

CITY OF BEAVERTON
LAND USE REVIEW APPLICATION FOR:

DESIGN REVIEW FOR 10 SINGLE FAMILY ATTACHED DWELLINGS - SCHOLLS VALLEY HEIGHTS

Tax Map 2S1 06BB, Tax Lots 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400,
7500, &7600 (otherwise identified as Lots 63 – 72, Scholls Valley Heights #2)

May 9, 2023

Revised June 20, 2023

APPLICANT/OWNER:

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APPLICANT'S REPRESENTATIVE:

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FACT SHEET

Project Name: **Scholls Valley Heights Townhomes**

Project Request: **Design Review For 10 Single Family Attached Dwellings - Scholls Valley Heights**

Tax Map/Lot: 2S1 06BB, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, & 7600
(otherwise identified as Lots 63 – 72, Scholls Valley Heights #2)

Site Address: 18175, 18195, 18205, 18215, 18225, 18235, 18239, 18245, 18255, & 18259 SW Aspen Butte Lane

Site Size: 0.40 acres (17,600 square feet)

Comprehensive Plan: Lower Density Neighborhoods (Previously Medium Density)

Zoning: Residential Mixed A (RMA) (Previously R2)

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Background

On February 21, 2018 the City of Beaverton granted preliminary approval for Scholls Valley Heights at South Cooper Mountain, a 245-unit residential planned development, within the South Cooper Mountain Plan Area. The approval included the following files: CPA2017-0007 / ZMA2017-0007 / CU2017-0011 / LD2017-0021 / LD2017-0027 / SDM2017-0010 / TP2017-0015. Following the approval, modifications to the approval were issued on May 30, 2018, and included the following files: CPA2018-0004 / ZMA2018-0003 / CU2018-0006 / LD2018-0015. Site Development Permit approval for the site was issued under City of Beaverton File No. SD2020-0022.

The applicant has obtained Final Approval for Phases 1, 1A, 2, 3, 4, 5, 6, and 7 of the 12 phases approved, and recorded subdivision plats with the Washington County Surveyor. Phase 7 included 20 units of the 245-Unit Planned Unit Development, consisting of all Single-Family Attached Units. The first 10 units are currently under construction. This application requests Design Review for the remaining 10 attached units in the phase.

Design Review

While the original applicant in Scholls Valley Heights at South Cooper Mountain submitted indicative building elevations to demonstrate that it was feasible to meet the design review standards of Chapter 60.05 of the Beaverton Community Development Code, the applicant elected not to apply for Design Review approval with the Planned Unit Development. Accordingly, this application consists of a request for Design Review Approval for the 20 attached units. It is noted that the lotting pattern remains the same as approved in the original PD including the location of lots, open space areas, common green, and public and private streets. In accordance with ORS 92.040(2), after September 9, 1995, when a local government makes a decision on a land use application for a subdivision inside an urban growth boundary, only those local government laws implemented under an acknowledged comprehensive plan that are in effect at the time of application shall govern subsequent construction on the property unless the applicant elects otherwise. Accordingly, the Design Review application is submitted under the City of Beaverton Development Code in effect at the time of application.

As part of the request for design review, 2 individual buildings are proposed as follows:

Building 1

Building 1 consists of a 2 story, 5-unit townhome structure located on Lots 63 – 67, with a maximum building height of 31 feet. Building 1 faces south towards SW Aspen Butte Lane, with rear loaded garages accessed from a private alley via SW Strobel Road to the east. Future access will also be provided to the private alley from “Street D” to the west.

Building 2

Building 2 also consists of a 2 story, 5-unit townhome structure located on Lots 68 – 72, with a maximum building height of 31 feet. Building 2 faces south towards SW Aspen Butte Lane, with rear loaded garages accessed from a private alley via SW Strobel Road to the east. Future access will also be provided to the private alley from “Street D” to the west.

See Figure 1. below for the preliminary building layout described above.

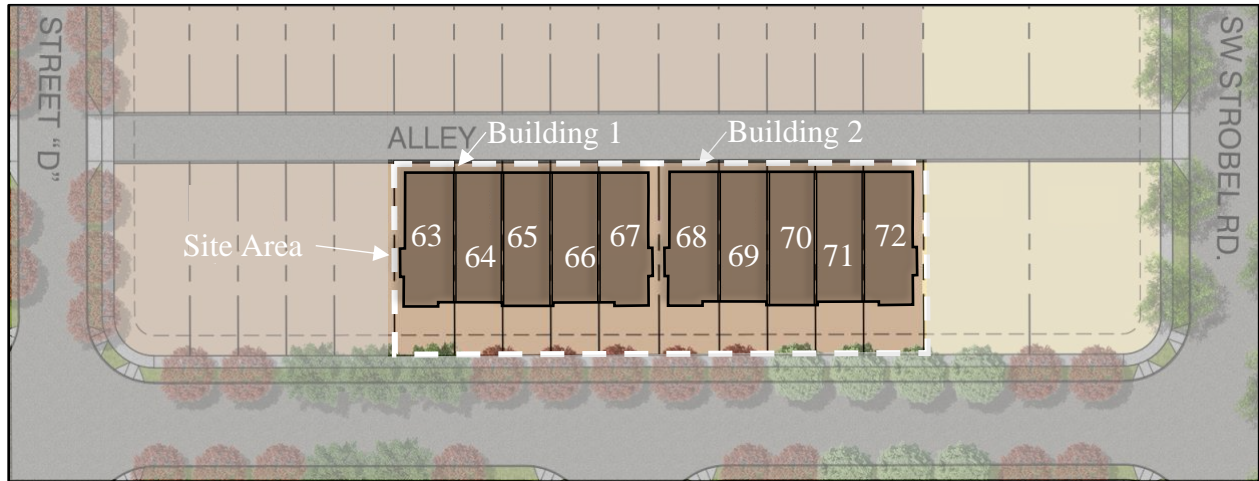


Figure 1. Preliminary Attached Townhome Building Locations

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 20 - LAND USES

20.05. RESIDENTIAL LAND USE DISTRICTS

20.05.05. Residential Areas.

The areas of the City that are designated as residential densities implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Six residential zones establish varied levels of residential densities and uses.

20.05.10. Purpose.

1. R2 Residential Urban Medium Density District (2,000)

The R2 District is intended to establish medium density residential developments where a minimum land area of 2,000 square feet is available for each dwelling unit.

RESPONSE: As described, the original approval was granted when the attached units were within the R-2 district. Per CU2017-0011 / CU2018-0006 and Section 60.35.10.2.B.1, minimum lot size may be reduced to 50 percent of the minimum land area of the applicable zoning district. The minimum lot size proposed within the attached unit lots is 1,600 square feet (Lots 64, 65, 66, 69, 70 and 71), or 80% of the minimum size, which exceeds the minimum 50% of the lot size in the R-2 District.

20.05.15. Site Development Standards

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below.

<i>Development Standards Superscript Refers to Footnotes</i>	<i>R2</i>
<i>A. Minimum Land Area¹ (sq ft)</i>	<i>2,000</i>
<i>B. Minimum and Maximum Residential Density</i>	<i>Refer to Sections 20.25.05 and 20.25.15.B</i>
<i>C. Lot Dimensions¹⁶</i>	
<i>1. Minimum Width</i>	
<i>a. Interior</i>	<i>14</i>
<i>b. Corner</i>	<i>20</i>
<i>2. Minimum Depth</i>	
<i>a. Interior</i>	<i>None</i>
<i>b. Corner</i>	<i>None</i>
<i>D. Minimum Land Area (sq ft) for Land Divisions Utilizing Lot Averaging on Sites Less than Two Acres^{3,16}</i>	<i>N/A¹⁸</i>
<i>E. Lot Dimensions for Land Divisions Less than Two Acres¹⁶</i>	
<i>1. Minimum Width</i>	
<i>a. Interior</i>	<i>N/A</i>
<i>b. Corner</i>	<i>N/A</i>
<i>2. Minimum Depth</i>	
<i>a. Interior</i>	<i>N/A</i>
<i>b. Corner</i>	<i>N/A</i>
<i>F. Minimum Yard Setbacks^{4, 16}</i>	
<i>1. Front</i>	<i>10</i>
<i>2. Side</i>	<i>0 or 5 or 10⁵</i>
<i>3. Rear</i>	<i>15</i>
<i>4. Garage⁷</i>	<i>5 or 18.5⁸</i>
<i>5. Garage Door to Rear⁹</i>	<i>24</i>
<i>6. Minimum Between Buildings¹⁰</i>	<i>6</i>
<i>G. Reduced Yard Setbacks^{11, 16}</i>	
<i>1. Front</i>	<i>N/A¹⁷</i>
<i>2. Rear</i>	<i>N/A¹⁷</i>
<i>3. Side</i>	<i>5¹²</i>

<i>Development Standards Superscript Refers to Footnotes</i>	<i>R2</i>
<i>4. Garage</i>	<i>N/A¹⁷</i>
<i>H. Building Height</i>	
<i>1. Maximum</i>	<i>40</i>
<i>All Dimensions are in Feet.</i>	
<p><i>1. For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones.</i></p> <p><i>4. R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback, which abuts that district.</i></p> <p><i>5. If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.</i></p> <p><i>7. Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carports to the property line. For all other garage elevations, the building setback applies.</i></p> <p><i>8. Either no greater than 5 feet or a minimum of 18.5 feet.</i></p> <p><i>9. Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.</i></p> <p><i>10. Minimum spacing between buildings on the same parcel or in the same development.</i></p> <p><i>11. Upon approval of Flexible Setback 40.30 application.</i></p> <p><i>12. Allowed except where abutting a lower density zone where standard setback is applied.</i></p> <p><i>16. In the South Cooper Mountain Community Plan Area Lot Dimensions and Yard Setbacks for proposed Compact Detached Housing shall comply with the applicable Standards and/or Guidelines in Section 60.05. (Design Review) and Section 60.35. (Planned Unit Development)</i></p> <p><i>17. Not eligible for Flexible Setback application. Any reduction shall be subject to Adjustment or Variance application process.</i></p>	

RESPONSE: The subject lots were approved as part of CU2017-0011 / CU2018-0006, including lot area and dimensional standards. Setbacks for the proposed attached units in the R-2 District were requested and approved as follows:

Zoning District	Development Standard	Approved Setback
R-2	Front yard - 10 feet	10 feet to front building wall 8 feet to porch
	Rear yard – 15 feet	4 feet or 20 feet alley loaded
	Side yard – 0 or 5 or 10 ⁵ feet	Attached Units 0 feet attached sides 5 feet all detached sides; 8 feet street sides

20.05.20. Land Uses

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions

<i>Category and Specific Use</i> <i>Superscript Refers to Use Restrictions</i>		<i>R2¹¹</i>
		<i>P: Permitted C: Conditional N: Prohibited</i>
<i>Residential</i>		
2. Dwellings	A. Accessory Dwelling Units	P
	B. Attached ¹	P
	C. Detached ¹²	P

20.05.25. *Use Restrictions*

The following Use Restrictions refer to superscripts found in Section 20.05.20.

1. Existing duplexes as of June 17, 2010 in the R10, R7, and R5 zones are Permitted uses.
11. A Conditional Use Permit-Planned Unit Development pursuant to 40.15.15.4 shall be required for residential development of a site equal to or greater than 10 acres and located within the boundary of the South Cooper Mountain Community Plan Area.
12. Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets may be permitted on sites that are two acres or greater in size through the Conditional Use-Planned Unit Development process.

RESPONSE: Attached units in the R-2 District are a Permitted Use, as indicated above.

CHAPTER 40 - APPLICATIONS

40.03. FACILITIES REVIEW COMMITTEE

1. ***All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:***
 - A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

RESPONSE: All critical facilities serving the site have been reviewed and determined to be adequate in the original land use reviews for a Comprehensive Plan Amendment (CPA2017-0007 / CPA2018-0004); Zoning Map Amendment (ZMA2017-0007 / ZMA2018-0003); Conditional Use Permit (CU2017-0011 / CU2018-0006); and Subdivision approval (LD2017-0021).

Site Development Permit approval for the site was issued under City of Beaverton File SD2020-0022. No changes to the approved plans are proposed with this application.

- B. *Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately*

demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

RESPONSE: Essential facilities and services remain available and adequate to serve the project. No additional changes impacting Essential facilities and services are proposed with this application.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

RESPONSE: The applicant has demonstrated in the previous application approvals (CPA2017-0007 / CPA2018-0004); (ZMA2017-0007 / ZMA2018-0003); (CU2017-0011 / CU2018-0006); (LD2017-0021) (SD2020-0022), that the project is consistent with all applicable provisions of Chapter 20 (Land Uses). This application demonstrates that the proposed development remains consistent with the applicable provisions of Chapter 20. This criterion is met.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

RESPONSE: As demonstrated in previous approvals for Scholls Valley Heights (Conditional Use Permit CU2017-0011 / CU2018-0006; and Subdivision approval LD2017-0021), the proposed development is consistent with all of the applicable provisions of Chapter 60. In addition, all improvements and dedications as required by Chapter 60 are provided in rough proportion to the impact of the proposed development. This criterion is met.

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

RESPONSE: All of the private common facilities and areas including drivable surfaces, sidewalks, roads, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, and any other facility not subject to maintenance by the City will remain to be maintained by the Home Owners Association, as currently approved. This criterion is met.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

RESPONSE: All of the proposed streets will remain in compliance with Beaverton standards, except where modifications to those City standards were approved by the review body and/or the City Engineer as applicable, as part of Conditional Use Permit CU2017-0011 / CU2018-0006; Subdivision approval LD2017-0021, and Site Development Permit SD2020-0022. All of the streets provide safe and efficient circulation and access for motor vehicles, bicycles, pedestrians and transit. This criterion is met.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

RESPONSE: At completion, the on-site vehicular and pedestrian circulation systems will be connected to the surrounding circulation systems in a safe, efficient and direct manner.

- H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

RESPONSE: All proposed structures and public facilities serving the development site remain designed in accordance with adopted City codes and standards unless otherwise modified by approval of the City. Adequate fire protection is provided through a design which complies with both City and TVF&R standards. Adequate fire-flow will be verified prior to the issuance of any building permits for new dwelling units. Compliance with this criterion will be confirmed with installation of the necessary infrastructure at the time improvements are constructed, and prior to final plat recordation, in accordance with the Conditions of Approval of Conditional Use Permit CU2017-0011 / CU2018-0006; Subdivision approval LD2017-0021, Site Development Permit SD2020-0022, and TVF&R SPL approve 3/27/2022.

- I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

RESPONSE: The development is designed to comply with applicable city codes and standards, as addressed herein, and is not inadequate, substandard or ill-designed. There are no known hazards associated with this property, and appropriate street lighting is available or will be provided with the development as determined necessary. The site is situated and designed so as to provide good site surveillance to minimize crime the potential for crime.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

RESPONSE: As proposed, grading will remain consistent with the approved preliminary plans. The buildings are designed to minimize grading, with the units following established street grades. In addition to site grading, water quantity, quality, and hydromodification were addressed as part of the site development permit review for Permit No. SD2020-0022. Stormwater will be collected from the site and diverted to the regional stormwater facility in the south east of the site, and is not further addressed here.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

RESPONSE: At completion, the on-site vehicular and pedestrian circulation systems will be connected to the surrounding circulation systems and residences in a safe, efficient and direct manner, and in accordance with ADA requirements. In particular, the maximizing of rear loaded dwellings provides for uninterrupted sidewalks within the development.

- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

RESPONSE: The application includes all of the applicable required submittal materials as specified in Section 50.25.1. This criterion is met.

40.20. DESIGN REVIEW

40.20.05. Purpose.

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. To achieve this purpose, the Design Review process is divided into two major components; Design Standards and Design Guidelines. Both standards and guidelines implement Design Principles, which are more general statements that guide development of the built environment. The Design Standards are intended to provide a "safe harbor" approach to designing a project. Depending on the design thresholds, designing a project to the standards would result in an administrative review process. However, the applicant may elect to bypass design review under the Design Standards and go straight to Design Review under the Design Guidelines, where review is subject to a public hearing, at the applicant's option.

An applicant for Design Review approval can address design review requirements through a combination of satisfying certain Design Standards, and in instances where it elects not to utilize Design Standards, satisfy applicable Design Guidelines. In such a case, the public hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only.

Because the Design Standards are a "safe harbor", there is no penalty for not meeting the Design Standards. Rather, the public hearing process would be required to consider the project by relying solely on the Design Guidelines which correspond to the Design Standards but are intended to allow more flexibility and originality. Design Guidelines are also intended to recognize unique circumstances where corresponding standards are found to be unnecessary or undesirable. Where Design Guidelines apply, the project proponent will simply be required to demonstrate how the project meets these Guidelines at a public hearing. The decision-making authority must make findings how the guidelines are met or if they apply to the proposal.

The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

40.20.10. Applicability.

- 1. The scope of Design Review shall be limited to the exterior of buildings, structures, and other development and to the site on which the buildings, structures, and other development are located.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 70 attached units (Townhouse/Townhome) within the PD approval for Scholls Valley Heights at South Cooper Mountain. It is noted that the lotting pattern remains the same as approved in the original PD including the location of lots, open space areas, common green, and public and private streets.

- 2. Considering the thresholds for the Design Review Compliance Letter, Design Review Two, or Design Review Three applications and unless exempted by Section 40.20.10.3, Design Review approval shall be required for the following:*

- b. All uses listed as Permitted and Conditional Uses in the R4, R2, and R1 Residential zoning districts.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 70 attached single family units (Townhouse/Townhome) within the PD approval for Scholls Valley Heights at South Cooper Mountain. Attached unit developments are considered a permitted use in the R-2 District pursuant to Chapter 20.05.20.

- 3. Design Review approval shall not be required for the following:*

RESPONSE: Pursuant to Subsection 2. above, this application is subject to Design Review, as the applicant proposes attached units in the R-2 District.

- 4. Design review approval through one of the procedures noted in Section 40.20.15. will be required for all new development where applicable. The applicable design standards or guidelines will serve as approval criteria depending on the procedure.*

Existing developments, and proposed additions, demolitions and redevelopments associated with them, will be treated according to the following principles:

RESPONSE: The subject development is considered “new development” and is therefore subject to approval through one of the procedures noted in Section 40.20.15, and the applicable design standards. The proposal is not for existing development, proposed additions, demolition or associated redevelopment; therefore, the principles of this section are not applicable.

5. Design Review approval is required for all applicable new and existing developments. The City recognizes, however, that meeting minimum Floor Area Ratio (FAR) in an early phase of a multi-phased development on a large site may be difficult. The City also recognizes that creating high quality pedestrian environments along public streets is a priority. In recognition of these and other issues, the following options are available.

a. Projects may use a Design Review Build-out Concept Plan (DRBCP), approved through a Type 3 process, to develop a site by demonstrating conceptually full compliance at build-out with the design review standards and/or guidelines established in Section 60.05. Such projects shall demonstrate in a DRBCP how future development of the site, to the minimum applicable floor area ratio (FAR), while meeting the development standards contained in CHAPTER 20 of the Beaverton Development Code and to the minimum applicable design standards contained in Chapter 60.05 or greater, can be achieved at ultimate build out of the DRBCP. A DRBCP shall:

RESPONSE: The applicant is not proposing a DRBCP, therefore this section is not applicable.

b. When a development site abuts two (2) or more Arterial Streets that are also designated Major Pedestrian Routes, application of the applicable design standards may be moved from along the Arterial Streets. This alternative is to provide parking lot drive aisles developed as internal private streets, and to locate buildings along the internal private streets, subject to the following:

RESPONSE: The subject site does not abut two (2) or more Arterial Streets, therefore this section is not applicable.

40.20.15. Application.

There are three (3) Design Review applications which are as follows: Design Review Compliance Letter, Design Review Two, and Design Review Three.

1. Design Review Compliance Letter.

A. Threshold. An applicant may utilize the Design Review Compliance Letter process when the application is limited to one or more of the following categories of proposed action:

RESPONSE: The application does not meet the categories of proposed action to meet the threshold for a Design Review Compliance Letter process. Therefore, this section does not apply.

2. *Design Review Two.*

A. *Threshold. An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:*

3. *New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 70 attached single family units (Townhouse/Townhome) within the PD approval for Scholls Valley Heights at South Cooper Mountain. Attached unit developments are considered a permitted use in the R-2 District pursuant to Chapter 20.05.20. Therefore, the application meets the threshold for a Design Review Two process.

B. *Procedure Type. The Type 2 procedure, as described in Section 50.40 of this Code, shall apply to an application for Design Review Two. The decision making authority is the Director.*

RESPONSE: The application is submitted in accordance with the Type 2 procedure requirements included in Section 50.40 of the Beaverton Development Code.

C. *Approval Criteria. [ORD 4365; October 2005] In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

RESPONSE: This application consists of a request for Design Review Approval for 70 attached single family units (Townhouse/Townhome) within the PD approval for Scholls Valley Heights at South Cooper Mountain. Attached unit developments are considered a permitted use in the R-2 District pursuant to Chapter 20.05.20. Therefore, the application meets the threshold for a Design Review Two process. This requirement is met.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

RESPONSE: All fees identified during the pre-application conference process have been included with this application submittal. This requirement is met.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

RESPONSE: All fees identified during the pre-application conference process have been included with this application submittal. This requirement is met.

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).*

RESPONSE: As demonstrated throughout the application materials, including this written narrative, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards). This requirement is met.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:*

RESPONSE: The proposal is not an addition to or modification of existing development. As such, this section is not applicable.

6. *For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.*

RESPONSE: The proposal is not for the reconstruction of a destroyed existing single-detached dwelling; nor is the site within a Multiple Use zoning district. As such, this section is not applicable.

7. *The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.*

RESPONSE: As proposed, grading will remain consistent with the approved preliminary plans submitted as part of the Site Development Permit review for Permit No. SD2020-0022, and therefore remains consistent with Section 60.15.10.

8. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

RESPONSE: All applications and documents have been and will continue to be submitted to the City in the appropriate order, including building permits. This requirement is met.

- D. *Submission Requirements. An application for a Design Review Two shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Design Review Two application shall be accompanied by the information required by the*

application form, and by Section 50.25 (Application Completeness), and any other information identified through a Pre-Application Conference.

