitted⁴⁴
- Planned Unit Development: Conditional

⁴Existing duplexes and existing two-unit townhouses are Permitted and may be replaced. Three or more unit townhouses are Permitted.

⁶Single-detached dwellings in existence as of June 30, 2022 and their accessory uses are Permitted uses and can be rebuilt if destroyed. Building additions of up to 500 square feet of an existing single-detached dwelling are Permitted. New single-detached dwellings are Prohibited

⁴⁴For the purposes of this footnote, "Multi-dwelling" is inclusive of one or more units above a permitted or Conditionally approved non-residential use

Commercial:

- Animal Care, Minor: Permitted

- Child Care Facilities: Permitted
- Eating and Drinking Establishments: Permitted ⁹
- Office: Permitted
- Retail Trade: Permitted^{9,25,34}

⁹The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development.

²⁵Activity is conducted wholly within an enclosed structure and no sales or outdoor storage of animals or livestock are allowed with this use.

³⁴These uses are Permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.

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. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.

Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

The applicant’s written responses to Section 40.03 should states how all critical and essential services will serve the site, proposed or existing (as applicable).

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Possible Conditional Use – Planned Unit Development (Threshold #1)	40.15.15.6	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	Design Review Two (Threshold # 2, 4)	40.20.15.2	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	Possible Design Review Three (Threshold #6, #9)	40.20.15.3	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
4.	Legal Lot Determination (Threshold #3)	40.47.15.1	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

5.	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
6.	Possible Tree Plan Two (Threshold #1)	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
7.	Zoning Map Amendment – Quasi-judicial (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
8.	Final Subdivision (Final Land Division) (Threshold#1)	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 application(s) to be deemed complete, a written statement necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable 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. You should consult these 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 checked="" 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) |
| <input checked="" type="checkbox"/> Section 60.50 (Special Use Regulations) | <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) |
| <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) | <input checked="" type="checkbox"/> Section 60.65 (Utility Undergrounding) |
| <input type="checkbox"/> Section 60.67 (Significant Natural Resources) | <input type="checkbox"/> Section 60.70 (Wireless Communication) |

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

Comprehensive Plan:

The following Comprehensive Plan goals (as checked below) contain policies that may be applicable to your applications. Comprehensive Plan policy response is required for as part of the application for Quasi-Judicial Zoning Map Amendment and Conditional Use-Planned Unit Development. Staff recommends additional review of the Comprehensive Plan for any additional applicable criteria. Staff recommends considering these policies

in preparation of a written narrative response to approval criteria for each application. Written responses provided to specific Plan policies must be adequate for findings that that the proposal will comply with applicable policies of the Comprehensive Plan.

<u>Chapter 3 (Land Use Element):</u>	<u>Chapter 6 (Transportation Element):</u>
☒ 3.1.1 (Encourage development and land use patterns that support a variety of transportation options) Policies: a, b, c, d, e, f, g, l	☒ 6.2.1 (Enhance Beaverton’s Livability) Policies a, e, f
☒ 3.3.1 (Promote sustainable development, resilience and resource protection) Policies: a	☒ 6.2.2 (Balanced Transportation System) Policies c through j
☒ 3.6.1 (Support Pedestrian Oriented Mixed-Use Areas) Policies: a, b, c, d	☒ 6.2.3 (Safe Transportation System) Policies b through h
☒ 3.6.4 (Station Communities: Encourage development and redevelopment around light rail stations that leverages proximity to light rail as an amenity for urban living/working and supports a variety of transportation modes) Policies: a, b, c, d, e,	☒ 6.2.5 (Accessible Transportation Facilities) Policy a
<u>Chapter 4 (Housing Element):</u>	<u>(Note: Chapter 7 goals may be applicable if natural resources are located onsite)</u>
☒ 4.1.1 (Provide an adequate supply of housing to meet future needs) Policies: a, b, c,	
☒ 4.2.1 (Provide a variety of housing types that meet the needs and preferences of residents) Policies: a, f	
☒ 4.5.1 (Livability) Policies: a, e, g, h	

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:

<p>Recommended contact for further information if checked</p> <p style="text-align: center;">☒</p>	<p>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 Service Provider Letter (SPL)</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 Design and Construction Standards</u> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p>
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	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 pre-screening site assessment form . 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 Plans Examiner, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov <input checked="" type="checkbox"/> Building, MEP permits required.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Kyler Jacobo , Site Development, City of Beaverton (503) 707-6776 / kjacob@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input checked="" type="checkbox"/>	Kate McQuillan , Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Comments attached.
<input type="checkbox"/>	Marah Danielson , ODOT Development Review (503) 731-8258 / marah.b.danielson@odot.state.or.us <input checked="" type="checkbox"/> No written comments provided.
<input checked="" type="checkbox"/>	Naomi Vogel , Washington County (503) 846-7623 / naomi_vogel@co.washington.or.us <input checked="" type="checkbox"/> Written comments provided herein.
<input checked="" type="checkbox"/>	Elizabeth Cole , Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov <input checked="" type="checkbox"/> Enclosure guidelines, multifamily service standards and the food scraps collection requirements attached. Please contact when trash enclosure details and locations are established to help coordinate with waste hauler.