RESPONSE: The application is initiated by the owner’s authorized agent, on the form provided by the Director. The application contains all information required by the application form, and by Section 50.25 (Application Completeness), and all other information identified through the Pre-Application Conference.

E. Conditions of Approval. The decision making authority may impose conditions on the approval of a Design Review Two application to ensure compliance with the approval criteria.

RESPONSE: The applicant acknowledges that the decision-making authority may impose Conditions of Approval to ensure compliance with the applicable approval criteria.

F. Appeal of a Decision. Refer to Section 50.65.

G. Expiration of a Decision. Refer to Section 50.90.

H. Extension of a Decision. Refer to Section 50.93.

RESPONSE: The applicant acknowledges the above procedural processes listed above.

CHAPTER 60 - SPECIAL REQUIREMENTS

60.05. DESIGN REVIEW DESIGN PRINCIPLES, STANDARDS AND GUIDELINES

60.05.05. Purpose.

The following design principles, standards and guidelines shall be met by new development, and redevelopment where applicable, throughout the City.

60.05.10. Design Principles.

The following design principles are general statements to guide the development of the built environment, the appearance of that development, and the effect of that development on the existing surroundings. The design guidelines and standards implement these principles.

- 1. Building Design and Orientation.*** *Design buildings that enhance the visual character of the community and take into account the surrounding neighborhoods, provide permanence, and create a sense of place. In residential, commercial and multiple-use districts, design buildings that contribute to a safe, high quality pedestrian-oriented streetscape.*
- 2. Multiple Use District Building Orientation and Design.*** *Locate buildings so they are conveniently and safely accessible from on-site and off-site sidewalks and streets, and so buildings near the edge of a right of way provide a high quality, pedestrian oriented*

streetscape, contribute to safety by offering "eyes on the street" and promote pedestrian safety and use. Provide a pedestrian-friendly environment through building and site design treatments that may vary in nature and degree depending on the character of the urban area, the characteristics of the street, and the type of use and development proposed.

3. ***Circulation and Parking Design.*** *Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.*
4. ***Landscape, Open Space, and Natural Areas Design.*** *Create landscape areas that contribute to the aesthetics of the community, conserve, protect, enhance or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species which are disease and drought tolerant.*
5. ***Lighting Design.*** *Provide exterior lighting for buildings, parking lots, pedestrian pathways, vehicular areas, pedestrian plazas, public open spaces to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties, and streets.*

RESPONSE: The design standards implement these principles. By demonstrating that the application complies with the applicable standards, the application can also be considered to be consistent with the principles identified above.

60.05.15. Building Design and Orientation Standards.

Unless otherwise noted, all standards apply in all zoning districts.

1. Building articulation and variety.

- A. *Attached residential buildings in Residential zones shall be limited in length to two hundred (200) feet.*

RESPONSE: Both buildings are 5-unit attached single family buildings. At a maximum of 109 feet long, all buildings within the proposal are less than the 200-foot maximum length. This standard is met.

- B. *Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18"), recessed entrances, loading doors and bays, and changes in material types. Changes in material types*

shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:

1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.

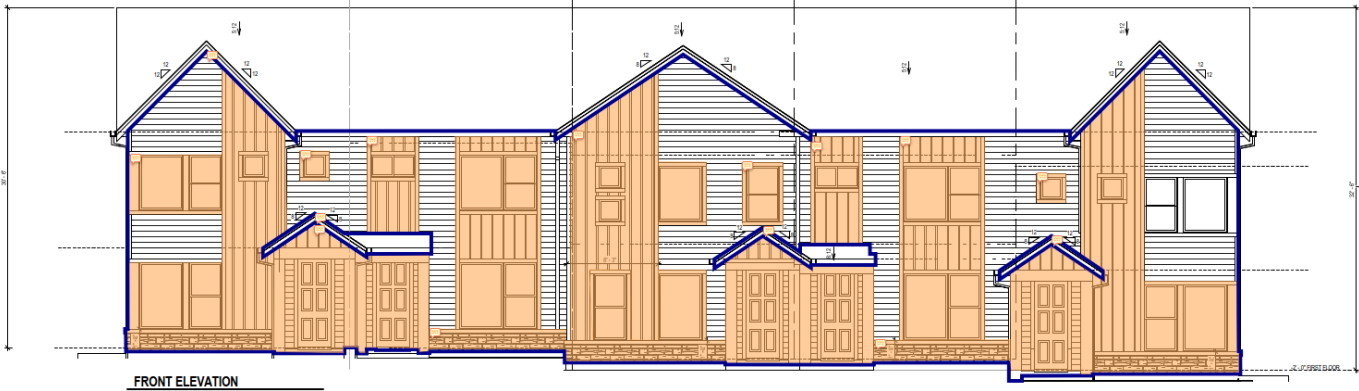
RESPONSE: Each of the front facades on the buildings are visible from and within 200 feet of an adjacent public street, and include the required architectural detailing exceeding 30%. Compliance with this standard for the 2 facades ranges between 65% and 67%, meeting the requirements of this section. It is also noted that when completed, the building sides will not be visible from SW Strobel Road or “Street D” due to the location of dwellings immediately adjacent. Further, the rear of the buildings will be at least 103 feet from SW Strobel Road along the private alley, and at least 120 feet from “Street D”, with each screened from view by intervening homes. See below for further details, and building plans submitted with the application.

BUILDING 1

Front Façade Area = 2,190 square feet

- Windows = 426.85 square feet
 - Gables = 179 square feet
 - Covered Entryways = 275 square feet
 - Siding Variation = 449 square feet (Board and Batten)
 - Siding Variation = 130 square feet (Stone Veneer)
- Total = 1,459 square feet

Building 1 Permanent Architectural Features - Front Façade
1,459.85 square feet / 2,190 square feet = **67%** (66.65)



BUILDING 2

Front Façade Area = 2,236 square feet

Windows = 440 square feet
Gables = 175 square feet
Dormers = 52 square feet
Covered Entryways = 275 square feet
Siding Variation = 366 square feet (Board and Batten)
Siding Variation = 144 square feet (Stone Veneer)

Total = 1,452 square feet

Building 2 Permanent Architectural Features - Front Façade

1,452 square feet / 2,236 square feet = **65%** (64.93)



2. *Fifty (50) percent in Commercial zones where glazing is less than thirty five (35) percent pursuant to Section 60.05.15.8.A.3.*

RESPONSE: The site is not within a Commercial zone; therefore, this section is not applicable.

3. *Fifteen (15) percent in Industrial zones.*

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

RESPONSE: The site is not within an Industrial zone; therefore, this section is not applicable.

- C. *The maximum spacing between permanent architectural features shall be no more than:*

1. *Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.*

RESPONSE: As shown on the building elevations submitted with the application and evidenced above, the distance between permanent architectural features on each building is significantly less than 40 feet.

2. *Sixty (60) feet in Industrial zones.*

RESPONSE: The site is not within an Industrial zone; therefore, this section is not applicable.

3. *Fifteen (15) feet in detached residential developments in Multiple Use zones for walls facing streets, common greens, and shared courts.*

RESPONSE: The site is neither located within a Multiple Use zone or detached residential development; therefore, this section is not applicable.

- D. *In addition to the requirements of Section 60.05.15.1.B and C, detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays.*

RESPONSE: Each building wall identified above (in response to Section 60.05.15.1.B.1.) as facing a street exceeds 150 square feet in area, and therefore is required to include architectural differentiation. As shown in response to Section 60.05.15.1.B.1, each building facade is articulated with varying elements such as windows, gables, porch details, horizontal wall offsets, and variations in siding materials comprising between 65% and 67% of the overall wall area. This requirement is satisfied.

2. Roof forms.

- A. *All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.*

RESPONSE: All building roofs have a minimum 5/12 pitch, with feature roof areas having a 12/12 pitch also common within the development. This requirement is satisfied.

- B. *Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.*

RESPONSE: All building roofs have eaves, exclusive of rain gutters, that project from the building wall at least twelve (12) inches. This requirement is satisfied.

- C. *All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.*

RESPONSE: All building roofs have a minimum 4/12 pitch; therefore, parapet walls are not required or provided. This requirement is satisfied.

- D. *When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.*

RESPONSE: The subject development is considered new development rather than existing development; therefore, the requirements of this section are not applicable.

- E. *Smaller feature roofs are not subject to the standards of this Section.*

RESPONSE: The applicant notes that the smaller feature roof areas are exempt from the pitch standards, although all architectural elements have been designed to be visually compatible with the required standards.

3. **Primary building entrances.** *Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.*

RESPONSE: Each of the unit designs features a permanent architectural feature providing weather protection with a width of 6 feet and a depth of 5 feet 2 inches. These entryways include including recessed doorways and integral canopies. This requirement is satisfied.

4. **Exterior building materials**

- A. *For attached residential uses in Residential zones and all residential uses in Multiple Use zones, a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.*

RESPONSE: The front façade of each building is subject to this requirement. As shown on plans submitted with the application, each front building wall consists of double wall construction. See submitted Building Plan Sheet B698-B INT-4 for exterior wall details. This requirement is satisfied.

- B. *For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts) a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza*

or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances, may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.

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

RESPONSE: As described above, the front facades of each building will be subject to the requirements of this section. Each of the building designs feature front elevations with significant architectural detailing of between 65% and 67% of the applicable façade. Building materials are proposed to be attractive, durable, and low maintenance. No façade is proposed to include plain, smooth, unfinished concrete, concrete block, plywood or sheet pressboard equal to or greater than 30% of the applicable façade. As shown on the plans submitted with the application, primary building materials include fiber-cement lap siding and board and batten siding, with stone veneer and architectural canopies and gables to add visual interest. This requirement is satisfied.

C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In industrial districts, foundations may extend up to four (4) feet above the finished grade level.

RESPONSE: All foundation material is proposed to be suitably covered in accordance with manufacturers specification with architectural siding or veneer, from an appropriate point above finished grade. No smooth, exposed concrete or concrete block used as foundation material will be more than three (3) feet above the finished grade. This requirement is satisfied.

5. Roof-mounted equipment.

- A. *All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:*
- 1. A parapet wall; or*
 - 2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or*

3. *Setback from the street-facing elevation such that it is not visible from the public street(s).*

RESPONSE: No roof mounted equipment is anticipated, but if ultimately required will be appropriately located to comply with 5.A.2 or 3 above.

- B. *The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.*
- C. *Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.*

RESPONSE: No roof mounted equipment is anticipated or proposed, but if ultimately required will be appropriately designed to comply with 5.B. and C. above.

6. Building location and orientation along streets in Commercial and Multiple Use zones.

RESPONSE: The site is not located within a Commercial or Multiple Use zone; therefore, this section is not applicable.

7. Building scale along Major Pedestrian Routes

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

RESPONSE: The site is not located along a major pedestrian route, as indicated on the Major Pedestrian Route Maps of Section 60.05.55., nor do any streets within the development meet the definition of Major Pedestrian Route per the definition included in Chapter 90 of the City of Beaverton Development Code. Lastly, the site is not located along the new collector north of Scholls Ferry Road, pursuant to South Cooper Mountain Community Plan Transportation Policy 6; therefore, this section is not applicable.

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

RESPONSE: The site is not located within a Commercial or Multiple Use zone, and no commercial or multiple use buildings are proposed; therefore, this section is not applicable.

9. *Compact Detached Housing design.*

RESPONSE: The site is not proposed for compact detached housing; therefore, this section is not applicable.

60.05.20. *Circulation and Parking Design Standards.*

Unless otherwise noted, all standards apply in all zoning districts.

1. *Connections to the public street system.*

Pedestrian, bicycle and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.

RESPONSE: Appropriate pedestrian, bicycle and motor vehicle connections were established between adjacent existing and planned streets as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. This application remains subject to the Conditions of Approval of these files, and will implement connections to the public street system in accordance with the approved circulation system design.

2. *Loading areas, solid waste facilities and similar improvements.*

A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. [ORD 4531; April 2010]

RESPONSE: No on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, are proposed or anticipated with this development. Any required transformer or utility vaults will be installed per jurisdictional requirements, and screened as appropriate.

- B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principal use of a building in industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.*

RESPONSE: No designated loading docks or loading zones are proposed with this development; therefore, this section is not applicable

- C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:*
- 1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,*
 - 2. Solid hedge wall with a minimum ninety-five (95) percent opacity within two (2) years.*
 - 3. Solid wood fence*
- D. Screening from public view by chain-link fence with or without slats is prohibited.*
- E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses. [ORD 4584; June 2012]*

RESPONSE: No on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, designated loading docks or loading zones are proposed or anticipated with this development. Any required transformer or utility vaults will be installed per jurisdictional requirements, and screened as appropriate.

3. Pedestrian circulation.

- A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:*
- 1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical,*

2. *Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts occur,*
3. *Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or*
4. *Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.*

RESPONSE: Appropriate pedestrian circulation was established between adjacent existing and planned pedestrian facilities as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. This application remains subject to the Conditions of Approval of these files, and will implement connections to the public street system in accordance with the approved circulation system design.

- B. *A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.*

RESPONSE: All rear loaded units will have a paved pedestrian connection from the front door/porch of the dwelling to the adjacent sidewalk. This requirement is satisfied.

- C. *A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.*
- D. *Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.*
- E. *Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.*
- F. *Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.*

RESPONSE: Appropriate pedestrian circulation location and design was established between adjacent existing and planned pedestrian facilities as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. This application remains subject to the Conditions of Approval of these files, and will implement connections to the public street system in accordance with the approved circulation system design.

4. Street frontages and parking areas.

- A. *Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:*

RESPONSE: No surface parking areas are proposed abutting a public street: therefore, this requirement is not applicable.

5. Parking area landscaping.

RESPONSE: No surface parking areas are proposed abutting a public street: therefore, this requirement is not applicable.

6. Off-Street parking frontages in Multiple Use zones.

RESPONSE: The site is not located within a Multiple Use zone, and no multiple use buildings are proposed; therefore, this section is not applicable

7. Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.

RESPONSE: The site is not located within a Commercial or Multiple Use zone, and no commercial or multiple use buildings are proposed; therefore, this section is not applicable

8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones.

- A. *Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B, unless one of the following is met:*

- 1. The parking lot drive aisle is less than 100 feet long;*
- 2. The parking lot drive aisle serves 2 or less residential units; or*
- 3. The parking lot drive aisle provides direct access to angled or perpendicular parking stalls.*

- B. *Private streets, common greens and shared courts shall meet the following standards:*

1. *Private streets serving non-residential uses and residential uses having five or more units shall have raised curbs and minimum five (5) foot wide unobstructed sidewalks on both sides.*
2. *Private streets serving less than five (5) residential units shall have raised curbs and a minimum five (5) foot wide unobstructed sidewalk on at least one side.*
3. *When common greens and shared courts are utilized, an unobstructed walkway a minimum of five (5) feet wide shall be provided within the common green or shared court.*

RESPONSE: Appropriate pedestrian, bicycle and motor vehicle connections, including the private alleyway in Tract J, were established as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. This application remains subject to the Conditions of Approval of these files, and will implement pedestrian, bicycle and motor vehicle circulation within the Planned Development Subdivision in accordance with the approved circulation system design.

9. Ground floor uses in parking structures.

RESPONSE: No parking structures are proposed within the development: therefore, this requirement is not applicable

60.05.25. Landscape, Open Space, and Natural Areas Design Standards.

Unless otherwise noted, all standards apply in all zoning districts.

1. Minimum landscape requirements for residential developments consisting of two (2) or three (3) units of Attached Housing or Compact Detached Housing.

RESPONSE: The application consists of Design Review for 10 attached units within Scholls Valley Heights at South Cooper Mountain, out of a total of 70 attached units within the Planned Development Subdivision; therefore, this standard is not applicable.

2. Minimum landscape requirements for residential developments consisting of four (4) to seven (7) units of Attached Housing or Compact Detached Housing.

RESPONSE: RESPONSE: The application consists of Design Review for 10 attached units within Scholls Valley Heights at South Cooper Mountain, out of a total of 70 attached units within the Planned Development Subdivision; therefore, this standard is not applicable.

3. Minimum landscape requirements for residential developments consisting of eight (8) or more units of Attached Housing or Compact Detached Housing.

- A. *Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows:*

RESPONSE: Common open space surrounding the proposed attached units and across the entire Planned Development Subdivision was approved as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. Specifically, Section 60.35.15. requires the provision of passive and active open space within the Planned Development Subdivision, and approximately 48,858 square feet of open space (including 36,618 square feet of passive open space and 12,240 square feet of active open space) are being provided within the project boundaries. While properties within the South Cooper Mountain Community Plan Area are exempt from the open space requirements in Section 60.35.15.1, the development is required to provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the South Cooper Mountain Community Plan, as identified in Section 60.35.25. No additional common open space is required.

4. *Additional minimum landscape requirements for Attached housing and Compact Detached Housing.*

- A. *All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped.*

RESPONSE: Development and landscaping of required open space areas, walkways, and parking areas was approved as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015. Landscaping requirements under this Design Review application are limited to the front yard landscaping areas of each individual lot. The applicant has submitted landscape plans, L1 – Lots 63-67 Planting Plan and L1 - Lots 68-72 Planting Plan to satisfy this requirement.

- B. *Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements. Bare gravel, rock, bark and similar materials are not a substitute for plant cover, and shall be limited to no more than twenty-five (25) percent of the landscape area.*
- C. *For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.*
- D. *All street-facing building elevations shall have landscaping along their foundation. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards:*
1. *The landscaped area shall be at least three (3) feet wide; and,*

2. *For every three (3) lineal feet of foundation, an evergreen shrub having a minimum mature height of twenty-four (24) inches shall be planted; and,*
 3. *Groundcover plants shall be planted in the remainder of the landscaped area.*
- E. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:*
1. *One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.*
 2. *One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.*
 3. *Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.*

RESPONSE: Landscaping meeting the above requirements is provided for each lot within the front yard area, and along the foundation of all front building elevations. The entire front yard area not used for access to the dwelling unit is landscaped with a mix of ground cover and grasses, shrubs, and a tree adjacent to each unit. Front foundation walls are landscaped with an approximately 5-foot-wide landscaped area, including 5 shrubs adjacent each unit, and assorted grasses. Trees are proposed to be either Eddies white wonder dogwood (Lots 63 – 67) or Coral bark maple. Both species are deciduous trees, and will have a minimum caliper of 1.5 inches at time of planting. Bark mulch is limited to the sides of the buildings, which are not subject to the requirements of this section. Landscaping requirements for front yard areas are satisfied

- F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement. When a shared court is utilized in a residential development in a Multiple Use zone, hard surface areas shall not exceed seventy-five (75) percent of the minimum landscaping requirement. A hard surface area shall be comprised of the following:*

RESPONSE: No pedestrian plaza areas are associated with this development; therefore, this requirement is not applicable.

5. *Minimum landscape requirements for non-residential developments and Mixed Use Development.*

RESPONSE: The site is not located within a Multiple Use zone, and no multiple use or non-residential buildings are proposed; therefore, this section is not applicable

6. *Common Greens.* *The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties. Common greens are also intended to serve as a common open space amenity for residents. The following standards apply to common greens:*

RESPONSE: No common greens are proposed within the development; Therefore, this standard is not applicable.

7. *Shared Courts.* *The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely. See Figure 3. Special paving and other street elements should be designed to encourage slow vehicle speeds and to signify the shared court's intended use by pedestrians as well as vehicles. See Figure 4. Access from a shared court is limited to ensure low traffic volumes that can allow a safe mixing of pedestrians and vehicles. Shared courts are limited to zones intended for more intense development to facilitate efficient use of land while preserving the landscape-intensive character of lower-density zones. The following standards apply to shared courts:*

RESPONSE: No shared courts are proposed within the development; Therefore, this standard is not applicable.

8. *Retaining walls.* *Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least five (5) feet is required, landscaped to the B3-High Screen Buffer standards.*

RESPONSE: No retaining walls are proposed as part of the site grading shown within the approved plan set. The buildings are designed to minimize grading.

9. *Fences and walls.*

- A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.*

- B. *Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.*
- C. *Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.*
- D. *For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.*

RESPONSE: Fencing is not currently proposed as part of the townhome area. Any fencing subsequently proposed will be constructed of wood or durable materials similar to the units, meeting the requirements of this section.

E. Fences and walls:

1. *May not exceed three feet in height in a required front yard along streets; except for required above ground stormwater facility fencing which may be four feet in height in a required front yard, and eight feet in all other locations;*
2. *May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.*
3. *For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.*

RESPONSE: As noted above, fencing is not currently proposed as part of the townhome area. If any front yard fencing is proposed, it will meet the 3-foot height limit, meeting the requirements of this section.

10. Minimize significant changes to existing on-site surface contours at residential property lines.

Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed:

- A. *When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:*
1. *0 to 5 feet from property line. Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.*
 2. *More than 5 feet and up to and including 10 feet from property line. Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.*
 3. *More than 10 feet and up to and including 15 feet from property line. Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.*
 4. *More than 15 feet and up to and including 20 feet from property line. Maximum of eight (8) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.*
 5. *More than 20 feet and up to and including 25 feet from property line. Maximum of ten (10) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.*
- B. *Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.*
- C. *The grading standards listed in subsection A. above shall not apply to the following:*
1. *Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.*
 2. *Storm water detention facilities subject to review and approval of the City Engineer.*
 3. *On-site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.*

RESPONSE: Grading for the site has been approved by the City of Beaverton as part of the site development permit review for Permit No. SD2020-0022, and is not further addressed herein.

However, as described above, the buildings are designed to minimize grading, in accordance with the requirements of this section.

11. Integrate water quality, quantity, or both facilities. *Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.*

RESPONSE: Water quantity, quality, and hydromodification were addressed for the site as part of the site development permit review for Permit No. SD2020-0022. Stormwater will be collected from the area and diverted to the regional stormwater facility in the south of the site, and is not further addressed herein.

12. Natural areas. *Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.*

RESPONSE: Natural areas on and near the site were addressed as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021 / LD2018-0015, and CWS SPL 17-001934 (Amended October 9, 2018 and April 2, 2019). No natural areas are impacted with this design review application, as confirmed through the included letter from CWS staff dated 03/28/2023.

13. Landscape buffering and screening. *All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards. For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations. A landscape buffer is required for non-residential land uses and parks in residential zoning districts. Both buffering standards and side and rear building setback requirements shall be met. Only landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, they are not additive. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. In addition, the buffer area and landscape standard are intended to be continuously applied along the property line, except as authorized under Section 60.05.45.9.*

RESPONSE: Each of the lots within this application is surrounded on all sides and to the rear by other property formerly within the R-2 Zone, now the RMA Zone. Accordingly, pursuant to Table 60.05-2, landscape buffering screening requirements are not applicable.

14. Community Gardens

RESPONSE: No community gardens are proposed within the site.

60.05.30. *Lighting Design Standards.*

Unless otherwise noted, all standards apply in all zoning districts.

1. Adequate on-site lighting and minimal glare on adjoining properties.

- A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.*
- B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.*
- C. Lighting shall be provided in pedestrian plazas, if any developed.*
- D. Lighting shall be provided at building entrances.*
- E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.*

RESPONSE: The only lighting required by this section is within the front yard pedestrian circulation areas of each unit, where the front door is connected to the adjoining street. Lighting is not required over the rear loaded garage, and with the buildings moving from a 20' rear setback to a 4' setback, exterior lighting will be eliminated at this location.

The applicant has provided a lighting plans and specification sheets indicating the use of a porch ceiling light and pathway bollard lighting, providing continuous illumination levels consistent with the City's Technical Lighting Standards. Maximum illumination at the side property lines will be no more than 0.5 foot-candles. Photometrics for these lights are not currently available, as each light is to be individually located in the field to comply with the Technical Lighting standards, including the angle of the fixture head, as well as decorative boxes or fabricated shields. Final lighting photometrics will be provided prior to building permit submittals, with conditions anticipated requiring such.

2. Pedestrian-scale on-site lighting.

- A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:*
 - 1. Fifteen (15) feet in height for on-site pedestrian paths of travel.*
 - 2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in residential zoning districts.*
 - 3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.*

4. *Fifteen (15) feet for the top deck of non-covered parking structures.*
5. *The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.*
6. *The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.*
7. *The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.*
8. *Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.*
9. *Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.*

RESPONSE: No private pole mounted luminaire are proposed with this application. Porch ceiling lights will be utilized for front yard lighting, mounted at approximately 10 feet, meeting the requirements of this section.

60.05.55. Major Pedestrian Route Maps.

RESPONSE: The site is not located along a major pedestrian route, as indicated on the Major Pedestrian Route Maps of Section 60.05.55., nor do any streets within the development meet the definition of Major Pedestrian Route per the definition included in Chapter 90 of the City of Beaverton Development Code. Lastly, the site is not located along the new collector north of Scholls Ferry Road, pursuant to South Cooper Mountain Community Plan Transportation Policy 6; therefore, this section is not applicable.

TABLE 60.05-1 TECHNICAL LIGHTING STANDARDS

- A. *Types of Lighting.*** *The Technical Lighting Standards Section shall apply to bollard luminaire, pole-mounted luminaire, and non-pole-mounted luminaire.*
- B. *Areas to Be Applied.*** *The roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of all new developments and building entrances shall be lighted in conformance to the technical lighting standards. These standards are not intended to apply to public street lighting.*
- C. *Conformity of Lighting Plans to this Section.*** *All lighting plans submitted to the City shall comply with the standards of this table.*
- D. *Standards.*** *The following standards are required of all exterior lighting:*

1. *When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of an angle greater than ninety (90) degrees, the minimum required interior illumination, the maximum permitted illumination at the property line, and the maximum permitted height of Luminaires shall be as shown on Table 60.05-1.*
2. *When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of light at an angle less than ninety (90) degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the minimum permitted interior illumination, the maximum permitted illumination within five (5) feet of any property line, and the maximum permitted height of Luminaires is also shown on Table 60.05-1.*

RESPONSE: The applicant has provided a photometric lighting study, Sheet EL1, indicating the use of a porch light, providing continuous illumination levels along the pedestrian path on each lot consistent with the City's Technical Lighting Standards. The proposed fixture type is considered dark sky friendly with cut-off angles > 90 degrees, such that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground.

In accordance with the City's Technical Lighting Standards, where the cutoff angle is > 90 degrees, minimum required illumination (internal) in foot-candles is 0.7. As shown on the Lighting Plan, Sheet EL1, the minimum pathway illumination is 0.7 foot-candles. There is no maximum permitted illumination at property line in foot-candles where the cutoff angle is > 90.

E. General Provisions. Notwithstanding any other provision of this Section to the contrary:

1. Design Standards for Residential, Commercial, Industrial and Multiple-Use Districts:

- a. No flickering or flashing lights shall be permitted.*

RESPONSE: No flickering or flashing lights are proposed within the development; Therefore, this standard is not applicable.

- b. No bare bulb lights shall be permitted for single-family attached development and multi-family attached development.*

RESPONSE: No bare bulb lights are proposed within the development; Therefore, this standard is not applicable.

- c. No strobe lights shall be permitted.*

RESPONSE: No strobe lights are proposed within the development; Therefore, this standard is not applicable.

d. Light sources or Luminaires shall not be located within areas identified for screening or buffering except on pedestrian walkways.

RESPONSE: No screening and buffering areas are required within the development; Therefore, this standard is not applicable.

2. Special Design Standard for Residential Districts. No exterior neon lights shall be permitted.

3. Special Design Standard for Commercial and Multiple-Use Districts. Exterior neon lights shall only be permitted when incorporated into the architectural design of a building.

RESPONSE: No exterior neon lights are proposed within the development; Therefore, these guidelines are not applicable.

F. Exemption for Specified Public Outdoor Recreation Uses:

RESPONSE: No outdoor public recreation uses are proposed within the development; Therefore, this standard is not applicable.

TABLE 60.05-1 TECHNICAL LIGHTING STANDARDS						
Zoning District Type	Minimum Required Illumination (internal) in Foot-candles		Maximum Permitted Illumination (Internal) in Foot-Candles	Maximum Permitted Illumination at property line in Foot- Candles		Maximum Permitted Height of Luminaires
	>90	<90	>90	<90		
Residential	1.0	0.7	None	None	0.5	Pole-mounted Luminaires (inclusive of above grade base and light fixture): ◆15 feet for on-site pedestrian ways. ◆20 feet for on-site vehicular circulation areas. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: ◆20 feet above building finished grade.

TABLE 60.05-2 MINIMUM LANDSCAPE BUFFER REQUIREMENTS BETWEEN CONTRASTING DISTRICTS

TABLE 60.05-2					
District of Development	Minimum Landscape Buffer Requirements Between Contrasting Districts				
	Location	Urban Low (R- 10)	Urban Standard (R-7, R-5)	Urban Medium (R-4, R-2)	Urban High Density (R-1)
Urban Medium (R-4, R-2)	Abutting	10'/B2 CU/R-4	10'/B2 CU/R-4	N/A	10'/B2 CU/R-4
	Across Street	5'/B1	5'/B1	N/A	5'/B1

NOTES:

1. 5' / 10' / 20' = Buffer Width
2. B1 / B2 / B3 = Buffer Standard
3. N/A= Not Applicable
4. CU= Conditional Use
5. Except for non-residential uses and parks in residential districts, buffering requirements are not in addition to building setback requirements as described in CHAPTER 20 of the Development Code. Where a setback width is less than a landscape buffer width described in Table 60.05-2, the minimum setback width of the zone shall apply to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. [ORD 4531; April 2010]
6. Buffering requirements for Urban Low & Urban Standard and the R-4 zoning district in Urban Medium shall only be applied when a Conditional Use (CU) is proposed.
7. A minimum 20 foot buffer developed to a B3 standard is required for non-residential land uses and parks in residential zoning districts. This standard shall apply only to side and rear property lines that abut residentially zoned properties. The Director is authorized to approve exceptions as described under Section 60.05.25.9.A - Applicability of Buffer Standards, otherwise all proposals to modify the 20-foot buffer width or B-3 standard are subject to public hearing consideration in review of applicable guidelines (60.05.45.8). [ORD 4531; April 2010]
8. Where a site proposed for development abuts property located outside City limits, the equivalent zone shall be applied as described in Exhibit B of the Urban Planning Area Agreement under Chapter 3.15 of the City Comprehensive Plan or similar zone as determined by the Director. [ORD 4531; April 2010]

60.30. OFF-STREET PARKING

60.30.05. Off-Street Parking Requirements.

Parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building or use which is erected, enlarged, altered, or maintained in accordance with the requirements of Sections 60.30.05 to 60.30.20.

- 1. Availability. Required parking spaces shall be available for parking operable passenger automobiles and bicycles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for parking of trucks used in conducting the business or use.*
- 2. Vehicle Parking. Vehicle parking shall be required for all development proposed for approval after November 6, 1996 unless otherwise exempted by this ordinance. The number of required vehicle parking spaces shall be provided according to Section 60.30.10.5.*
- 3. Bicycle Parking. Bicycle parking shall be required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual.*

RESPONSE: The design review area is provided with vehicular and bicycle parking meeting or exceeding the requirements of Section 60.30.10.5, as demonstrated below. Parking spaces will be available for residents within driveways and/or attached garages, with bicycle parking also available within the garage of each unit.

60.30.10. Number of Required Parking Spaces.

Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

- 1. **Parking Calculation.** Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.*
- 2. **Parking Categories.***
 - A. Vehicle Categories. Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use, except for those uses which are located in the Regional Center which are governed by Section 60.30.10.6. These requirements reflect the parking requirements of Title 4 of Metro's Regional Transportation Functional Plan.*

1. Minimum Number of Required Parking Spaces. For each listed land use, the City shall not require more than the minimum number of parking spaces calculated for each use.
 2. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20-minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20-minute peak hour transit service.
 3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20-minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.
 4. Dual Parking Zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center – East zoning district. In the cases in the Regional Center - East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel.
 5. Regional Center Parking Districts 1, 2, 3, 4 and 5. Located within the boundary of the Regional Center are five (5) parking districts. Within these five districts, the parking requirements of Section 60.30.10.5.A do not apply. The required number of parking spaces for the Regional Center Parking Zones 1, 2, 3, 4, and 5 shall be governed by Section 60.30.10.6.
- B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.
1. Short-Term Parking. Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority
 2. Long-Term Parking. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover

or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.

3. *Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings.*
4. *Bicycle parking in the Old Town Parking Zones 1 and 2 shall be governed by the bicycle parking requirements listed in Section 60.30.10.5.*
3. **Ratios.** *In calculating the required number of vehicle and bicycle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number. In calculating the required number of vehicle and bicycle parking spaces, fractions less than 0.5 shall be rounded down to the nearest whole number.*
4. **Uses Not Listed.** *For uses not specifically mentioned in this section, the requirements for off-street parking facilities for vehicles and bicycles shall be determined with a Parking Requirement Determination (Section 40.55.1).*
5. **Parking Tables.** *The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types.*

A. PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES				
Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Multiple Use Zones	All Other Zones	Zone A	Zone B
Residential Uses				
<i>Detached dwellings (per unit)</i>	<i>1.0</i>	<i>1.0</i>	<i>n/a</i>	<i>n/a</i>
<i>Attached dwellings</i>				
<i>One bedroom (per unit)</i>	<i>1.0</i>	<i>1.25</i>	<i>1.8</i>	<i>1.8</i>
<i>Two bedroom (per unit)</i>	<i>1.0</i>	<i>1.50</i>	<i>2.0</i>	<i>2.0</i>
<i>Three or more bedrooms (per unit)</i>	<i>1.0</i>	<i>1.75</i>	<i>2.0</i>	<i>2.0</i>

RESPONSE: Within the 2 residential buildings, there are a total of 10 units provided, all of which are proposed as 3-bedroom units. Accordingly, parking is required as follows:

10 units (3-bedroom) x 1.75 spaces = 17.5 spaces

Each 3-bedroom unit is provided with a 2-car double garage. Accordingly, parking is provided as follows:

10 units x 2 spaces (double garage) = 20 spaces

Accordingly, the development is providing more than the minimum number of spaces. As the site is not located within Parking Zone A or B, maximum parking ratios are not applicable.

B. PARKING RATIO REQUIREMENTS FOR BICYCLES		
Land Use Category	Minimum Required Bicycle Parking Spaces	
	Short Term	Long Term
Residential Uses		
<i>Detached dwellings</i>	<i>Not required</i>	<i>Not required</i>
<i>Single family attached dwellings</i>	<i>Not required</i>	<i>Not required</i>

RESPONSE: As single family attached dwelling units, the development is not required to provide a minimum number of bicycle parking spaces in accordance with Table B, above.

- Regional Center Parking Tables.** *The following tables list the required minimum and maximum vehicle parking requirements for the land use types in the Regional Center. Within the boundary of the Regional Center - Old Town (RC-OT), Regional Center - Transit Oriented (RC-TO), and Regional Center - East (RC-E) are five (5) parking districts.*

RESPONSE: The subject site is not located within a Regional Center; therefore, this Section is not applicable.

- Exceeding Parking Ratios.** *More parking spaces for motor vehicle and bicycle parking may be required as a condition of a Conditional Use. Variation from the specified minimum or maximum number of required motor vehicle and bicycle parking spaces may be approved by the City subject to Section 40.10.15.2. (Major Adjustment) of this Code. However, if surplus parking is located in a parking structure, the parking ratios may be exceeded without requiring an approval of a Major Adjustment for parking.*

Any surplus parking may be designed to any of the City standards for off-street parking lot design. The Facilities Review Committee may recommend approval of parallel parking spaces or other non-standard designs for surplus parking in any zone.

RESPONSE: The site is not located within Parking Zone A or B, therefore maximum parking ratios are not applicable.

- Residential Parking Dimensions.** *For all residential uses, any required parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet long. (See also Section 60.30.15., Off-Street Parking Lot Design for other standards.)*

RESPONSE: As per plans submitted with the application, all spaces identified above as being provided with the development meet the minimum dimensional requirement of 8 ½ feet wide by 18 ½ feet deep.

9. *Parking Space Calculation.*

- A. *Multiple Uses.* In the case of multiple uses, the total requirements for off-street vehicle and bicycle parking facilities shall be the sum of the requirements for the various uses computed separately.
- B. Spaces which only meet the requirements of one establishment may serve more than one establishment on the same parking lot, provided that sufficient evidence is presented which shows that the times of peak parking demand for the various establishments do not coincide, and that adequate parking will be available at all times when the various establishments are in operation.

RESPONSE: Parking requirements are for a single use, residential dwelling units, therefore this Section is not applicable.

10. *Location of Vehicle Parking.*

- A. All required off-street parking spaces shall be provided on the same property upon which the use requiring the parking is located. By approving a Parking Determination application for Shared Parking, the Decision Making Authority may permit the required off-street parking spaces to be located on any property within 500 feet of the property upon which the use requiring the parking is located for uses within Residential, Commercial, and Industrial zoning districts, or on any lot within any distance for uses within Multiple Use zoning districts.
- B. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by an access that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley.
- C. In R10, R7, R5 and R4 zones parking and loading spaces may be located in side and rear yards and may be located in the front yards of each dwelling unit only if located in the driveway area leading to its garage. [ORD 4584; June 2012]
- D. Parking in the front yard is allowed for each dwelling unit in the driveway area leading to its garage. Also, one additional space shall be allowed in that area in front of the required side yard and closest to the driveway subject to the following conditions:
 - 1. The owner of the lot upon which the space is sought shall enter into a written agreement allowing the space with the owner of the property on that side closest to the proposed additional space. This agreement shall be binding on the successors in interest to the property of both parties and shall be recorded with the Washington County Department of Records and Elections.

2. *Notwithstanding the agreement of the property owners, the additional space shall not be allowed if it creates a traffic sight obstruction.*
3. *The additional space shall be hard surfaced.*

RESPONSE: The subject design review area is located within the former R-2 District. No non-garage off-street parking is proposed within the development. No side or rear yard parking is proposed.

*11. **Reductions and Exceptions.** Reductions and exceptions to the required vehicle and bicycle parking standards as listed in Section 60.30.10.5. and 60.30.10.6 may be granted in the following specific cases:*

A. Vehicle Parking Reduction for Transit Amenities. Any existing use or proposed use on an existing transit route may apply for and the City may reduce the number of required vehicle parking spaces by either five percent or ten percent through provision of a pedestrian plaza. The property owner shall initiate the request for parking space reduction through the City application process.

1. *A five percent (5%) credit may be approved if:*
 - a. *The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,*
 - b. *The pedestrian plaza is open to the public,*
 - c. *The pedestrian plaza is at least 200 square feet exclusive of connecting walkways,*
 - d. *A bench, landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and*
 - e. *The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.*
2. *A ten percent (10%) credit may be approved if:*
 - a. *The pedestrian plaza is adjacent to a transit route with transit service currently available, and is within 1/4 mile of a major transit stop on that route. If there is a bus stop along the site's frontage, the plaza must be adjacent to the bus stop,*
 - b. *The pedestrian plaza is open to the public,*

- c. *The pedestrian plaza is at least 300 square feet exclusive of connecting walkways,*
 - d. *A transit shelter (if required by Tri-Met and the City), landscaping and trash receptacle is provided as part of the pedestrian plaza. (Landscaping shall not exceed 50 percent of the total area.), and*
 - e. *The property owner provides a parking analysis demonstrating to the City's satisfaction that the vehicle parking demand for the existing or proposed use will be met with the reduction in place.*
3. *Provision of pedestrian plazas shall be coordinated with Tri-Met through the City's application process and shall be constructed to Tri-Met and City standards.*
- B. *Reduction for Transportation Management Association Participation.* *The minimum number of off-street parking spaces may be reduced by as much as ten percent (10%), if the applicant agrees to participate in a Transportation Management Association approved by the City for the area within which the project is located.*
- C. *Reduction for Combination of Uses with Shared Parking.* *The minimum number of off-street parking spaces may be reduced by as much as thirty percent (30%) subject to all of the following:*
- 1. *The combination of uses will permit shared parking sufficient to justify a reduction in the parking standard and the design of the site and parking, and conditions of operation of parking agreed to by the applicant, will promote parking patterns and parking use consistent with the permitted reduction;*
 - 2. *The probable long-term occupancy of the building or use, based upon its design, will not generate additional parking demand; and*
 - 3. *The applicant agrees to participate in a Transportation Management Association approved by the City for the subarea within which the project is located.*
- D. *Reduction for Special Needs Residential.* *The Director may, upon request, allow a reduction in the number of required off-street vehicle and bicycle parking spaces in housing developments for elderly or handicapped persons if such reduction is deemed appropriate after analysis of the size and location of the development, resident auto ownership, number of employees, possible future conversion to other residential uses and other similar relevant factors.*
- E. *Reduction for Substitution of Bicycle Parking.* *For uses located within a 1/4 mile radius of a transit stop, as measured from any portion of a parcel to the centerline of the nearest adjacent public right of way or the center of the station platform, the provision of bicycle parking may be used to reduce minimum vehicle parking requirements at a rate of two long-term bicycle parking spaces per vehicle space, but*

not more than five percent of the total number of required vehicle parking spaces. The property owner shall provide a parking analysis demonstrating that the vehicle parking demand will be met with the reduced number of vehicle spaces. Bicycle parking used to reduce vehicle parking spaces shall be covered long-term bicycle parking consistent with the Engineering Design Manual and Standard Drawings.

- F. Exemption for Temporary Uses. Temporary Uses authorized by this Code are exempt from bicycle parking requirements.*

RESPONSE: The applicant is not requesting a reduction of or exemption from any of the parking standards required by this Code.

12. Compact Cars. Compact car parking spaces may be allowed as follows:

- A. For residential uses, required vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.8. Parking in excess of the required parking may be provided as compact parking subject to Section 60.30.10.7.*
- B. For uses other than residential uses, twenty percent (20%) of the required vehicle parking spaces for long term or designated employee parking lots may be compact spaces. The Facilities Review Committee may recommend allowing more than twenty percent (20%) of the required parking spaces to be used for compact car parking when the applicant shows that more compact car spaces are appropriate.*
- C. The Facilities Review Committee may recommend allowing the required parking spaces for short term parking to include spaces for compact cars if the applicant shows that there will be adequate parking for non-compact cars and a method of enforcing the compact car parking is available.*
- D. Compact car parking spaces shall be generally grouped together and designated as such.*

RESPONSE: The applicant is not requesting the use of compact car spaces.

13. Carpool and Vanpool Parking Requirements.

- A. In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign.*

B. *Location. Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance.*

RESPONSE: The applicant is not requesting the use and/or provision of Carpool or Vanpool Parking within the development.

60.30.15. Off-Street Parking Lot Design.

All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawings and tables:

RESPONSE: No off-street parking lots are required or provided with this development.

60.30.25. Enforcement.

The Director is authorized to suspend any permit if the usage of parking by the original use or temporary use or both increases beyond the capacity of the on-site parking or that the use is causing a nuisance to the public or surrounding properties. The Director shall notify the applicant of the Director's intent to suspend the permit and shall provide an opportunity for a hearing prior to suspension. However, in any case where the Director, or any Code Enforcement Officer designated by the Mayor, finds a serious danger to the public health or safety, the Director or Code Enforcement Officer may suspend the permit without a hearing. Upon suspension of a permit, the Director or Code Enforcement Officer may require that the temporary use or structure vacate the site within five working days or can require the use to discontinue operation. The Director shall notify the applicant of the reasons for the action, and the Director shall afford the applicant the opportunity for a hearing within five days from the date of the suspension. The Director may reinstate a suspended permit upon a showing by the applicant that the cause of the suspension has been corrected. Appeal of any decision of the Director shall be pursuant to Section 50.75 of this Code.

RESPONSE: The applicant acknowledges that parking provided in accordance with these requirements may be enforced by the Director as specified above.

60.35. PLANNED UNIT DEVELOPMENT

60.35.05. Purpose.

It is the purpose of these provisions to allow a Planned Unit Development (PUD) in any City zoning district. Uses or combinations of uses may be developed as a single, integral, functional unit or entity. 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. This is to be accomplished by using the following development and design principles:

1. *Site design shall use the flexibility afforded by the planned unit development to:*
 - A. *Provide setbacks and buffering through landscape or building design abutting to existing development;*
 - B. *Cluster buildings to create open space and protect natural resources;*
 - C. *Provide for active recreation and passive open space;*
 - D. *Use resource efficient development and building practices that encourage innovative design techniques and construction practices that use energy saving technology;*

RESPONSE: This application consists of a request for Design Review Approval for 10 single family attached units within the PD approval for Scholls Valley Heights, as part of Conditional Use Permit CU2017-0011 / CU2018-0006; Subdivision approval LD2017-0021, and Site Development Permit SD2020-0022. The applicant is not proposing any revisions to the Planned Unit Development as part of this application, maintaining compliance with the requirements of this Section.