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.**

Possible Conditional Use – Planned Unit Development (Type 3): A Planned Unit Development (PUD) may be chosen by an applicant for properties at least 2 acres in size within Commercial, Industrial, Multiple Use, and Residential zones. The PUD provisions are intended to encourage innovation and creative approaches for developing land while enhancing and preserving the value, character, and integrity of surrounding areas which have developed or are developing under conventional district regulations. It is subject to a Type 3 process (Section 50.45) for which the Planning Commission is the decision-making authority. Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of this Code (Section 60.35.10.1.B). The Planned Unit Development also provides flexibility for some Site Development Standards outlined in Chapter 20 of the

Beaverton Development Code (BDC) such as setback reductions to internal lot lines. PUDs must provide open space that equal to at least 20% of the subject site (Section 60.35.15.1). For developments ten (10) acres or greater, at least twenty-five (25) percent of the total required open space area shall be active open space and subject to the provisions of 60.35.15.4 (Section 60.35.15.3.E). Additional PUD Open Space requirements can be found in Section 60.35.15. Single-detached dwellings in a PUD are subject to building architectural requirements in Section 60.35.20. Approval criteria for a PUD include demonstrating that the proposal conforms with applicable policies of the City's Comprehensive Plan (Section 40.15.15.6.C.4). Staff have identified possible applicable goals and policies of the Comprehensive Plan herein.

Design Review Two (Type 2): New construction of multi-dwellings and other housing types such as triplexes and quadplexes and new construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District may be processed as a Design Review Two application, provided all applicable Design Standards (Section 60.05.05-60.05.30) are met. Staff encourage the applicant to review the applicable Design Review Standards (checklist attached).

Possible Design Review Three (Type 3): The applicant's plans show two "out-parcels" (0.605 acres and 1.07 acres) a portion reserved to retain an existing home and yard. For these two parcels, the combined minimum density is approximately 40 units. The BDC offers several ways of addressing minimum density requirements, one of which is the Design Review Build-out Concept Plan (DRBCP). Section 20.25.10.E states, "Projects may use the Planned Unit Development (PUD) or the Design Review Build-Out Concept Plan (DRBCP) process, as outlined in Section 40.20.10, to develop a site in phases to achieve the minimum FAR established in this section. Such projects must demonstrate in the submittal plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the PUD or DRBCP. The DRBCP may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the PUD process is to be used." A Design Review Three is also required if one or more applicable Design Review standards is not met. If a Design Review Standard is not met, the applicant must address the corresponding Design Review Guideline(s) instead.

Legal Lot Determination (Type 1): A Legal Lot Determination application is required to determine the legal status of the subject lots that were created prior to the enactment of current subdivision regulations. Staff recommends providing a title report or deed history for the property so that it can be determined when the lot was created in its current size and shape.

Preliminary Subdivision (Type 2) and Final Land Division (Type 1): The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year is subject to the Preliminary Subdivision application. After a decision has been issued for the Preliminary Subdivision, a Final Subdivision (Final Land Division) application is required to finalize the previously approved Preliminary Subdivision. The Final Land Division process will include submitting a draft final plat to the City and Washington County for review and possible redlines prior to recording a mylar copy at the County. As you approach this phase, please contact city staff for more details about the process.

Possible Tree Plan Two (Type 2): The city of Beaverton regulates 7 categories of trees, one of which is the Community Tree. Community Trees are defined in Chapter 90 as "A healthy tree of at least ten inches (10") DBH located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as Significant, Historic, Landscape, or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruits or nuts grown for human consumption." Generally, any tree that is not within a sensitive or protected natural resource area, or included on a previously approved landscape plan, is considered a Community Tree. The applicant's materials must include a site plan that inventories existing trees. If the proposal requires the removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, a Tree Plan Two is required. There are no mitigation requirements for Community Trees.