2. *Site design shall maximize the opportunities for diversified architecture and outdoor living environments that respond to the existing site context by exploring design flexibility for siting structures, open spaces, circulation facilities, off-street parking areas, streetscapes, resource conservation, and creation of other site improvements that facilitate efficient use of land and create a comprehensive development plan which is better than that resulting from traditional subdivision development;*

RESPONSE: This application consists of a request for Design Review Approval for 10 single family attached units within the PD approval for Scholls Valley Heights. The overall site has been designed with a comprehensive development plan which is not proposed to be altered with this application.

3. *Building architecture including detached residential, shall use innovative design that should consider the context of the existing built and natural environment. Buildings shall be architecturally detailed, and of a size and mass that contribute to a pedestrian-friendly streetscape, and respond to the natural features of the site. Cluster housing, such as Courtyard, Patio, or Cottage development, that groups buildings in areas to maximize open space and preserve significant cultural and natural resources is highly encouraged as are the use of sustainable building materials and practices. The orientation of buildings should promote human scaled and pedestrian friendly environments and maximize solar exposure for passive solar gain;*

RESPONSE: This application consists of a request for Design Review Approval for 10 single family attached units within the PD approval for Scholls Valley Heights. This application demonstrates compliance with the requirements of this Section, through compliance with the standards of Section 60.05. Design Review Design Principles, Standards and Guidelines. Buildings are significantly architecturally detailed, and have been designed to follow the

topography of the site to minimize lot grading. Additionally, the maximizing of rear loaded dwellings provides for uninterrupted sidewalks within the development.

4. *Open space should provide opportunities for active and/or passive recreation that includes preservation of natural and cultural resources. Good site design shall retain and protect special topographic, natural, and environmentally sensitive features and existing Significant Groves and Historical and Individual trees should be retained and protected. Understory and the use of native plant material and sustainable landscape practices are encouraged.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 99 attached units within the PD approval for Scholls Valley Heights. It is noted that the lotting pattern remains the same as approved in the original PD including the location of lots, open space areas, common green, and public and private streets. No changes to the approved planned unit development are proposed.

60.35.10. Modification of Base Zoning Standards

1. Permitted Uses.

- A. *The uses in a PUD shall comply with the permitted and conditional use requirements of the zoning district.*
- B. *Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of this Code.*
- C. *In addition to the accessory uses and structures typical in the zoning district in which the PUD is located, accessory uses approved as a part of a PUD may include, but are not limited to the following:*
 1. *Private or public park, lake or waterway;*
 2. *Recreation area;*
 3. *Recreation building, clubhouse or social hall; or*
 4. *Other accessory uses or structures which the Planning Commission finds are designed to serve primarily the residents of the PUD, and are compatible with the neighborhood and to the design of the PUD.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 99 attached units within the PD approval for Scholls Valley Heights. Attached unit developments are considered a permitted use in the R-2 District pursuant to Chapter 20.05.20 and 60.35.10.1, above.

2. *Density and Lot Dimensions. Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with the surrounding neighborhood.*

A. *Density Transfers.*

1. *A density transfer allows an equal transfer of dwelling units from one portion of the site to another. Density transfers are allowed for the following areas:*
 - a. *Area within a floodplain;*
 - b. *Area over twenty-five (25) percent slope;*
 - c. *Known landslide areas or areas shown to have potential for severe or moderate landslide hazard;*
 - d. *Area in designated resource areas including: significant tree groves, wetlands, riparian corridors, and their associated buffers;*
 - e. *Areas constrained by monitoring wells and similar areas dedicated to remediation of contaminated soils or ground water;*
 - f. *Parks, trails, or both in tracts;*
 - g. *Areas similar to those in a through f above, as approved by the Planning Commission through the PUD process.*

RESPONSE: No density transfers or changes in density are proposed with this application.

B. *Residential Lot Sizes.*

1. *Minimum lot size may be reduced to 50 percent of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.B.2.*
2. *Minimum lot size proposed between 25 percent and 50 percent of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05 of the Development Code and is at the discretion of the Planning Commission.*
3. *Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD.*

Zoning	R2
Maximum Lot Size	3,900 sq. ft.

4. *A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary Subdivision.*

RESPONSE: The attached units within this application are all located within the R-2 district. Per CU2017-0011 / CU2018-0006 and 60.35.10.2.B.1, minimum lot size may be reduced to 50 percent of the minimum land area of the applicable zoning district. The minimum lot size proposed within the attached unit lots is 1,600 square feet (Lots 64, 65, 66, 69, 70 and 71), or 80% of the minimum size, which exceeds the minimum 50% of the lot size in the R-2 District.

3. *Setbacks.*

A. *The dimensional standards for the applicable zoning district as listed in CHAPTER 20 may be modified through approval of a Planned Unit Development, except for the following situations:*

1. *For proposed lots abutting the perimeter of the property, the required setbacks shall comply with the standard front and rear setbacks of the parent parcel.*
 - a. *Where the side yard of the parent parcel abuts existing development the setback for new development shall not be reduced, except by meeting 60.35.10.3.A.1.b below.*
 - b. *By meeting the Development Bonus and Development Incentive Options in Section 60.35.30 the setbacks of proposed perimeter parcels may be reduced by up to ten (10) percent upon approval of the Planning Commission.*
2. *Where standard modifications would not promote pedestrian or bicycle connection to the street; support storm water management; or meet fire and building codes.*

B. *Front Setbacks.*

The following shall apply to all lots within a proposed residential development(s); except lots proposed along the perimeter of the subject site, which shall be consistent with Section 60.35.10.3.A.1.

1. *Front setbacks for a residential structure, interior to a Planned Unit Development may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach into a public utility easement.*
2. *All single-family attached and detached garages that face a public or private street shall be setback a minimum of twenty (20) feet from property line. Attached and detached garage door façade(s) shall be set back a minimum of*

four (4) additional feet from the set back of the front of the building, not including porches, when facing a public or private street. All other garage and carport entrances must be set back a minimum of two (2) additional feet when the set back of the front of the building is at least twenty (20) feet

C. Rear setbacks.

- 1. Rear setbacks shall be the same as the designated zone for the parent parcel for lots abutting the perimeter of the proposed development excepting alley accessed lots for which rear setbacks may be reduced to four (4) feet for alley-accessed lots with no less than a 20-foot alley width.*
- 2. Garages and carports accessed from both sides of an alley shall be setback a minimum of four (4) feet with no less than 28-feet between garage doors.*

D. Side setbacks. Except for zero-lot line development, side setbacks internal to the Planned Unit Development, shall be a minimum of three (3) feet with a total of six (6) feet between two buildings. In no case shall a building encroach into a Public Utility Easement (PUE). All zero-lot line development shall have side yard setbacks of 10 feet on one side of the dwelling unit and no setback required on the opposite side.

RESPONSE: As described previously in this narrative, the subject lots were approved as part of CU2017-0011 / CU2018-0006/LD2018-0026, including lot area and dimensional standards. Setbacks for the proposed attached units in the R-2 District were requested and approved as follows:

Zoning District	Development Standard	Approved Setback
R-2	Front yard - 10 feet	10 feet to front building wall 8 feet to porch
	Rear yard – 15 feet	4 feet or 20 feet alley loaded
	Side yard – 0 or 5 or 10 ⁵ feet	Attached Units 0 feet attached sides 5 feet all detached sides; 8 feet street sides

No changes to the approved Planned Unit Development Setbacks are requested or proposed.

60.35.15. Open Space.

Open space shall provide opportunities for active and/or passive recreation and may include existing stands of trees, resource areas, and storm water facilities as outlined in this section. Active open space shall allow human activities including recreational and social opportunities such as play fields, playgrounds, swimming pools, plazas and other recreational facilities. Open space may also be passive and include human activities limited to walking, running, and cycling, seating areas and wildlife viewing or natural areas such as a wetland.

1. **Open Space Requirement.** *A Planned Unit Development shall provide baseline open space of an area equal to at least twenty percent (20%) of the subject site.*
2. **Exemptions.** *Properties within the South Cooper Mountain Community Plan Area are exempt from the open space requirements in Section 60.35.15.1, but shall provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the South Cooper Mountain Community Plan, as identified in Section 60.35.25.*
3. **Open Space Standards.** *Open space shall be land that is available for the creation of active and/or passive areas, or resource areas that provide visible and accessible open space to the proposed community.*
 - A. *The following resource areas may count towards passive open space requirements: Significant trees and/or groves, habitat benefit areas, view corridors, steep slopes, water quality facilities, environmentally sensitive areas including wetlands and any buffers required by Clean Water Services or other regulatory body, and other resources as deemed appropriate by the decision maker.*
 - B. *Open space shall be easily accessible, physically or visually, to all members of the planned community via a minimum thirty (30) foot wide street frontage or access easement;*
 - C. *No more than sixty (60) percent of the gross land dedicated to active open space may have slopes greater than five (5) percent. Additional reductions to this standard may be granted by the Planning Commission based on the context of the proposed amenities and existing site conditions.*
 - D. *Open space areas shall have a dedicated meter and underground irrigation system to ensure adequate water supply during establishment period (3-years) and during periods of drought for all newly planted areas. Resource areas are exempt from this criterion.*
 - E. *For developments ten (10) acres or greater, at least twenty-five (25) percent of the total required open space shall be active open space and subject to the provisions of 60.35.15.4.*
 - F. *For the purpose of this Code, open space does not include:*
 1. *Public or private streets;*
 2. *Surface parking lots or paved areas not designated for active or passive recreation;*
 3. *Private lots and buildings; including setbacks or landscape buffers. However, community buildings, community rooms, or both developed for the common*

use and ownership of the residents within a Planned Unit Development may be counted as open space.

4. *Vehicular access driveways or maneuvering areas.*

4. ***Active Open Space.*** *Active open space areas are outdoor common areas that may be a gathering spots, community rooms, play areas, overlooks, or any areas that consist of active uses for owners, residents, or the community at large. Active open space shall meet the following criteria:*
- A. *Active open space that is provided outdoors shall be no smaller than either the minimum lot size requirement of the underlying zoning district with a minimum width 40 feet. For properties in multiple use zoning districts with no minimum lot size active open space areas shall be a minimum of 5,000 square feet in area. The Planning Commission may modify this requirement to accommodate trails, overlooks, and other types of recreational features which serve the residents of the development.*
 - B. *Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a constructed barrier, such as a fence or wall, at least three (3) feet in height.*
 - C. *Active Open Space shall be physically accessible to all residents of the development.*
 - D. *Active open space shall include physical improvements to enhance the area. Physical improvements may include; benches, gazebos, plazas, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor clubhouses or meeting facilities, play fields, or other items permitted by the Planning Commission.*
 - E. *Floor area within buildings devoted to common uses which serve the residents of the development, such as indoor pools, game rooms, or community rooms, may be counted towards Active Open Space requirements based on the total floor area devoted to such uses.*
5. ***Maintenance and Ownership.*** *Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to one of the following:*
- A. *An association of owners or tenants, created as a non-profit corporation under the laws of the state (ORS 94.572) which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the City Attorney as providing for the continuing care of the space. Any subsequent changes to such CC&R's regarding open space must be approved by the City Attorney. Such an association shall be formed and continued for the purpose of maintaining the common open space and shall provide for City intervention and the imposition of*

a lien against the entire planned unit development in the event the association fails to perform as required; or

- B. A public agency which agrees to maintain the dedicated open space and any buildings, structures, or other improvements which have been placed on it.*
- C. Dedicated open space shall be protected by Covenants (CC&Rs) or deed restriction to prevent any future commercial, industrial, or residential development.*

RESPONSE: Common open space surrounding the proposed attached units and across the entire Planned Development Subdivision was approved as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021. Specifically, Section 60.35.15. requires the provision of passive and active open space within the Planned Development Subdivision of 117,355 square feet, and approximately 143,650 square feet of open space have already been provided within the Phase 1 through 7 boundaries. While properties within the South Cooper Mountain Community Plan Area are exempt from the open space requirements in Section 60.35.15.1, the development is required to provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the South Cooper Mountain Community Plan, as identified in Section 60.35.25. No additional common open space is required.

60.35.20. Building Architecture.

- 1. **Purpose.** This section applies to development which is not subject to Section 60.05. (Design Review) of this code.*

RESPONSE: This application consists of a request for Design Review Approval for 10 of the 99 attached units within the PD approval for Scholls Valley Heights, pursuant to Section 60.05 of this Code. Accordingly, the requirements of Section 60.35.20 are not applicable.

60.35.25. South Cooper Mountain Community Plan

The South Cooper Mountain Community Plan is part of the Comprehensive Plan for the City of Beaverton. It provides regulatory policies and maps, along with descriptions and illustrations of the context for those policies and maps, for 544 acres within the southwestern area of the City of Beaverton. This section of the Development Code of the City of Beaverton outlines specific implementation requirements and connections to the policies of the South Cooper Mountain Community Plan.

- 1. Proposals within the South Cooper Mountain Community Plan area shall demonstrate compliance with the following applicable South Cooper Mountain Community Plan policies and figures:*

- A. Land Use:*

1. *Land Use Implementation Policy 6: location criteria guiding the selection of appropriate sites for Neighborhood Parks and Elementary Schools.*
2. *Neighborhood and Housing Policy 1: neighborhood design principles for creating walkable neighborhoods.*
3. *Neighborhood and Housing Policy 2: Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain's neighborhoods and livability are enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.*
 - a. *Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:*
 - i. *Up to 15-acres (gross), a minimum of one (1) housing type;*
 - ii. *Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;*
 - iii. *Greater than 30-acres (gross), a minimum of three (3) housing types.*
 - b. *Housing Types include:*
 - i. *Standard Lot Single Family. Density range from 90 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;*
 - ii. *Small Lot Single Family. Density range from 50 percent to 70 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;*
 - iii. *Compact Detached Housing & Cluster Housing. Density range from 25 percent up to 49 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;*
 - iv. *Accessory Dwelling Unit with Single Family Detached Dwelling;*
 - v. *Alley-Loaded Dwellings. A dwelling unit designed with the front façade oriented toward a street and the garage door façade oriented toward an alley.*
 - vi. *Duplex;*

- vii. *Triplex & Four-plex;*
- viii. *Townhouse / Townhome;*
- ix. *Multi-family;*
- x. *Live /work, only permitted in the NS zoning district.*

Zoning District		R2
Base Zone (sq. ft / dwelling)		2,000
Land Area (sq ft)		
Standard Lot Single Family		
maximum	195%	3,900
minimum	90%	1,800
Small Lot Single Family		
maximum	70%	1,400
minimum	50%	1,000
Compact Detached and Cluster Housing		
maximum	49%	999
minimum	25%	500

- c. *For developments requiring more than one (1) housing type a minimum of 10 percent of the total dwelling units shall be of each housing type.*
- d. *For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii.), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.*

- 4. *Main Street Policy 2: Main Street pedestrian orientation and access.*
- 5. *Main Street Policy 4: Main Street design principles.*

B. Transportation:

- 1. *Figure 10: Community Plan Street Framework map.*
- 2. *Street Policy 1: Community Plan Street Framework and Comprehensive Plan Chapter 6.*

3. *Street Policy 10: Community Plan Street Framework, refining specific alignments.*
4. *Figure 11: Community Plan Bicycle and Pedestrian Framework map.*
5. *Bicycle and Pedestrian Framework Policy 1: Bicycle and Pedestrian Crossings.*
6. *Bicycle and Pedestrian Framework Policy 2: Trails.*

C. Resource Protection and Enhancement:

1. *Figure 12: Natural Resources in the Community Plan area map.*
2. *Natural Resource Policy 1: Local Wetlands and Riparian Areas*
3. *Natural Resource Policy 2: Development adjacent the Significant Natural Resource Areas.*
4. *Urban Forestry Policy 2: Tree Planting.*
5. *Urban Forestry Policy 3: Regionally Significant Upland Habitat.*
6. *Scenic Views Policy 1: Protection of View Corridors.*
7. *Rural Edges and Transitions Policy 1: SW Tile Flat Road Landscape Buffer.*

D. Infrastructure Provision:

1. *Infrastructure Policy 1: Urban development not allowed without urban services*
2. *Infrastructure Policy 7: Alignment for new water and sewer.*
2. *Proposals within the South Cooper Mountain Community Plan area shall demonstrate compliance with the following applicable Comprehensive Plan policies and figures:*
 - A. *Chapter Six, Transportation Element:*
 1. *Figure 6.2a: Planned Bicycle and Pedestrian Network.*
 2. *Figure 6.4a: Functional Classification.*
 3. *Figure 6.6a: Future Streets Where Right-of-Way is Planned for More Than Two Lanes.*
 4. *Figure 6.20: Local Connectivity Map.*

RESPONSE: Compliance of the overall development with the applicable South Cooper Mountain Community Plan policies and figures was reviewed and approved as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021. In particular, compliance with policies for Land Use, Transportation, Resource Protection and Enhancement, and Infrastructure Provision was addressed and confirmed. This application does not alter compliance with these policies and figures, instead simply implements the approvals given in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021. No alterations to building types, land use dimensional standards, streets, open space, public facilities, or significant natural resources are proposed with this application.

60.35.30 Development Bonuses and Development Incentive Options.

The PUD also offers the applicant additional standards which can be met as incentives to promote more creative and innovative approaches to site design and infrastructure. The Development Incentive Options are not required; an applicant may choose to meet the standard provisions and requirements of the PUD code. The Development Incentive Options are intended to promote a wide variety of creative and sustainable design practices that better integrate site design, building architecture, and open space with the existing built and natural environment and lead to exceptional community building in the City of Beaverton. Development Incentive Options shall also consider the form and function of the physical improvements and their relationship to each other and the existing environment. Development plans that meet selected Development Incentive Options chosen by the applicant may take advantage of one or both:

RESPONSE: The applicant has not requested the use of Development Bonuses or Development Incentive Options with this application.

60.55. TRANSPORTATION FACILITIES

60.55.05. Purpose and Intent.

It is the purpose and intent of this chapter to establish design standards and performance requirements for all streets and other transportation facilities constructed or reconstructed within the City of Beaverton.

60.55.10. General Provisions.

- 1. All transportation facilities shall be designed and improved in accordance with the standards of this code and the Engineering Design Manual and Standard Drawings. In addition, when development abuts or impacts a transportation facility under the jurisdiction of one or more other governmental agencies, the City shall condition the development to obtain permits required by the other agencies.*
- 2. In order to protect the public from potentially adverse impacts of the proposal, to fulfill an identified need for public services related to the development, or both, development shall provide traffic capacity, traffic safety, and transportation improvements in rough proportion to the identified impacts of the development.*

3. *For applications that meet the threshold criteria of section 60.55.15 Traffic Management Plan or of section 60.55.20 Traffic Impact Analysis, these analyses or limited elements thereof may be required.*
4. *The decision-making authority may impose development conditions of approval per section 10.65.1. of this code. Conditions of approval may be based on the Traffic Management Plan and Traffic Impact Analysis. Additional street, bicycle, and pedestrian connections may also be required per 60.55.25 Street and Bicycle and Pedestrian Connection Requirements.*
5. *Dedication of right-of-way shall be determined by the decision-making authority.*
6. *Traffic calming may be approved or required by the decision-making authority in a design of the proposed and/or existing streets within the Area of Influence or any additional locations identified by the City Engineer. Traffic calming measures shall be designed to City standards.*
7. *Intersection performance shall be determined using the Highway Capacity Manual 2000 published by the Transportation Research Board. The City Engineer may approve a different intersection analysis method prior to use when the different method can be justified. Terms used in this subsection are defined in the Highway Capacity Manual 2000.*

At a minimum, the impacts of development on a signalized intersection shall be mitigated to peak hour average control delay no greater than 65 seconds per vehicle using a signal cycle length not to exceed 120 seconds. The volume-to-capacity ratio for each lane group for each movement shall be identified and considered in the determination of intersection performance. The peak hour volume-to-capacity (V/C) ratio for each lane group shall be no greater than 0.98. Signal progression shall also be considered. If the intersection is under County or ODOT jurisdiction, the V/C ratio for each lane group shall not exceed the V/C ratio imposed by that jurisdiction.

At a minimum, the impacts of development on a two-way or an all-way stop-controlled intersection shall be mitigated to a peak hour average control delay of no greater than 45 seconds per vehicle.

If the existing control delay or volume-to-capacity ratio of an intersection is greater than the standards of this subsection, the impacts of development shall be mitigated to maintain or reduce the respective control delay or volume-to-capacity ratio.

RESPONSE: All transportation facilities serving the site have been reviewed and determined to be adequate in the original land use reviews for a Comprehensive Plan Amendment (CPA2017-0007 / CPA2018-0004); Zoning Map Amendment (ZMA2017-0007 / ZMA2018-0003); Conditional Use Permit (CU2017-0011 / CU2018-0006); and Subdivision approval (LD2017-0021).

Site Development Permit approval for the site was issued under City of Beaverton File SD2020-0022. No changes to the approved plans are proposed with this application. The subject design review adds only trips to the developing street network already accounted for in the original land use applications, and no impact to the transportation system beyond what has already been approved is proposed.

As described in the original transportation analysis and submitted plans for the Conditional Use Permit (CU2017-0011 / CU2018-0006); and Subdivision approval (LD2017-0021), the overall development continues to protect the public from adverse impacts of the proposal by providing traffic capacity, traffic safety, and transportation improvements in rough proportion to the identified impacts of the development and consistent with the SCMCP, including on-site transportation infrastructure improvements and payment of the Washington County TDT.

60.55.15. Traffic Management Plan.

Where development will add 20 or more trips in any hour on a residential street, a Traffic Management Plan acceptable to the City Engineer shall be submitted in order to complete the application. A residential street is any portion of a street classified as a Local Street or Neighborhood Route and having abutting property zoned R2, R4, R5, R7, or R10.

RESPONSE: The applicant submitted a Traffic Impact Analysis with the original Scholls Valley Heights Submittal, which is considered more intensive than the Traffic Management Plan. These criteria do not apply.

60.55.20. Traffic Impact Analysis.

For each development proposal that exceeds the Analysis Threshold of 60.55.20.2, the application for land use or design review approval shall include a Traffic Impact Analysis as required by this code. The Traffic Impact Analysis shall be based on the type and intensity of the proposed land use change or development and its estimated level of impact to the existing and future local and regional transportation systems.

RESPONSE: The wider Planned Unit Development exceeds the minimum analysis thresholds for a Traffic Impact Analysis (TIA), and one was therefore provided for review with the original Scholls Valley Heights application. The TIA was prepared and certified by a traffic engineer licensed in the State of Oregon.

All trips, access points, and intersections within the influence of the design review area were analyzed within the original TIA, and no changes are proposed to the approved site plans. No new or altered TIA is warranted as a result of this application.

60.55.25. Street and Bicycle and Pedestrian Connection Requirements.

- 1. All streets shall provide for safe and efficient circulation and access for motor vehicles, bicycles, pedestrians, and transit. Bicycle and pedestrian connections shall provide for safe and efficient circulation and access for bicycles and pedestrians.*

2. *The Comprehensive Plan Transportation Element Figures 6.1 through 6.23 and Tables 6.1 through 6.6 shall be used to identify ultimate right-of-way width and future potential street, bicycle, and pedestrian connections in order to provide adequate multi-modal access to land uses, improve area circulation, and reduce out-of-direction travel.*
3. *Where a future street or bicycle and pedestrian connection location is not identified in the Comprehensive Plan Transportation Element, where abutting properties are undeveloped or can be expected to be redeveloped in the near term, and where a street or bicycle and pedestrian connection is necessary to enable reasonably direct access between and among neighboring properties, the applicant shall submit as part of a complete application, a future connections plan showing the potential arrangement of streets and bicycle and pedestrian connections that shall provide for the continuation or appropriate projection of these connections into surrounding areas.*
4. *Streets and bicycle and pedestrian connections shall extend to the boundary of the parcel under development and shall be designed to connect the proposed development's streets, bicycle connections, and pedestrian connections to existing and future streets, bicycle connections, and pedestrian connections. A closed-end street, bicycle connection, or pedestrian connection may be approved with a temporary design.*
5. *Whenever existing streets and bicycle and pedestrian connections adjacent to or within a parcel of land are of inadequate width, additional right-of-way may be required by the decision-making authority.*
6. *Where possible, bicycle and pedestrian connections shall converge with streets at traffic-controlled intersections for safe crossing.*
7. *Bicycle and pedestrian connections shall connect the on-site circulation system to existing or proposed streets, to adjacent bicycle and pedestrian connections, and to driveways open to the public that abut the property. Connections may approach parking lots on adjoining properties if the adjoining property used for such connection is open to public pedestrian and bicycle use, is paved, and is unobstructed.*
8. *To preserve the ability to provide transportation capacity, safety, and improvements, a special setback line may be established by the City for existing and future streets, street widths, and bicycle and pedestrian connections for which an alignment, improvement, or standard has been defined by the City. The special setback area shall be recorded on the plat.*
9. *Accessways are one or more connections that provide bicycle and pedestrian passage between streets or a street and a destination. Accessways shall be provided as required by this code and where full street connections are not possible due to the conditions described in 60.55.25.14.*

An accessway will not be required where the impacts from development, redevelopment, or both are low and do not provide reasonable justification for the estimated costs of such accessway.

A. Accessways shall be provided as follows:

- 1. In any block that is longer than 600 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, an accessway shall be required through and near the middle of the block.*
- 2. If any of the conditions described in 60.55.25.14. result in block lengths longer than 1200 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, then two or more accessways may be required through the block.*
- 3. Where a street connection is not feasible due to conditions described in 60.55.25.14, one or more new accessways to any or all of the following shall be provided as a component of the development if the accessway is reasonably direct: an existing transit stop, a planned transit route as identified by TriMet and the City, a school, a shopping center, or a neighborhood park.*
- 4. The City may require an accessway to connect from one cul-de-sac to an adjacent cul-de-sac or street.*
- 5. In a proposed development or where redevelopment potential exists and a street connection is not proposed, one or more accessways may be required to connect a cul-de-sac to public streets, to other accessways, or to the project boundary to allow for future connections.*
- 6. Within the South Cooper Mountain Community Plan area, the City may require an accessway to connect from multi-use paths or trails to streets, multi-use paths, or trails.*

B. Accessway Design Standards.

- 1. Accessways shall be as short as possible and wherever practical, straight enough to allow one end of the path to be visible from the other.*
- 2. Accessways shall be located to provide a reasonably direct connection between likely pedestrian and bicycle destinations.*

10. Pedestrian Circulation.

- A. Walkways are required between parts of a development where the public is invited or allowed to walk.*

- B. *A walkway into the development shall be provided for every 300 feet of street frontage. A walkway shall also be provided to any accessway abutting the development.*
 - C. *Walkways shall connect building entrances to one another and from building entrances to adjacent public streets and existing or planned transit stops. Walkways shall connect the development to walkways, sidewalks, bicycle facilities, alleyways and other bicycle or pedestrian connections on adjacent properties used or planned for commercial, multifamily, institution or park use. The City may require connections to be constructed and extended to the property line at the time of development.*
 - D. *Walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate.*
 - E. *Walkways shall be paved and shall maintain at least four feet of unobstructed width. Walkways bordering parking spaces shall be at least seven feet wide unless concrete wheel stops, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles from obstructing the walkway. Stairs or ramps shall be provided where necessary to provide a reasonably direct route. The slope of walkways without stairs shall conform to City standards.*
 - F. *The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. The ADA applies to the walkway that is the principal building entrance and walkways that connect transit stops and parking areas to building entrances. Where the ADA applies to a walkway, the stricter standards of ADA shall apply.*
 - G. *On-site walkways shall be lighted to 0.5 foot-candle level at initial luminance. Lighting shall have cut-off fixtures so that illumination does not exceed 0.5 foot-candle more than five (5) feet beyond the property line.*
11. *Pedestrian Connections at Major Transit Stops. Commercial and institution buildings at or near major transit stops shall provide for pedestrian access to transit through the following measures:*
- A. *For development within 200 feet of a Major Transit Stop:*
 - 1. *Either locate buildings within 20 feet of the property line closest to the transit stop, a transit route or an intersecting street, or provide a pedestrian plaza at the transit stop or a street intersection;*
 - 2. *Provide a transit passenger landing pad accessible to persons with disabilities if required by TriMet and the City;*
 - 3. *Provide a reasonably direct pedestrian connection between the transit stop and building entrances on the site;*

4. *Where substantial evidence of projected transit ridership or other transit impacts is presented to conclude both that a nexus exists between the proposed development and public transit and that the degree of impact provides reasonable justification, the City may require the developer to grant a public easement or dedicate a portion of the parcel for transit passenger bench(es), shelter, or both, and, if appropriate, the construction of a transit passenger bench, shelter, or both; and,*
 5. *Provide lighting at the transit stop to City standards.*
- B. Except as otherwise provided in subsection A. of this section, for development within 300 feet of a Major Transit Stop, provide walkways connecting building entrances and streets adjoining the site, and pedestrian connections to adjoining properties, except where such a connection is impracticable pursuant to subsection 14. of this section.*
12. *Assessment, review, and mitigation measures (including best management practices adopted by local agencies) shall be completed for bicycle and pedestrian connections located within the following areas: wetlands, streams, areas noted as Significant Natural Resources Overlay Zones, Significant Wetlands and. Wetlands of Special Protection, and Significant Riparian Corridors within Volume III of the Comprehensive Plan Statewide Planning Goal 5 Resource Inventory Documents and Significant Natural Resources Map, and areas identified in regional and/or intergovernmental resource protection programs.*
- "Assessment" for the purposes of this section means to assess the site-specific development compatibility issues. Site-specific compatibility issues include but are not limited to lighting, construction methods, design elements, rare plants, and human/pet impacts on the resource. "Review" for the purposes of this section includes but is not limited to obtaining appropriate permits from appropriate resource agencies. Mitigation measures, including appropriate use restrictions, required by local, state, and federal agencies shall be completed as part of the construction project. If the project will irreparably destroy the resource, then the resource will take precedence over the proposed bicycle and pedestrian connection.*
13. *New construction of bicycle and pedestrian connections along residential rear lot lines is discouraged unless no comparable substitute alignment is possible in the effort to connect common trip origins and destinations or existing segment links.*
14. *Street and Bicycle and Pedestrian Connection Hindrances. Street, bicycle, and/or pedestrian connections are not required where one or more of the following conditions exist:*
- A. *Physical or topographic conditions make a general street, bicycle, or pedestrian connection impracticable. Such conditions include but are not limited to the alignments of existing connecting streets, freeways, railroads, slopes in excess of City standards for maximum slopes, wetlands or other bodies of water where a connection could not reasonably be provided;*

- B. *Existing buildings or other development on adjacent lands physically preclude a connection now and in the future, considering the potential for redevelopment; or,*
- C. *Where streets, bicycle, or pedestrian connections would violate provisions of leases, easements, covenants, or restrictions written and recorded as of May 1, 1995, which preclude a required street, bicycle, or pedestrian connection.*

RESPONSE: All of the proposed streets will remain in compliance with Beaverton standards and the requirements of this section, except where modifications to those City standards were approved by the review body and/or the City Engineer as applicable, as part of Conditional Use Permit CU2017-0011 / CU2018-0006; Subdivision approval LD2017-0021, and Site Development Permit SD2020-0022. All of the streets provide safe and efficient circulation and access for motor vehicles, bicycles, pedestrians and transit. No alterations to the Planned Unit Development relating to street and bicycle and pedestrian connection requirements are proposed or required. Accordingly, the requirements of Section 60.55.25. continue to be met

60.55.30. Minimum Street Widths.

- 1. *Any project specific modifications of the standards contained in the Engineering Design Manual regarding the widths of features relating to the movement of vehicles, including but not limited to rights of way, travel lanes, parking lanes, bike lanes, driveway aprons, curb radii, or other such features shall be processed in accordance with the provisions contained in the section 145 Design Modifications of the Engineering Design Manual.*
- 2. *Any project specific modifications of the standards of the Engineering Design Manual relating to the location and dimensions of required street landscaping and pedestrian features including, but not limited to, sidewalks, planter strips, street trees, street tree wells, street tree easements, or street furniture are subject to the procedures contained in Chapter 40 (Applications). The required application will depend on the scope of the proposed project and the type of application filed with the City.*

RESPONSE: As proposed, all easement and right-of-way dedications, along with public improvements, will remain consistent with the approved preliminary plans approved with the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021, and CWS SPL 17-001934 (Amended October 9, 2018 and April 2, 2019). Further, the proposal is consistent with the site development permit review for Permit No. SD2020-0022, and the approved and recorded final plat. Dedication and/or conveyance to the appropriate body will occur upon completion, plat recordation, or as otherwise conditioned.

60.55.35. Access Standards.

- 1. *The development plan shall include street plans that demonstrate how safe access to and from the proposed development and the street system will be provided. The applicant shall also show how public and private access to, from, and within the proposed development will be preserved.*

RESPONSE: The development plans include street plans that demonstrate clearly how safe access to and from the proposed development and the street system will be provided through the construction of internal streets consistent with the site development permit review for Permit No. SD2020-0022, and the development of the remaining proposed internal public street network. This criterion is met.

2. *No more than 25 dwelling units may have access onto a closed-end street system unless the decision-making authority finds that identified physical constraints preclude compliance with the standard and the proposed development is still found to be in compliance with the Facilities Review criteria of Section 40.03.*

RESPONSE: No permanently closed-end streets are provided within the design review area. This criterion is met.

3. *Intersection Standards.*

A. *Visibility at Intersections. All work adjacent to public streets and accessways shall comply with the standards of the Engineering Design Manual except in Regional and Town Centers.*

1. *The sight clearance area requirements for Town Centers and Regional Centers shall be determined on a case-by-case basis by the decision-making authority. In making its determination, the decision-making authority shall consider the safety of the users of the intersection (including pedestrians, bicyclists, and motorists), design speeds, the intersection sight distance standards of the Engineering Design Manual, and other applicable criteria.*

2. *The requirements specified in 60.55.35.3.A. may be lessened or waived by the decision-making authority if the project will not result in an unsafe traffic situation. In making its determination, the decision-making authority shall consider the safety of the users of the intersection (including pedestrians, bicyclists and motorists), design speeds, the intersection sight distance standards of the Engineering Design Manual, and other applicable criteria.*

B. *Intersection angles and alignment and intersection spacing along streets shall meet the standards of the Engineering Design Manual and Standard Drawings.*

1. *Local street connections at intervals of no more than 330 feet should apply in areas planned for the highest density multiple use development.*

2. *When a highway interchange within the City is constructed or reconstructed, a park and ride lot shall be considered.*

RESPONSE: All proposed intersections, along with all public improvements, will remain consistent with the approved preliminary plans approved with the Conditional Use – Planned

Development Subdivision approval in City of Beaverton Files CU2017-0011 / CU2018-0006 and LD2017-0021, and SD2020-0022. No changes to the approved plans are proposed.

C. Driveways.

- 1. Corner Clearance for Driveways. Corner clearance at signalized intersections and stop-controlled intersections, and spacing between driveways shall meet the standards of the Engineering Design Manual.*

RESPONSE: The project has been designed to meet all corner clearance requirements and access spacing requirements as shown on the plans submitted with the application. This criterion is met.

- 2. Shared Driveway Access. Whenever practical, access to Arterials and Collectors shall serve more than one site through the use of driveways common to more than one development or to an on-site private circulation design that furthers this requirement.*

Consideration of shared access shall take into account at a minimum property ownership, surrounding land uses, and physical characteristics of the area. Where two or more lots share a common driveway, reciprocal access easements between adjacent lots may be required.

RESPONSE: No access to arterials or collector streets is proposed with this application. Shared driveway access to the attached dwelling units is not required or proposed.

- 3. No new driveways for detached dwellings shall be permitted to have direct access onto an Arterial or Collector street except in unusual circumstances where emergency access or an alternative access does not exist. Where detached dwelling access to a local residential street or Neighborhood Route is not practicable, the decision-making authority may approve access from a detached dwelling to an Arterial or Collector.*

RESPONSE: No detached dwellings are proposed within the design review area. This criterion is not applicable.

60.55.40. Transit Facilities.

Transit routes and transit facilities shall be designed to support transit use through provision of transit improvements. These improvements shall include passenger landing pads, accessways to the transit stop location, or some combination thereof, as required by TriMet and the City, and may also include shelters or a pad for a shelter. In addition, when required by TriMet and the City, major industrial, institution, retail and office developments shall provide either a transit stop on site or a pedestrian connection to a transit stop adjacent to the site.

1. ***Transit Shelters.*** *All transit shelters and sidewalk furniture shall meet the following standards.*
 - A. *The proposal is located entirely within the existing public right-of-way, public access easement, or property owned by a public agency.*
 - B. *The proposal maintains an unobstructed path of travel of no less than 6 feet (6') unless a greater unobstructed path is required by this code for a specific sidewalk.*
 - C. *The proposal is not located within eight feet (8') of a point of ingress or egress of an existing structure.*
 - D. *The proposal is not located within a vision clearance area for a street, driveway, or other facility where vehicles regularly travel.*
 - E. *The proposal is not located within twelve feet (12') of a window display area.*
 - F. *The proposal does not consist of solid panels other than what is required to post transit schedules.*

RESPONSE: No transit facilities are identified or proposed adjacent to or within the site, either within Chapter 6 of the Comprehensive Plan or the SCMCP. This criterion is not applicable.

60.65. UTILITY UNDERGROUNDING

60.65.05. Purpose.

The purposes and objectives of locating existing and proposed private utilities underground are to:

1. *Implement the policies, goals, and standards of the City Council and the adopted Comprehensive Plan of the City of Beaverton.*
2. *Improve aesthetics of the community by reducing the number of utility poles and above ground wires.*
3. *Provide consistency in management of the City's rights-of-way.*
4. *Protect essential public services from natural and manmade accidental disruptions.*
5. *Improve public safety by reducing the possibility for injury from downed lines.*
6. *Allow fewer fixed obstructions in the public right-of-way.*

60.65.10. Authority.

The provisions of private utility undergrounding shall pertain to all activities subject to Design Review, Section 40.20, as well as subdivision and partitions, Section 40.45.

60.65.15. Regulation.

All existing and proposed utility lines within and contiguous to the subject property, including, but not limited to, those required for electric, communication, and cable television services and related facilities shall be placed underground as specified herein. The utilities required to be placed underground shall be those existing overhead utilities which are impacted by the proposed development and those utilities that are required to be installed as a result of the proposed development.

RESPONSE: All utilities serving the site will be located underground as required. Plans submitted with the application show existing and proposed locations of utilities and required easements, where necessary. This criterion is met.

60.67 SIGNIFICANT NATURAL RESOURCES

60.67.05. Local Wetland Inventory.

Prior to issuing a development permit, the Local Wetland Inventory map shall be reviewed to determine if the site proposed for development is identified as the location of a significant wetland.

- 1. Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including significant wetlands shall be subject to relevant procedures and requirements specified in Chapter 50 of this ordinance.*
- 2. Upon City's determination that a site contains wetland as identified on the Local Wetland Inventory map, notice of the proposed development shall be provided to the Division of State Lands (DSL) in a manner and form prescribed by DSL pursuant to ORS requirements.*

RESPONSE: Significant Natural Resource Areas on and near the site, including wetland areas, were addressed as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011/CU2018-0006 and LD2017-0021, and CWS SPL 17-001934 (Amended October 9, 2018 and April 2, 2019). No natural resource areas are impacted with this design review application, as confirmed by the included letter from CWS staff dated 03/28/2023.

60.67.10. Significant Riparian Corridors.

Prior to issuing a development permit, the list of Significant Riparian Corridors shall be reviewed to determine if the site proposed for development is identified as a listed corridor.

- 1. Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including significant*

riparian corridors, shall be subject to relevant procedures and requirements specified in Chapter 50 of this ordinance.

RESPONSE: As identified in the Site Assessment prepared by the applicant's wildlife biologist, ES&A, for the original Scholls Valley Heights application, three Sensitive Areas are located on-site; Wetlands A and B, and Waters A. Wetlands A and B occur along the southeastern property boundary of TL 302 and extend off-site to the southeast where they are likely connected. Waters A is located in the northeastern portion of the project site. These areas are identified on the LWI as a part of South Cooper Mountain Annexation Area Wetland A (W-A).

Both Wetland A and Wetland B, and Waters A, as delineated by ES&A, are located and have been protected within proposed Open Space Tract B, along with the associated vegetated corridor areas. No natural resource areas are impacted with this design review application, as confirmed through the included letter from CWS staff dated 03/28/2023.

CONCLUSION

This written narrative and submitted materials demonstrate that the applicant has complied with all applicable standards for Design Review 2 for 10 single family attached dwellings within Scholls Valley Heights at South Cooper Mountain (Lots 63 – 72). The applicant respectfully requests approval of the application.



Received
Planning Division
07/27/2023

Community Development Department | Planning Division
12725 SW Millikan Way | Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

June 7, 2023
Wayne Hayson
9020 SW Washington Square Road, STE 170
Portland, OR 97223

**RE: SCHOLLS VALLEY HEIGHTS TOWNHOMES
(LU22023-00297 [DR22023-00296])**

Dear Applicant,

Staff has finished its completeness review and has deemed the application incomplete. The purpose of this letter is to inform you of the items necessary to make your application complete. This letter does not identify all of the issues regarding the content of the materials that have been submitted.

Review of the content of the submitted material and staff's recommendation on the proposal will occur during the project review phase of the application process after your proposal is deemed complete.

COMPLETENESS ISSUES: *Pursuant to Section 50.25.1 of the Development Code, a complete application is one that contains the information required by the Director to address the relevant criteria, development requirements and procedures of this Code. The following items must be addressed and submitted in order for the application to be deemed complete:*

A. WRITTEN STATEMENT:

1. Please provide a property owner consent letter, or an e-mail from the property owner, to verify the property owner's support for the land use application.
2. Fees for the application have not yet been paid. Please call 503-526-2420 and leave a message with your contact information and the project's application numbers. Staff will then contact you to make the payment.

B. PLANS AND GRAPHIC REQUIREMENTS:

1. Please provide an on-site photometric plan consistent with BDC Section 60.05.30 and Table 60.05-1.

PRELIMINARY STAFF COMMENTS (NOT COMPLETENESS ITEMS):

While not strictly completeness items, the following are matters that will need to be addressed prior to the Facilities Review Committee meeting. Please note that this list may not be exhaustive of all potential issues that may arise during development but are items that came to the attention of staff during completeness

review:

1. Planning:

- Sheet P0.0 identifies four-foot walkways. Pedestrian walkways are required to be a minimum of five feet wide per BDC Section 60.05.20.3.F. Please revise the proposal as necessary.
- The project narrative currently addresses portions of code that are not applicable to the applicant's Design Review Two application. For example, the Design Review Guidelines at BDC Sections 60.15.35, 60.15.40, and 60.15.45 are not applicable to a Design Review Two application. Similarly, the Land Division standards at BDC Section 60.15 are not applicable to a Design Review Two application. Please revise the narrative as needed to only address the applicable standards.
- The applicant's submittal checklist states that the proposed building height maximum is 38 feet. Sheet BLD-B ELV-1 indicates a maximum height of approximately 30' for Lots 68-72. Sheet BLD-A ELV-1 indicates a maximum height of 32'6" for Lots 68-72. Please revise the project materials as needed for consistency and accuracy.
- The applicant's submittal checklist states a proposed building modification of 11,221 sq. ft. Staff's understanding is that there are currently no existing buildings on-site and therefore no building's to be modified. Please revise the project materials as needed for consistency and accuracy.
- According to the applicant's narrative, and consistent with the Scholls Valley Heights at South Cooper Mountain PUD staff report, the project's applicable setbacks include a 4-foot rear yard setback and 5-foot side yard setbacks where dwellings are not attached. According to Sheet P0.0, the project proposal includes 3.5-foot rear yard setbacks and 4.25-foot side yard setbacks. Please revise the proposal for consistency with the Scholls Valley Heights at South Cooper Mountain PUD approval.
- The project's proposed patios appear to reduce side yard setbacks to approximately one foot. Patios over 30 inches in height from grade at any point are considered structures required to comply with setbacks. Please revise the project narrative and plans as needed to demonstrate compliance with setback standards. Please expand the project narrative to discuss if the patios do or do not measure 30 inches in height from grade at any point.
- Staff is unable to verify that the cantilevered portions of the townhomes, located adjacent to side yard setbacks, are placed entirely outside of the side yard setback areas. Please revise Sheet BLD-A ELV-1 and Sheet BLD-B ELV-1 to include side yard setback measurements.
- According to the applicant's landscape plans, White Wonder Dogwood and Corral Bark Maple trees are proposed. Staff does not see either tree listed on the City of Beaverton Tree List. Please review the attached tree list document and revise the proposal as necessary.