Zoning Map Amendment (Quasi-Judicial)(Type 3): The change of zoning designation for a specific property or limited number of specific properties requires a Quasi-Judicial Zoning Map Amendment, an amended Type 3 process for which the City Council is the final decision-making authority. Approval criteria for a ZMA include demonstrating that the proposal conforms with applicable policies of the City's Comprehensive Plan (Section 40.97.15.1.C.3). Staff have identified possible applicable goals and policies of the Comprehensive Plan herein.

2. **Transportation.** This site abuts rights-of-ways under various jurisdictions. Please note, Transportation comments are provided in response to proposed redevelopment of the site and not annexation. Additional coordination with all parties will be required.

Washington County: The following right-of-way dedications and improvements are expected:
185th – Arterial (51 to 61 feet ROW minimum)
Baseline – Arterial (51 feet ROW minimum)

Please note the “streetscape overlay”, “Pedestrian/Bicycle district”, “Enhanced Major Street Bikeway” and Truck Route designations apply to Baseline and 185th Avenue. The frontage improvements will need to take the design standards into consideration (emphasis on bike/ped).

TIA Scope - #1 SPIS for Baseline/185th intersection/10% impact to adjacent county intersections/safety (queues, sight distance). More to come after City/County meeting with applicant's consultant team.

City of Beaverton: Transportation comments, prepared by Senior Planner, Kate McQuillan, are attached.

Tri-Met: Tri-Met staff will need to be involved in placing and designing accessible and safe bus stops along Baseline. Depending upon the housing density there may be a need to create space to accommodate bus stop amenities such as benches or a shelter. Tri-Met encourages the applicant to look at TriMet's Transit Oriented Development Guidelines and is specifically interested in how the applicant is promoting pedestrian and bike connectivity to the nearby transit station. Please contact Tri-Met staff for more information. Guy Benn, TOD Program Manager – 503-962-2190 or BennG@TriMet.org and Michelle Wyffels, Planning & Policy – 503-962-2180 or wyffelsm@trimet.org.

Hillsboro: The City of Hillsboro would like to be included in the scoping of this project. Full notes provided by Hillsboro staff are attached, dated 8-31-2022.

3. **Density:** Per BDC Section 20.25.10.C, for multiple use developments with single use residential buildings (residential only buildings), residential densities and non-residential floor area ratios are implemented according to Figure 20.25.10.A, which calculates minimum densities based on how much of site contains buildings that are residential use only compared to how much of the site contains non-residential or mixed-use buildings. To illustrate how this section has been implemented with past development proposals, below is an example:

In the applicant's proposal, Buildings A and B are residential use only and Buildings C and D are mixed use. The gross floor area of Buildings A and B is 181,160 square feet, which means that 44% of the site's gross floor area is within the residential use only buildings. The gross floor area of Buildings C and D is 234,560 square feet, so 56% of the site's gross floor area is within the mixed use buildings. Therefore, 44% of the 5.51 acre site is subject to the minimum residential density of 24 units per acre and 56% of the site is subject to the minimum floor area ratio of 0.4, which totals 58 dwelling units and 53,764 square feet of floor area.

4. **Loading:** Loading berths may be required if non-residential uses of a certain size are proposed. For example, retail establishments that exceed 7,000 square feet of cumulative floor area, must provide at least one type

B loading berth. Please refer to Section 60.25.15 for a table with uses and corresponding loading berth requirements. If loading berths are required, they shall be located on the same lot or parcel of land as the structure they are intended to serve. No space for loading or unloading vehicles shall be so located that a vehicle using such a loading space projects into any public street. Loading spaces shall be provided with access to any alley, or if no alley adjoins the lot, with access to a street. Any required front, side or rear yard may be used for loading unless otherwise prohibited by this Code (Section 60.25.20). Please see section 60.25.10 for loading berth design requirements.

5. **Utility Undergrounding.** Section 60.65.15 requires that utility lines within and contiguous to the subject property, such as those used for electric, communication, and cable television services shall be placed underground. This includes new utility lines and existing if impacted by the proposed development.
6. **Site Development.** 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. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4. Additional notes and information prepared by Kyler Jacobo, Engineering Associate, are attached.
7. **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 a Service Provider Permit (SPP) to address fire code issues related to development. The SPP form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Washington-C-64>
 - c. **Water Service:** All developments require a Water SPL 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.
 - d. **Beaverton School District:** Please obtain a Beaverton School District SPL. The SPL form can be found attached to these pre-application conference notes and should be submitted to Robert McCracken at Robert_Mccracken@beaverton.k12.or.us once completed.
8. **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/tr

[ansportation-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.

9. **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.