RESUBMITTAL

Please provide a full electronic resubmittal via the City's website to the planning division. All submittals should follow the City's naming policy. As a general guideline, please separate materials into PDFs which contain the same material that would be provided in a submittal binder tab for ease of review.

If you have any questions regarding this letter or any other aspect of our process, please don't hesitate to call. I am including a list of the primary members of the Facilities Review Committee who were involved in the completeness review.

LAND USE & DESIGN: Aaron Harris (503) 616-8453
TRANSPORTATION: Kate McQuillan (503) 526-2427
SITE DEVELOPMENT: Silas Shields (503) 350-4055

We look forward to working with you on this project.

Sincerely,

Aaron Harris
Senior Planner

cc: Project file



City of Beaverton tree list

Preserve, Manage, and Enhance our Urban Forest

Trees permitted in 3'-3'11" planting area with no overhead utility wires

Species HxW Characteristics

CRABAPPLES		
Tschonoskii Crabapple (<i>Malus tschonoskii</i>)	30x15	White flowers, great fall color
'Golden raindrops' Crabapple (<i>Malus</i>)	20x15	White flower, upright growing
'Prairiefire' Crabapple (<i>Malus</i>)	20x20	Bright pinkish red flower
'Purple prince' Crabapple (<i>Malus</i>)	20x15	Rose red flower
'Royal raindrops' Crabapple (<i>Malus</i>)	20x15	Bright pinkish red flowers
CRAPE MYRTLES		
Muskogee Crape Myrtle (<i>Lagerstroemia 'Muskogee'</i>)	20x20	Pink/purple flowers
Natchez Crape Myrtle (<i>Lagerstroemia 'Natchez'</i>)	20x20	White flowers
ELDERBERRY		
Blue Elderberry (<i>Sambucus cerulea</i>)	*Native tree 25x20	Native to Oregon
FRINGETREE		
Fringetree (<i>Chionanthus retusus</i>)	20x20	Fragrant white flowers
Continued on next page		

Trees permitted in 3'-3'11" planting area with no overhead utility wires

Species

HxW Characteristics

GOLDENRAIN		
Goldenrain tree (<i>Koelreuteria paniculata</i>)	30x25	Yellow flowers, lantern shaped seedpods, drought tolerant
HORNBEAM		
Palisade® American Hornbeam (<i>Carpinus caroliniana</i>)	30x15	Upright growing, tough tree
Rising Fire American Hornbeam (<i>Carpinus caroliniana</i> 'Uxbridge')	30x15	Upright growing, tough tree
MAGNOLIA		
Butterflies Magnolia (<i>Magnolia acuminata</i> 'Butterflies')	20x15	Yellow flowers
SERVICEBERRY		
Western Serviceberry (<i>Amelanchier alnifolia</i>) *Native tree	28x20	Native to Oregon, orange fall color, white flowers
Autumn Brilliance Serviceberry (<i>Amelanchier</i> 'Autumn Brilliance')	28x20	Orange fall color, white flowers
Spring Flurry Serviceberry (<i>Amelanchier</i> 'Spring Flurry')	28x20	Orange fall color, white flowers
SNOWBELL		
Emerald Pagoda Japanese Snowbell (<i>Styrax japonicus</i> 'Emerald Pagoda')	25x20	Light pink or white flowers
Pink Chimes Japanese Snowbell (<i>Styrax japonicus</i> 'Pink Chimes')	25x20	Light pink or white flowers
Snow Charm® Japanese Snowbell (<i>Styrax japonicus</i> 'JFS-E')	25x20	Light pink or white flowers
TREE LILAC		
Beijing Gold® Tree Lilac (<i>Syringa pekinensis</i> 'Zhang Zhiming')	20x20	Fragrant white/yellow flowers
TUPELO		
Gum Drop® Tupelo (<i>Nyssa Sylvatica</i> 'IFS-PN Legacy1')	30x20	Upright growing with bright red fall color
Afterburner Black Tupelo (<i>Nyssa sylvatica</i> 'David Odom')	35x20	Bright red fall color

Trees permitted in 4'-5'11" planting area with no overhead utility wires

Species

HxW Characteristics

BIRCH		
Dura-Heat® River Birch (<i>Betula nigra</i> 'BNMTF')	45x35	Likes moist soil, resistant to bronze birch borer
Heritage® River Birch (<i>Betula nigra</i> 'Cully')	45x35	Likes moist soil, resistant to bronze birch borer
CASCARA		
Cascara (<i>Frangula purshiana</i>)	*Native tree 30x25	Native to Oregon
CATALPA		
Chinese Catalpa (<i>Catalpa ovata</i>)	25x25	Orchid-like flowers
CHERRY		
Yoshino Flowering Cherry (<i>Prunus x yedoensis</i>)	30x30	Pink flowers
CHITALPA		
Pink Dawn (<i>Chitalpa x Chitalpa tashkentensis</i>)	30x30	Pink flowers, drought tolerant
CRABAPPLE		
Tschonskii Crabapple (<i>Malus tschonskii</i>)	30x15	White flowers
GRAPE MYRTLES		
Muskogee Crape myrtle (<i>Lagerstroemia</i> 'Muskogee')	20x20	Pink/purple flowers
Natchez Crape Myrtle (<i>Lagerstroemia</i> 'Natchez')	20 x 20	Pink/purple flowers
Tuscarora Crape Myrtle (<i>Lagerstroemia</i> 'Tuscarora')	20x20	White flowers
ELM		
Emerald sunshine Elm (<i>Ulmus propinqua</i> 'JFS-Bieberich')	35x25	Yellow fall color, pest and disease resistant
Frontier Elm (<i>Ulmus</i> 'Frontier')	40x30	Yellow fall color, Dutch elm disease resistant
FILBERT		
Turkish Filbert (<i>Corylus colurna</i>)	50x30	Drought tolerant, pest resistant
GINKGO		
Autumn Gold Ginkgo (<i>Ginkgo biloba</i> 'Autumn Gold')	45x35	Yellow fall color, fruitless
Fairmount Ginkgo (<i>Ginkgo biloba</i> 'Fairmount')	45x25	Yellow fall color, fruitless
Halka Ginkgo (<i>Ginkgo biloba</i> 'Halka')	40x35	Yellow fall color, fruitless
Golden Colonade® Ginkgo (<i>Ginkgo biloba</i> 'JFS-UGA2')	40x25	Yellow fall color, fruitless
Maygar Ginkgo (<i>Ginkgo biloba</i> 'Maygar')	45x35	Yellow fall color, fruitless
Princeton Sentry Ginkgo (<i>Ginkgo biloba</i> 'Princeton Sentry')	40x15	Yellow fall color, fruitless
Goldenrain Tree		
Goldenrain Tree (<i>Koelreuteria paniculata</i>)	30x25	Yellow flowers, lantern shaped seedpods, drought tolerant

Continued on next page

Trees permitted in 4'-5'11" planting area with no overhead utility wires

Species

HxW Characteristics

Hophornbeam		
American Hophornbeam (<i>Ostrya virginiana</i>)	30x25	Drought tolerant, pest resistant
Hornbeam		
Palisade® American hornbeam (<i>Carpinus caroliniana</i>)	30x15	Upright growing, tough tree
Rising Fire American Hornbeam (<i>Carpinus caroliniana</i> 'Uxbridge')	30x15	Upright growing, tough tree
Ironwood		
Ruby Vase® Persian Ironwood (<i>Parrotia persica</i> 'Inge')	35x20	Great fall color
Vanessa Persian Ironwood (<i>Parrotia persica</i> 'Vanessa')	35x20	Great fall color
Maples		
Maple, Pacific Sunset (<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred')	30x25	Great fall color, Japanese beetle resistant
Maple, Paperbark (<i>Acer griseum</i>)	25x20	Red fall color, exfoliating bark
Magnolia		
Galaxy Magnolia (<i>Magnolia</i> 'Galaxy')	35x20	Reddish-purple flowers
Moonglow Sweetbay Magnolia (<i>Magnolia virginiana</i> 'moonglow')	35x25	Evergreen leaves with white flowers
Pear		
Capital Flowering Pear (<i>Pyrus calleryana</i> 'Capital')	35x15	White flowers, drought tolerant
Tupelo		
Black Tupelo (<i>Nyssa sylvatica</i> 'Firestarter')	40x25	Great fall color, hardy tree
Afterburner Black Tupelo (<i>Nyssa sylvatica</i> 'David Odom')	35x20	Bright red fall color
Yellowwood		
Yellow Wood (<i>Cladrastis kentuckia</i>)	40x40	Fragrant white flowers

Trees permitted in 6'-8'11" planting area with no overhead utility wires

Species

HxW Characteristics

Aspen		
Quaking Aspen (<i>Populus tremuloides</i>)	*Native tree	50x25 Native to Oregon
Beech		
Rivers Purple Beech (<i>Fagus sylvatica 'Riversii'</i>)	60x40	Purple leaves
Catalpa		
Northern Catalpa (<i>Catalpa speciosa</i>)	50x30	Large leaves, white/purple flowers
Coffeetree		
Kentucky Coffeetree (<i>Gymnocladus dioicus</i>)	60x40	Vase shaped tree with upright arching branches (has seeds)
Espresso™ Kentucky Coffeetree (<i>Gymnocladus dioicus 'Espresso-JFS'</i>)	60x40	Vase shaped tree with upright arching branches (seedless)
Cork		
Eye Stopper® Cork Tree (<i>Phellodendron amurense 'Longenecker'</i>)	40x35	Fruitless, tough tree, cork looking bark
Elm		
Accolade® Elm (<i>Ulmus 'Morton'</i>)	60x50	Dutch Elm disease resistant
Jefferson Elm (<i>Ulmus americana 'Jefferson'</i>)	65x55	Fast growing, Dutch Elm disease resistant
Patriot Elm (<i>Ulmus 'Patriot'</i>)	50x40	Drought, pest & Dutch Elm disease resistant
Ginkgo		
Autumn Gold Ginkgo (<i>Ginkgo biloba 'Autumn Gold'</i>)	40x35	Insect, disease, pollution tolerant
Shangri-la Ginkgo (<i>Ginkgo biloba 'Shangri-la'</i>)	45x35	Yellow fall color, fruitless
Hackberry		
Common Hackberry (<i>Celtis occidentalis</i>)	50x45	Tolerant of climate and urban abuse
Rubber tree		
Hardy Rubber Tree (<i>Eucommia ulmoides</i>)	40x40	Insect and disease resistant
Honeylocust		
Skyline Honeylocust (<i>Gleditsia triacanthos 'Skyline'</i>)	45x35	Upright growing, golden fall color
Horsechestnut		
Briotii Red Horsechestnut (<i>Aesculus x carnea 'Briotii'</i>)	30x35	Red flowers
Fort McNair Horsechestnut (<i>Aesculus x Carnea 'Fort McNair'</i>)	32x30	Pink/yellow flower
Katsura		
Katsura (<i>Cericidiphyllum Japonicum</i>)	50x30	Likes moist, well-drained soil, shade loving
Linden		
Greenspire Littleleaf Linden (<i>Tilia cordata 'PNI 6025'</i>)	50x40	Pyramidal form
Silver Linden (<i>Tilia tomentosa 'Sterling'</i>)	45x35	Fast-growing silver/green leaves
Redmond Linden (<i>Tilia americana 'Redmond'</i>)	45x35	Pyramidal form

Continued on next page

Trees permitted in 6'-8'11" planting area with no overhead utility wires

Species

HxW Characteristics

Locust		
Purple Robe Locust (<i>Robinia pseudoacacia</i>)	50x32	Dark purple flower
Magnolia		
Cucumber Magnolia (<i>Magnolia acuminata</i>)	50x40	Creamy yellow flowers
Oak		
Bur Oak (<i>Quercus macrocarpa</i>)	70x45	Fast growing
Oregon White Oak (<i>Quercus garryana</i> *) *Native tree	65x45	Slow growing, native to Oregon
Sawtooth Oak (<i>Quercus acutissima</i>)	50x40	Yellow fall color
Scarlet Oak (<i>Quercus coccinea</i>)	60x45	Bright red fall color
Shumard Oak (<i>Quercus shumardii</i>)	75x55	Red fall color
Southern Live oak (<i>Quercus virginiana</i>)	70x70	Evergreen
Swamp White Oak (<i>Quercus bicolor</i>)	60x50	Tolerates moist soil
Interior live oak (<i>Quercus wislizenii</i>)	50x40	Evergreen, drought tolerant
Valley Oak (<i>Quercus lobata</i>)	50x40	Large, drought tolerant
PINE		
Gray Pine (<i>Pinus sabiana</i>) *Native tree	45x20	Native to Oregon/California
Limber Pine (<i>Pinus Flexilis</i>) *Native tree	60x30	Native to Oregon
ZELKOVA		
Green Vase Zelkova (<i>Zelkova serrata</i> 'Green Vase')	60x40	Fast growing, shate tree, pest and disease resistant
Village Green Zelkova (<i>Zelkova serrata</i> 'Village Green')	60x40	Fast growing, vase shaped

Trees permitted in 9'+ planting area with no overhead utility wires

Species

HxW Characteristics

Beech		
Rivers Purple Beech (<i>Fagus sylvatica</i> 'Riversii')	60x40	Purple leaves
Douglas Fir		
Douglas fir (<i>Pseudotsuga menziesii</i> *)	*Native tree 100x30	Native, fast growing
Fir		
Grand fir (<i>Abies grandis</i> *)	80x25	Evergreen, native to Oregon, grows well in shade
	*Native tree	
Spanish Fir (<i>Abies pinsapo</i>)	50x30	Slow growing, evergreen
Maple		
Autumn Blaze Maple (<i>Acer rubrum</i> x <i>A. saccharinum</i> 'Autumn Blaze')	50x40	Upright branching, long lasting fall color
Autumn Fest® Maple (<i>Acer saccharum</i> 'JFS-KW8' PP 22034)	50x35	Upright growing, orange/red fall color
Big leaf Maple (<i>Acer macrophyllum</i> *)	*Native tree 75x40	Native to Oregon
October Glory Red Maple (<i>Acer rubrum</i> 'October Glory')	40x35	Reddish/purple fall color
Red Sunset Maple (<i>Acer rubrum</i> 'Franksred')	45x35	Upright branching, red fall color
Oak		
Bur Oak (<i>Quercus macrocarpa</i>)	70x45	Fast growing
Oregon White Oak (<i>Quercus garryana</i> *)	*Native tree 65x45	Slow growing, native to Oregon
Sawtooth Oak (<i>Quercus acutissima</i>)	50x40	Yellow fall color
Scarlet Oak (<i>Quercus coccinea</i>)	60x45	Bright red fall color
Shumard Oak (<i>Quercus shumardii</i>)	75x55	Red fall color
Southern Live Oak (<i>Quercus virginiana</i>)	70x70	Evergreen
Swamp White Oak (<i>Quercus bicolor</i>)	60x50	Tolerates moist soils
Interior Live Oak (<i>Quercus wislizenii</i>)	50x40	Evergreen, drought tolerant
Valley Oak (<i>Quercus lobata</i>)	50x40	Large, drought tolerant
Canyon Live Oak (<i>Quercus chrysolepis</i>)	100x50	Native to California, southern Oregon
Pine		
Ponderosa Pine (<i>Pinus ponderosa</i>)	*Native tree 125x30	Native to Oregon
Gray Pine (<i>Pinus sabiana</i>)	*Native tree 45x20	Native to Oregon/California
Tuliptree		
Tuliptree (<i>Liriodendron tulipifera</i>)	70x40	Yellow flowers

Trees permitted under utility wires

Species

HxW Characteristics

Crabapples		
Tschonoskii Crabapple (<i>Malus tschonoskii</i>)	30x15	White flowers, great fall color
Golden raindrops (<i>Malus transitoria</i> 'Schmidtcutleaf')	20x15	White flower, upright growing
Prairifire (Crabapple – <i>Malus</i> 'Prairifire')	20x20	Bright pinkish red flower
Purple prince (Crabapple – <i>Malus</i> 'Purple Prince')	20x15	Red rose flower
Royal raindrops (Crabapple – <i>Malus</i> 'JFS-KW5' PP 14375)	20x15	Bright pinkish red flowers
Crape Myrtles		
Muskogee Crape Myrtle (<i>Lagerstroemia</i> 'Muskogee')	20x20	Pink/purple flowers
Natchez Crape Myrtle (<i>Lagerstroemia</i> 'Natchez')	20x20	White flower
Fringetree		
Fringetree (<i>Chionanthus retusus</i>)	20x20	Fragrant white flowers
Goldenrain		
Goldenrain tree (<i>Koelreuteria paniculata</i>)	30x25	Yellow flowers, lantern shaped seedpods, drought tolerant
Serviceberry		
Western Serviceberry (<i>Amelanchier alnifolia</i> *)	28x20	Native to Oregon, orange fall color, white flowers
Autumn Brilliance Serviceberry (<i>Amelanchier</i> 'Autumn Brilliance')	28x20	Orange fall color, white flowers
Spring Flurry Serviceberry (<i>Amelanchier</i> 'Spring Flurry')	28x20	Orange fall color, white flowers
Elderberry		
Blue Elderberry (<i>Sambucus cerulea</i>)	25x20	Native to Oregon
Snowbell		
Emerald Pagoda Japanese Snowbell (<i>Styrax japonicus</i> 'Emerald Pagoda')	25x20	Light pink or white flowers
Pink Chimes Japanese Snowbell (<i>Styrax japonicus</i> 'Pink Chimes')	25x20	Light pink or white flowers
Snow Charm® Japanese Snowbell (<i>Styrax japonicus</i> 'JFS-E')	25x20	Light pink or white flowers
Tree lilac		
Beijing Gold® Tree Lilac (<i>Syringa pekinensis</i> 'Zhang Zhiming')	20x20	Fragrant white/yellow flowers

All trees shall be:

- A minimum of 1.5-inch caliper at six inches above ground level
- At least 8-10 feet high
- Healthy grown nursery stock
- Planted in same size planter width as listed in tree list

All trees shall have a straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted. Bare root stock shall leave a root system sufficient to ensure survival and healthy growth. Balled and burlap (B&B) stock shall leave a natural sound ball sufficient to ensure survival and healthy growth. All trees which are grafted are to be grafted at a minimum height of 7 feet above ground level.

Root Stock

Bare root stock shall leave a root system sufficient to ensure survival and healthy growth. Balled and burlap stock shall leave a natural sound ball sufficient to ensure survival and healthy growth. All trees that are grafted are to be grafted at a minimum height of seven inches above ground level.

Resources

Local retail Nurseries

Cornell Farm Nursery www.cornellfarms.com | 503-292-9895

EF Nursery, Inc. www.efnursery.com | 503-357-5141

Farmington Gardens Nursery www.farmingtongardens.com | 503-649-4568

Friends of Trees www.friendsoftrees.org | 503-282-8846

Garden World www.gardenworldonline.com | 503-982-2380

Karam Nursery www.karamnursery.com | 503-631-7200

Kuenzi Turf and Nursery www.kuenziturfnursery.com | 503-585-8337

Loen Nursery, Inc www.loennursery.com | 503-625-5454

Portland Nursery www.portlandnursery.com | 503-788-9000

SuperTrees Inc. www.supertrees.com | 503-266-8733

The Nursery Outlet www.thenurseryoutlet.us | 503-782-7700

Tree information

Great Plant picks www.greatplantpicks.org

Arbor Day Foundation www.arborday.org

Permit information

www.BeavertonOregon.gov/188/Apply-for-Permits

Permit application

<https://content.civicplus.com/api/assets/b3667554-7bdc-418c-a210-54e3a193faaa>

Urban Forestry website

www.BeavertonOregon.gov/973/Urban-Forestry

**Please visit the website or contact the Urban Forestry department for information*

**Permits are required for removal or planting of a tree in the right of way*



BeavertonOregon.gov/1007/Approved-Tree-List





CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Received
Planning Division
07/27/2023

July 27, 2023

Aaron Harris
City of Beaverton Community Development Department
12725 SW Millikan Way
Beaverton, OR 97076

RE: **Scholls Valley Heights Townhomes (LU22023-00297 [DR22023-00296])
Completeness Review**
Pioneer Project No.: 359-008

Dear Aaron,

This letter and supplemental information provided with it are intended to address the Completeness Review letter dated June 7, 2023, for Design Review for 10 Single Family Attached Dwellings within Scholls Valley Heights No. 2. Please find responses to specific items below.

A. WRITTEN STATEMENT:

- 1. Please provide a property owner consent letter, or an e-mail from the property owner, to verify the property owner's support for the land use application.*

RESPONSE: Please see attached the Designation of Authorized Agents for CND, LLC (and all subsidiaries, including CND – Scholls, LLC), verifying Aziz Siddiqui as an authorized signatory of the property owner, CND – Scholls, LLC.

- 2. Fees for the application have not yet been paid. Please call 503-526-2420 and leave a message with your contact information and the project's application numbers. Staff will then contact you to make the payment.*

RESPONSE: A check for the full fee amount of \$28,365.75 was submitted to City staff on May 15, 2023. However, by Friday, June 2, 2023, the City's Electronic Permitting System (EPS) showed the fees as unpaid. At that time, I emailed City staff to inquire as to the status of the prior payment, and on June 5, 2023, I was notified via email by the EPS system that the fees for permit application number LU22023-00297 had been paid. Please see the attached email for confirmation.

B. PLANS AND GRAPHIC REQUIREMENTS:

- 1. Please provide an on-site photometric plan consistent with BDC Section 60.05.30 and Table 60.05-1.*

RESPONSE: The lighting plan submitted shows the revised proposed lighting locations, while the associated lighting specification sheets are also provided. Photometrics for these lights are not currently available, as each light is to be individually located in the field to comply with the Technical Lighting standards, including the angle of the fixture head, as well as decorative boxes or fabricated shields. Final lighting photometrics will be provided prior to building permit submittals, with conditions anticipated requiring such.

PRELIMINARY STAFF COMMENTS (NOT COMPLETENESS ITEMS):

While not strictly completeness items, the following are matters that will need to be addressed prior to the Facilities Review Committee meeting. Please note that this list may not be exhaustive of all potential issues that may arise during development but are items that came to the attention of staff during completeness.

RESPONSE: Based on the information provided in the Completeness Review letter dated June 7, 2023, and listed above, with submittal of the above responses the application can now be accepted as complete. Responses to the “Not Completeness Items” described below are also provided here.

1. Planning:

- *Sheet P0.0 identifies four-foot walkways. Pedestrian walkways are required to be a minimum of five feet wide per BDC Section 60.05.20.3.F. Please revise the proposal as necessary.*

RESPONSE: The applicant has revised the internal walkways within individual lots to a minimum width of 5-feet. Landscape plans showing the revisions are included with this resubmittal.

- *The project narrative currently addresses portions of code that are not applicable to the applicant’s Design Review Two application. For example, the Design Review Guidelines at BDC Sections 60.15.35, 60.15.40, and 60.15.45 are not applicable to a Design Review Two application. Similarly, the Land Division standards at BDC Section 60.15 are not applicable to a Design Review Two application. Please revise the narrative as needed to only address the applicable standards.*

RESPONSE: The applicant was unable to locate Sections 60.15.35, 60.15.40, and 60.15.45 within the BDC or written narrative. However, wherever possible the written narrative has been revised as requested. The updated narrative is included with this resubmittal.

- *The applicant’s submittal checklist states that the proposed building height maximum is 38 feet. Sheet BLD-B ELV-1 indicates a maximum height of approximately 30’ for Lots 68-72. Sheet BLD-A ELV-1 indicates a maximum height of 32’6” for Lots 68-72. Please revise the project materials as needed for consistency and accuracy.*

RESPONSE: The submittal checklist and building elevations (see Sheets BLD-A ELV-1 and BLD-B ELV-1) have been revised to accurately reflect the maximum height of the buildings, and are resubmitted herein.

Based on the definition of building height in the Beaverton Community Development Code, the applicant has measured the building height using the vertical distance from grade plane to the highest point of a sloped roof structure. Grade plane is measured as the average of finished ground level adjoining the building at exterior walls. Based on the average of finished ground level around the buildings, the building height of both is calculated at 31 feet. It is noted that the maximum building height in the R-2 zone was 40 feet, however the applicant was approved for up to a 12-foot height increase through the PUD, to a maximum height of 52 feet. Accordingly, the buildings remain significantly below the maximum permitted height.

- *The applicant's submittal checklist states a proposed building modification of 11,221 sq. ft. Staff's understanding is that there are currently no existing buildings on-site and therefore no building's to be modified. Please revise the project materials as needed for consistency and accuracy.*

RESPONSE: The submittal checklist has been revised as requested, and is resubmitted herein.

- *According to the applicant's narrative, and consistent with the Scholls Valley Heights at South Cooper Mountain PUD staff report, the project's applicable setbacks include a 4-foot rear yard setback and 5-foot side yard setbacks where dwellings are not attached. According to Sheet P0.0, the project proposal includes 3.5-foot rear yard setbacks and 4.25-foot side yard setbacks. Please revise the proposal for consistency with the Scholls Valley Heights at South Cooper Mountain PUD approval.*

RESPONSE: The purpose of the color graphic included on Sheet P0.0 is to determine the lot coverage broken down into building area, parking and driving (i.e. paved surfaces), and landscaping/open space. The measurements referenced above were used as part of those calculations, and are not measured to the building facade. Specified building setbacks are maintained between the building facades and the property lines, and have been added to Sheet P0.0 for further clarity.

- *The project's proposed patios appear to reduce side yard setbacks to approximately one foot. Patios over 30 inches in height from grade at any point are considered structures required to comply with setbacks. Please revise the project narrative and plans as needed to demonstrate compliance with setback standards. Please expand the project narrative to discuss if the patios do or do not measure 30 inches in height from grade at any point.*

RESPONSE: Following the pre-application conference for this proposal, the buildings were moved further back on the lots in order to accommodate PGE vaults. As a result of the shift, the side yard patio/landing areas are surrounded by more moderate grades, and none of the 4 patio/landing areas are over 30 inches in height from grade at any point. The application narrative and Sheet ELV-3 have been revised for both buildings, and are resubmitted herein.

- *Staff is unable to verify that the cantilevered portions of the townhomes, located adjacent to side yard setbacks, are placed entirely outside of the side yard setback areas. Please revise Sheet BLD-A ELV-1 and Sheet BLD-B ELV-1 to include side yard setback measurements.*

RESPONSE: The cantilevered portions of the townhomes, shown on initial plans located adjacent to side yard setbacks, have been removed from the buildings. Building plans have been revised to include these changes.

- *According to the applicant's landscape plans, White Wonder Dogwood and Corral Bark Maple trees are proposed. Staff does not see either tree listed on the City of Beaverton Tree List. Please review the attached tree list document and revise the proposal as necessary.*

RESPONSE: The applicant has revised the proposed tree species to Muskogee Crape Myrtle – *Lagerstroemia 'Muskogee'* and Goldenrain Tree – *Koelreuteria paniculata*. Landscape plans showing these revisions and a copy of the City of Beaverton tree list are included with this resubmittal.

Thank you for your time and effort in reviewing this application. Please do not hesitate to contact us with any further questions.

Sincerely,
Pioneer Design Group, Inc.



Wayne Hayson
Planning Manager

Attachments: Classic Neighborhood Development, LLC (and all subsidiaries), Designation of Authorized Agents, Effective August 11, 2022
LU22023-00297 - Scholls Valley Heights Design Review (Phase 7) - Fees Paid


Cc: *file*

**CLASSIC NEIGHBORHOOD DEVELOPMENT, LLC
(and all subsidiaries)
Designation of Authorized Agents
Effective August 11, 2022**

The undersigned, DM Weekley, Inc. ("DMWI"), a Delaware corporation, being the Manager of CLASSIC NEIGHBORHOOD DEVELOPMENT, LLC ("CND"), a Delaware limited liability company, and all subsidiaries¹, hereby authorizes the following actions and, where necessary, directs the appropriate persons or officers to take whatever action may be necessary and appropriate to effectuate or accomplish the following:

The persons shown on Attachment 1 are authorized to execute, acknowledge and deliver such instruments and take such other actions that are reasonable and necessary in the ordinary course of business, to consummate the acquisition and financing of land, purchase and sale of lots by CND, and its subsidiaries, including those listed on Attachment 2, and located within the indicated geographical areas; and execute closing documents and instruments to effect transfer of title, within the scope of transaction authority indicated.

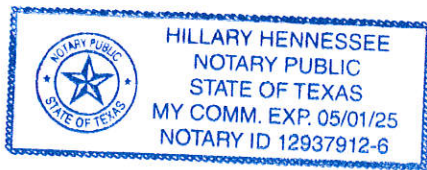
DM WEEKLEY, INC., as Manager of
CLASSIC NEIGHBORHOOD DEVELOPMENT, LLC
and its subsidiaries


By: 
John Burchfield, Vice President
Corporate Secretary/General Counsel

THE STATE OF TEXAS
COUNTY OF HARRIS

I, THE UNDERSIGNED NOTARY PUBLIC, certify that John Burchfield, personally appeared before me this day and acknowledged that he is the Vice President, Corporate Secretary and General Counsel of DM Weekley, Inc. a Delaware corporation, the Manager of CLASSIC NEIGHBORHOOD DEVELOPMENT, LLC, and its subsidiaries, and specifically authorized by Resolution of the Board of Directors to execute this Designation; that he signed the foregoing on behalf of said corporation in the forgoing capacity, and acknowledged said instrument to be the act and deed of said corporation and limited liability company.

Witness by my hand and official seal, on August 11, 2022.




Notary Public in and for the
State of Texas

ATTACHMENT 1

Transaction Authority: All Contracts and other Documents, Instruments & Actions For All Areas	
David Weekley	Chairman
Richard W. Weekley	Vice Chairman
John Johnson	Chief Executive Officer
Chris Weekley	President
Ladd Fargo	Vice President & Chief Operating Officer
Heather Humphrey	Vice President & Chief Finance Officer
John Burchfield	Vice President, Corporate Secretary & General Counsel

Transaction Authority: Any documents or instruments, including deeds, for all Divisions for the purchase and sale of lots, including all notes, deeds of trust, or other documents or instruments incident to the financing of lot purchases by Classic Neighborhood Development, LLC and its subsidiaries, including without limitation construction loan closing documents.	
David Weekley	Chairman
Richard W. Weekley	Vice Chairman
John Johnson	Chief Executive Officer
Chris Weekley	President
Heather Humphrey	Vice President & Chief Finance Officer
John Burchfield	Vice President, Corporate Secretary & General Counsel
Aimee Davis	Sr. Cash Manger
Cindy Moody	Finance Coordinator
Meghen Martinez	Finance Coordinator
Mary Cavallino	Land Financial Analyst
Evan Cox	Finance Coordinator
Nick Webking	Finance Manager

Transaction Authority: Permit applications, Plats, Easement documents, Utility agreements, Development Services Agreements, Subcontractor agreements and other documents approved by the company's Legal Department.	
AREA	NAME
All Areas	Jeff Barrett Aziz Siddiqui
Atlanta	Steve Ebensberger
Austin	Jim Rado
Charleston	Shad Tome Henry Maloney
Charlotte	Steve Ebensberger Shannon Boling Scott Kilby
Colorado Springs	Jason Hill
Dallas	Ken McDonald Garrett Lust
Denver	Jason Hill
Houston	Todd Morgan Brock Eller
Indianapolis	Jim Rado Michael Luedke
Jacksonville	Steve Ebensberger Keith Donnelly
Minneapolis/St. Paul	Walter Watson

Nashville	Ryan Wells
Orlando	Shad Tome Drew Abel
Phoenix	Jason Hill
Portland	Walter Watson
Raleigh	Ryan Wells Ryan Jackson
Salt Lake City	Walter Watson
San Antonio	Jim Rado
Sarasota	Shad Tome Martin Frame Gary Miller
Tampa	Shad Tome Martin Frame Gary Miller

ATTACHMENT 2

Area	Entities
All Areas	Classic Neighborhood Development, LLC Classic Neighborhood – FC Holdings, LLC CND-Acquisitions, LLC CND-Resources, LLC
Atlanta	CND-Ellis, LLC CND-Great Sky, LLC CND-Hannover Park, LLC CND-Heritage, LLC CND-Lowe Lane, LLC
Austin	CND-Chisholm, LLC CND-Cooper, LLC CND-Double Creek, LLC CND-Easton Park 2, LLC CND-GNR, LLC CND-Presidio, LLC CND-Sawyer Ranch, LLC CND-Sunfield, LLC Felder CND, LLC
Charleston	CND-Carolina Park, LLC CND-WP, LLC
Charlotte	CND-North Creek, LLC CND-Villa Heights, LLC
Colorado Springs	CND-Cloverleaf, LLC CND-Trailside, LLC
Dallas	CND-544, LLC CND-Chapel Hill, LLC CND-Cityville, LLC CND-Greenville Heights, LLC CND-LHTC2, LLC CND-Nursery Lane, LLC CND-Pecan Square, LLC CND-Pecan Square II, LLC CND-Rosehill, LLC CND-SP, LLC CND-Tavolo, LLC CND-The Avenue, LLC CND-The Grove, LLC
Denver	CND-North Park, LLC CND-North Park 2, LLC CND-Painted Prairie, LLC
Houston	CND-Airline, LLC CND-Brittmoore, LLC CND-Cane, LLC CND-East Shore, LLC CND-Long Point III, LLC CND-Newport, LLC CND-Timbergrove, LLC CND-Timbergrove II, LLC CND-Westleigh, LLC
Indianapolis	CND-Grantham, LLC CND-Woods Robinson, LLC
Jacksonville	CND-E7, LLC CND-E10, LLC CND-ICI, LLC CND-Southside Quarter, LLC

	DRP CND-ICI, LLC E-5 Holdings, LLC
Minneapolis/St. Paul	CND-Donnegal, LLC CND-Orono Crossings, LLC CND-Reserve at Twin Lakes, LLC CND-Riverside, LLC
Nashville	CND-Clari, LLC CND-Five Oaks, LLC
Orlando	CND-Arden, LLC CND-Astera Lake Mary, LLC CND-Goldenrod, LLC CND-Keller, LLC CND-Mt Dora, LLC CND-Olympus, LLC
Phoenix	CND-Alamar, LLC CND-E-Mark, LLC CND-Harvest, LLC CND-Highlands II, LLC CND-NP, LLC CND-Storyrock, LLC CND-Union Park, LLC CND-Union Park 2, LLC CND-Victory, LLC CND-WR31E, LLC
Portland	CND-Cedar Creek, LLC CND-River Terrace, LLC CND-Scholls, LLC
Raleigh	CND-Bridle Run, LLC
Salt Lake City	CND-Cedar Canyon, LLC CND-On Point, LLC CND-Ridgeview North, LLC
San Antonio	CND-Whitby, LLC
Sarasota	CND-Moss Creek, LLC CND-Payne Park, LLC
Tampa	CND-Copeland, LLC CND-Eagle Creek, LLC CND-Grand Central, LLC CND-Hamlin Landing, LLC CND-ICI Persimmon Park, LLC CND-Kenwood, LLC CND-Lakewood, LLC CND-Rhodine, LLC CND-Tampania, LLC CND-Union District, LLC Persimmon Park Holdings, LLC Persimmon Park Holdings 2, LLC

Wayne Hayson

From: noreply@CityofBeaverton.gov
Sent: Monday, June 05, 2023 7:49 AM
To: ASiddiqui@dwhomes.com; Wayne Hayson
Subject: LU22023-00297 - Scholls Valley Heights Design Review (Phase 7) - Fees Paid

Hello David Weekley Homes,

Thank you for your payment. Your permit application number is LU22023-00297 and your permit application name is Scholls Valley Heights Design Review (Phase 7).

Please refer to the Beaverton Electronic Permitting System <https://prod.buildinginbeaverton.org/>.

Paid By David Weekley Homes
A/P Name Scholls Valley Heights Design Review (Phase 7)
Site Address
Paid Date 6/5/2023
Payment Method CHECK Check Number 3064675

Fee Description	Paid Amount
Technology fee	\$1,350.75
Downtown Design Review 2 Fee	\$27,015.00

Total Fees \$28,365.75

Thank you,
Planning Division
Community Development Department
City of Beaverton

Received
Planning Division
07/27/2023



March 9, 2023

David Weekley Homes
Attn: Elizabeth Morse
1905 NW 169th Place
Beaverton, OR 97006

Subject: Pre-Application Summary Notes for Scholls Valley Hts Townhomes (PA2023-0007)

Dear Elizabeth Morse,

Thank you for attending the Pre-Application Conference held on February 8, 2023. 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. 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. Please do not hesitate to contact us if you have any questions.

Sincerely,

Elena Sasin
Associate Planner
Phone (cell): 503-278-1482
E-mail: esasin@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for

Scholls Valley Hts Townhomes PA2023-0007

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: February 8, 2023

PROJECT INFORMATION:

Project Name: **Scholls Valley Heights Townhomes**

Project Description: Proposal for the construction of two 5-unit townhouse structures within the Scholls Valley Heights PUD – specifically lots 63-72 of the Scholls Valley Heights No. 2 plat.

Property/Deed Owner: CND-Scholls LLC
1111 N Post Oak St.
Houston, TX 77055

Site Address: N/A

Tax Map and Lot: Map: 2S106BB Lots:6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600
Zoning: Residential Mixed A (RMA) (Previously R2)
Comp Plan Designation: Lower Density Neighborhoods (Previously Medium Density)
Site Size: Approximately 18,276 square feet (0.41 acres)

APPLICANT INFORMATION:

Applicant's Name: David Weekley Homes
Attn: Meghan Ticknor
1905 NW 169th Place
Beaverton, OR 97006

Phone / Email: (503) 213-4409/ mticknor@dwhomes.com

PREVIOUS LAND USE HISTORY: Scholls Valley Heights at South Cooper Mountain PUD (CPA2017-0007/ZMA2017-0007/CU2017-0011/LD2017-0021/LD2017-0027/SDM2017-0010/TP2017-0015) and Scholls Valley Heights at South Cooper Mountain PUD Modifications (CPA2018-0004/ZMA2018-0003/CU2018-0006/LD2018-0015/LD2018-0016).

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. 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 Type	Fees	Tech Fee/Total
Design Review 2	1.25% of project value Min. \$7,024 Max. \$27,015	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value
OR		
(possible) Design Review Three	1.25% of project value Min. \$10,806 Max. \$29,176	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.

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.

*Land use application project value is the total cost of all on-site improvements, inclusive of buildings and site area subject to land use review based on professional estimates by a licensed engineer, architect, landscape designer, or contractor. These estimates may include, but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. Not included are land costs, administrative and professional fees, and other government fees.

For more information, please see the full fee schedule here: <https://content.civicplus.com/api/assets/e7c3660b-65cf-405f-9e32-d475a26d2b7a?cache=1800>

SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the

decision making authority of the Type 3 application. The decision-making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

If the proposal meets the thresholds for a Type 2 Procedure, then a Neighborhood Review Meeting is not required. If the proposal meets the thresholds for a Type 3 Procedure, then a Neighborhood Review Meeting ***is required***. Please see the **Key Issues/Considerations** section of these notes for description of land use applications and associated notes.

The subject site is located in the **Highland Neighborhood Advisory Committee (NAC)**. Contact: Dr. Alison Balbag, NAC Chair at drdralisonbalbag@gmail.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 in BDC Section 50.30 and in the following link:
<https://content.civicplus.com/api/assets/3f3dbebe-bd25-4ed6-8102-2d198238db25?cache=1800>

The Request for Neighborhood Meeting Labels Form can be found here:
<https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800>

The Neighborhood Meeting may be held either in person or virtually. Mailing notices should provide a link to the virtual meeting and directions to provide the project team with comments and questions after viewing the virtual meeting. A copy of a sample letter describing a virtual meeting can be provided to you. The City requests that the summary of the meeting and sign-in sheet be submitted with the application packet and also emailed to neighbormail@beavertonoregon.gov **or** mailed to the following address:

CHAPTER 20 (LAND USES):

Note: The subject lots are part of an approved Planned Unit Development (PUD), Scholls Valley Heights. Base zoning standards found in Chapter 20 (Section 20.05.15) for the R2 zone may be modified through the PUD, as outlined in Section 60.35.10 (Ordinance 4716; 9/15/2017). The modified approved site development standards are provided below.

	Standard	Footnote	Approved
Setbacks			
Front	10 feet		8 feet
Side	0 or 5 or 10 ⁵ feet	⁵ If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.	0/5/8 feet
Rear	15 feet		12 feet
Garage	5 or 18.5 ⁸	⁸ Either no greater than 5 feet or a minimum of 18.5 feet.	18.5 feet

Garage Door to Rear ⁹	24	⁹ Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.	4 feet
Max. Height	40 feet		52 feet

20.05.20 Land Uses: Attached dwellings are Permitted in the R2 zone (Ordinance 4716; 9/15/2017).

CHAPTER 30 (NONCONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Section 40.03 (Facilities Review) is applicable to all Design Review Two and Design Review Three applications. Staff acknowledges that many of the essential and critical facilities have been reviewed through the initial PUD process. The applicant’s written response to Section 40.03 should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable or how it has already been addressed in previous land use applications. 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 state how all critical and essential services will serve the site, proposed or existing.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Design Review Two (Threshold #3)	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
<u>Possible Application(s):</u>						
2.	Design Review Three (Threshold #8)	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

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

Comments: In order for your application(s) to be deemed complete, a written statement is 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:

- Section 60.05 (Design Review Principles Standards and Guidelines)**
- Section 60.07 (Drive-Up Window Facilities)
- Section 60.10 (Floodplain Regulations)
- Section 60.15 (Land Division Standards)**
- Section 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.25 (Off-Street Loading)
- Section 60.30 (Off-Street Parking)**
- Section 60.33 (Park and Recreation Facilities)
- Section 60.35 (Planned Unit Development)**
- Section 60.40 (Sign 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) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

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	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
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if checked <input checked="" type="checkbox"/>	<p>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 Chapter 3 of the <i>Design and Construction Standards</i> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>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 a SPL, complete the <u>pre-screening site assessment form</u>. Please visit this website for more information about CWS environmental review: http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</p>
<input checked="" type="checkbox"/>	<p>Carl Werner, Building, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Residential building combo permits required for each dwelling. Please contact Building Division for additional information.</p>
<input type="checkbox"/>	<p>Steve Brennen, Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<input checked="" type="checkbox"/>	<p>Silas Shields, Site Development, City of Beaverton (503) 350-4055 / sshields@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<input checked="" type="checkbox"/>	<p>Fabio de Freitas, Planning, City of Beaverton (503) 526-2557/ fdefreitas@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Written comments attached.</p>
<input checked="" type="checkbox"/>	<p>Elizabeth Cole, Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> It's unclear if waste hauler will be able to use the alley for access. Please note, if alley is inaccessible, waste hauler may require carts to be placed on Aspen Butte.</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. **BEAVERTON DEVELOPMENT CODE:** T The initial applications for The Vineyard at Cooper Mountain Planned Unit Development were submitted on June 13, 2018, therefore the PUD approval was reviewed under the April 27, 2018, ordinance. Per ORS, the applicant may decide which code is applicable to the Design Review of the townhomes (the 2018 or current version), however all applicable aspects of one code shall be addressed, rather than a combination from both codes. These notes assume that the Development Code in effect when the PUD application was submitted are applied, should that not be the case please consult with staff for further reviews that may be necessary.
2. **DESIGN REVIEW:** New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use require a **Design Review Two (Type 2)** application,

as detailed in Section 40.20.15.2. The proposal may be processed under a Design Review Two if all applicable approval criteria in Section 40.20.15.2.C are met and the proposal complies with all applicable Design Standards for residential buildings in residential zones as outlined in Section 60.05.05 through 60.05.30 and Table 60.05-1 Technical Lighting Standards. A project meeting the Design Review Two threshold which does not meet an applicable design standard is subject to the **Design Review Three (Type 3)** application. The applicant may also choose to address the Design Review Guidelines in lieu of the Standards, however, please note that the Guidelines may only be reviewed through the Design Review Three application (none of the Guidelines can be addressed through the Design Review Two application).

- Design Review Two: Please review the Design Review Two thresholds and approval criteria in Section 40.20.15.2 and Design Review Standards in Sections 60.05.05-60.05.30 as well as Table 60.05-1 Technical Lighting Standards.
- Design Review Three: Please review the Design Review Three thresholds and approval criteria in Section 40.20.15.3 and Design Review Guidelines in Section 60.05.35-60.05.50. The applicant may choose to address a combination of Design Review Standards and Guidelines with a Design Review Three application.
- Please review Chapter 50 Procedures for more information on Type 1, 2, and 3 Procedures. Please note that applications processed under a Type 3 Procedure require a Neighborhood Review Meeting prior to application submittal and the decision making authority for a Type 3 application is the Planning Commission.
- Although the applicant has described the proposed development as townhomes, the 2017 Beaverton Development Code had only two primary housing categories, attached or detached. Because the proposed development is attached townhomes, the standards/guidelines for attached residential buildings will be applicable. Please note that some standards may refer to the entire building (Section 60.015.15.1.A), rather than individual units, while other standards are applicable to individual lots (Table 60.05-1).

3. **SERVICE PROVIDER LETTERS (SPLs)**: The City of Beaverton requires SPLs from special districts who provide services to the subject site. SPLs are required prior to your application being deemed complete in the land use process. City staff acknowledge that Scholls Valley Heights PUD has already received service provider letters or service provider permits from special districts. The applicant may submit alternative documentation, such as email or letter, from outside agencies if they do not require revised or new SPLs/SPPs. City staff has identified the following SPLs as applicable to your proposal:
 - a. **Beaverton School District**: In an email to staff dated February 1, 2023, the Beaverton School District indicated the previous SPL for the PUD is sufficient and a revised SPL is not required.
 - b. **Clean Water Services (CWS)**: All development within the City requires a CWS SPL for environmental review. Please visit this website for more information: <http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>.
 - c. **Tualatin Valley Fire & Rescue (TVF&R)**: TVF&R requires a 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>
 - d. **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.
4. **SYSTEM DEVELOPMENT CHARGES (SDCs)**: The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other SDCs. The SDCs are not assessed or evaluated through the land use application 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 TDT, please use Washington County's Self-Calculation Form:

<https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm>

For more information regarding the TDT, please contact City of Beaverton Transportation Engineer Jabra Khasho at (503) 526-2221 or jkhasho@beavertonoregon.gov.

Please review this website for information regarding other applicable system development fees, such as fees for sanitary sewer, storm sewer, water, and parks; the Metro Construction Excise Tax; and the School District Construction Excise Tax: <https://www.beavertonoregon.gov/798/Development-Charges>. For more information, please contact the Building Division at cddmail@beavertonoregon.gov.

5. **ELECTRONIC PLAN REVIEW:** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. Please visit the "Apply for Permits" webpage for more information: <https://beavertonoregon.gov/188/Apply-for-Permits>



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: Scholls Valley Heights Townhomes

Pre-Application Conference#: PA2023-0007

Date: February 8, 2023

Applicant: Meghan Ticknor

Project Planner: Elena Sasin, Associate Planner

Notes prepared by: Fabio de Freitas, Senior Planner

 (503) 526-2557  fdefreitas@beavertonoregon.gov

These comments are based on the information provided at the **February 8, 2023 Pre-Application Conference** for a proposal at **Lots 63-72 (SW Aspen Butte St), Scholls Valley Heights**. The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

GENERAL NOTES

The subject Pre-application Conference has been submitted primarily to allow the City to provide the applicant with design guidance with respect to the proposed townhomes. The lots were previously created via prior approved land use requests with street frontage along SW Aspen Butte St and with a private Tract J that will serve as an alley for the proposed rear-loaded garages. Street cross sections and alley access support were identified in the prior land use approvals for the Planned Unit Development and nothing related to these elements of the proposed project are changing. City of Beaverton/Transportation Planning has no concerns related to the proposed project (subject of this Pre-application Conference).

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication is not anticipated at this time.

Frontage Improvements

Frontage improvements are not identified at this time. *Required ROW improvements and street dedication for the Scholls Valley Heights Planned Unit Development were initially identified during the course of the City's review of CPA2017-0007, et al.*

Off-Street Loading Requirements

Off-street loading requirements are not applicable at this time.

Off-Street Parking (Vehicles and Bicycles)

Off-street parking requirements for the Scholls Valley Heights Planned Unit Development were initially identified during the course of the City's review of CPA2017-0007, et al.

Bicycle and Pedestrian Circulation

Bicycle and pedestrian circulation requirements for the Scholls Valley Heights Planned Unit Development were initially identified during the course of the City's review of CPA2017-0007, et al.

Access / Driveways

The applicant must provide site plans that show the following:

Driveway meets the minimum width shown in EDM Standard Drawings 210 & 211. (BDC 60.55.35.3)

SYSTEM DEVELOPMENT CHARGES

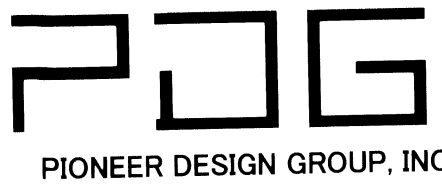
Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/Transportation Planning/transportation-development-tax.cfm](http://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.

Additional SDC's May Apply. 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.

OTHER REVIEWING TRANSPORTATION AGENCIES

No outside transportation agency review required.



9020 SW WASHINGTON SQUARE RD
SUITE 170
PORTLAND, OREGON 97223
p 503.843.8286
www.pd-grp.com

SCHOLLS VALLEY HEIGHTS NO. 2

A REPLAT OF LOTS 4, 5, 6 AND 7 OF "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

DATE: AUGUST 24, 2022
PIONEER DESIGN JOB NO. 359-008
SHEET 1 OF 3

SHEET INDEX

SHEET 1 - OVERALL BOUNDARY, ALL LOTS AND TRACTS, NARRATIVE, SHEET INDEX, LEGEND,
SHEET 2 - EASEMENT DETAILS, LEGEND, CURVE TABLE
SHEET 3 - WASHINGTON COUNTY AND CITY OF BEAVERTON APPROVALS, SURVEYORS CERTIFICATE, DECLARATION
AND ACKNOWLEDGEMENT, PLAT NOTES, REMAINING MONUMENTATION STATEMENT, CONSENT AFFIDAVIT

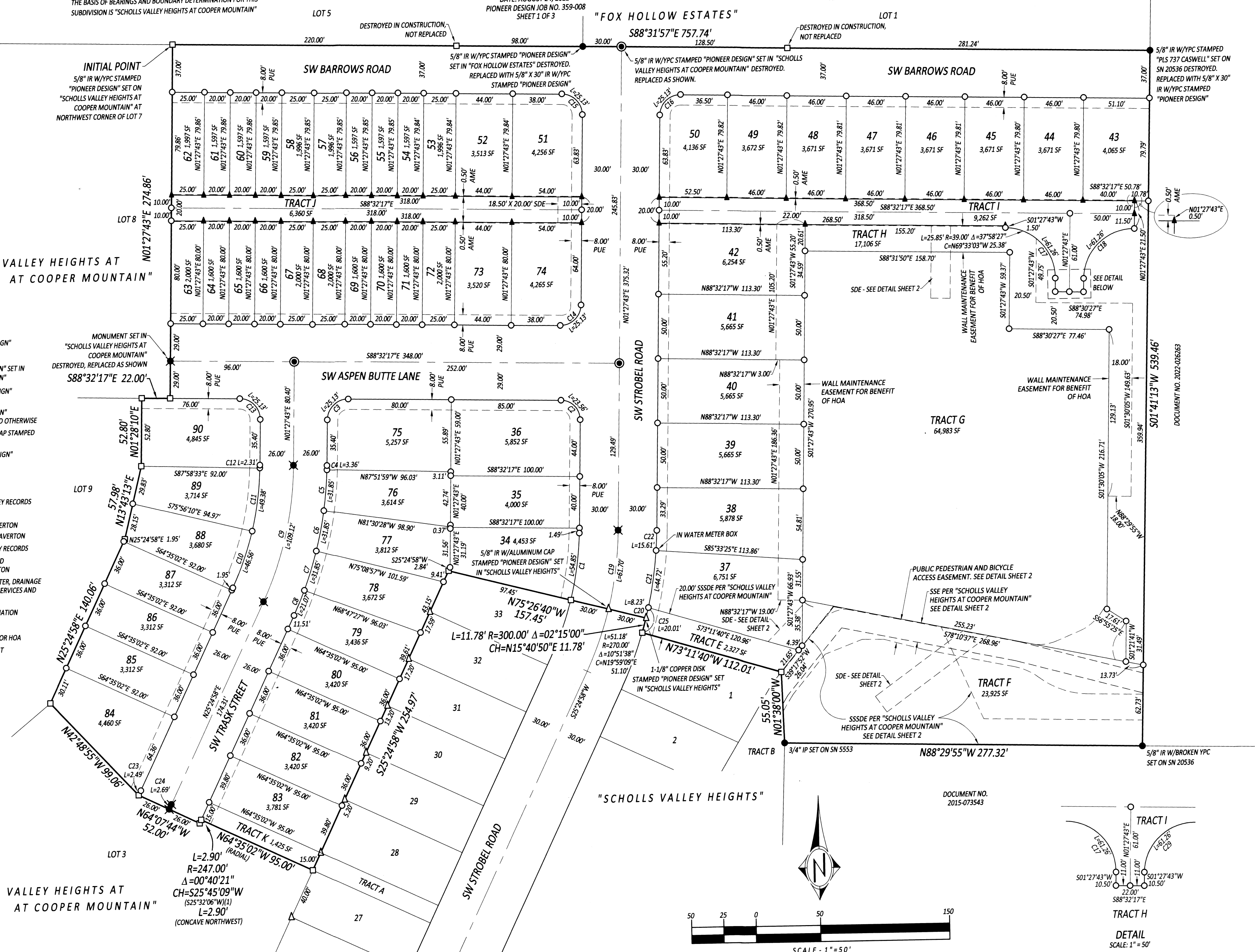
NARRATIVE
THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION FOR THIS
SUBDIVISION IS "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
MICHAEL H. HARRIS
57863
EXPIRES 6-30-23

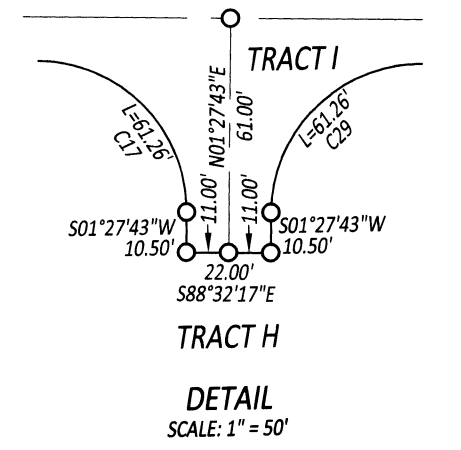
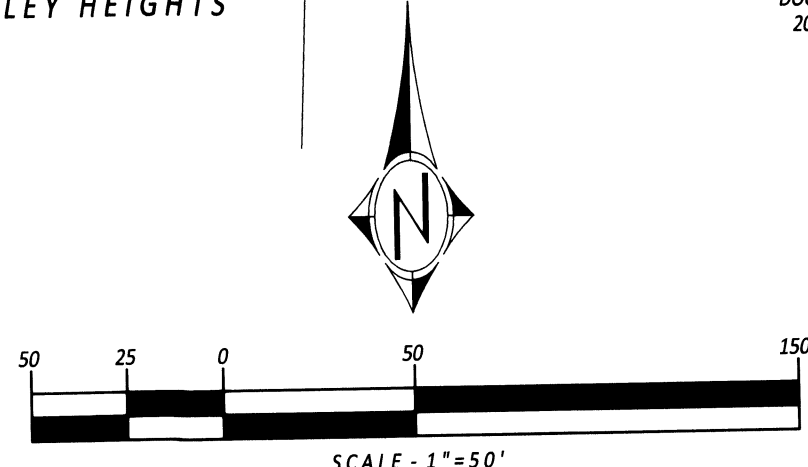
"SCHOLLS VALLEY HEIGHTS AT
AT COOPER MOUNTAIN"

- LEGEND**
- SET 5/8" X 30" IR W/YPC STAMPED "PIONEER DESIGN"
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IR W/YPC STAMPED "PIONEER DESIGN" SET IN "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"
 - ⊙ SET 5/8" X 30" IR W/YPC STAMPED "PIONEER DESIGN" IN A MONUMENT BOX
 - △ FOUND 5/8" IR W/YPC STAMPED "PIONEER DESIGN" SET IN "SCHOLLS VALLEY HEIGHTS" UNLESS NOTED OTHERWISE
 - ⊛ SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP STAMPED "PIONEER DESIGN"
 - ▲ SET 1-1/8" COPPER DISK STAMPED "PIONEER DESIGN"
 - IR IRON ROD
 - IP IRON PIPE
 - W/YPC WITH YELLOW PLASTIC CAP
 - SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
 - PUE PUBLIC UTILITY EASEMENT
 - SDE STORM SEWER EASEMENT TO THE CITY OF BEAVERTON
 - SSE SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON
 - SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
 - SSSDEB STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO THE CITY OF BEAVERTON
 - SSSDE SANITARY SEWER, STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES AND TO THE CITY OF BEAVERTON
 - HOA SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION
 - SF SQUARE FEET
 - AME ACCESS AND CURB MAINTENANCE EASEMENT FOR HOA
 - (1) RECORD DATA PER "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"



"SCHOLLS VALLEY HEIGHTS AT
AT COOPER MOUNTAIN"

"SCHOLLS VALLEY HEIGHTS"



DOCUMENT NO. 2022-06663

DOCUMENT NO. 2015-073543



9020 SW WASHINGTON SQUARE RD
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
www.pd-grp.com

PIONEER DESIGN GROUP, INC.

RECORDED AS DOCUMENT NO. 2022-071200

SCHOLLS VALLEY HEIGHTS NO. 2

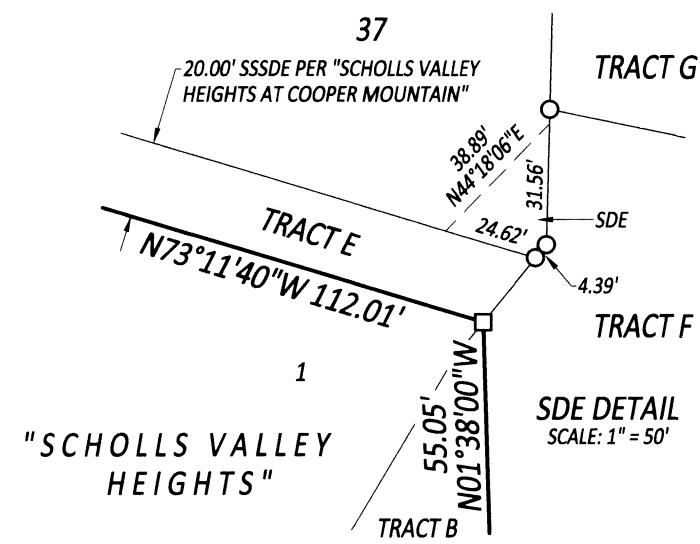
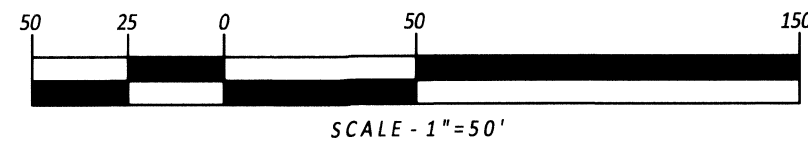
A REPLAT OF LOTS 4, 5, 6 AND 7 OF "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
DATE: AUGUST 24, 2022
PIONEER DESIGN JOB NO. 359-008
SHEET 2 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael H. Harris

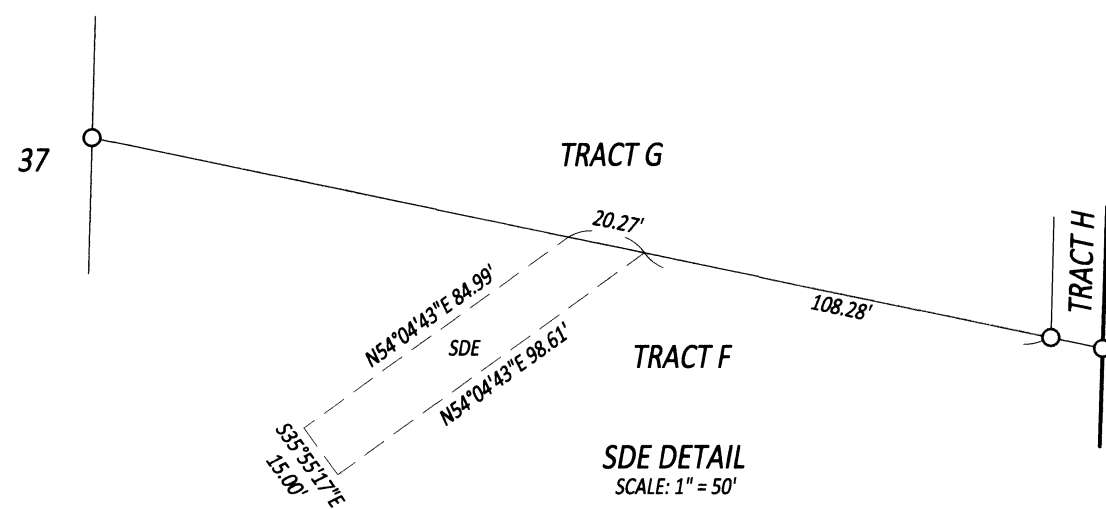
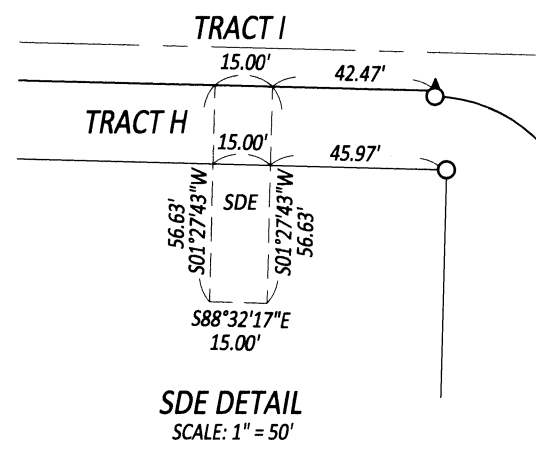
OREGON
JULY 11, 2000
MICHAEL H. HARRIS
57863

EXPIRES 6-30-23

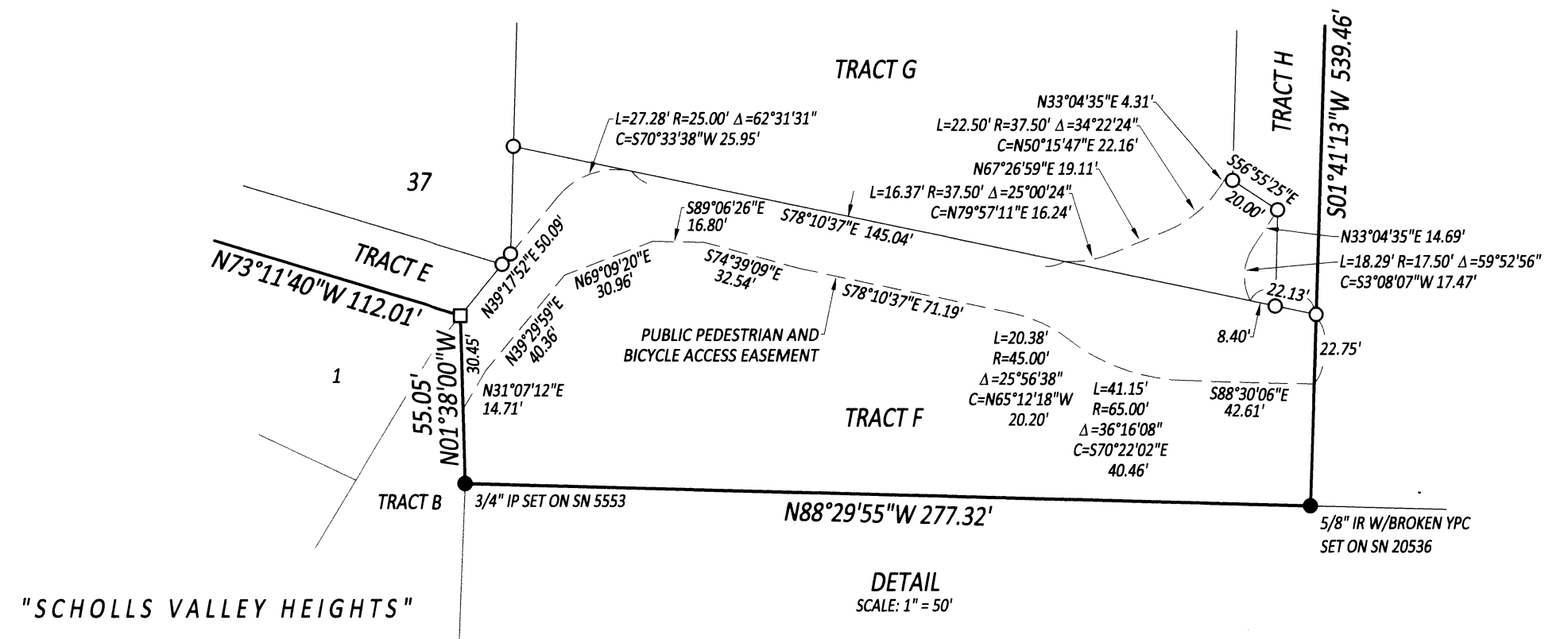
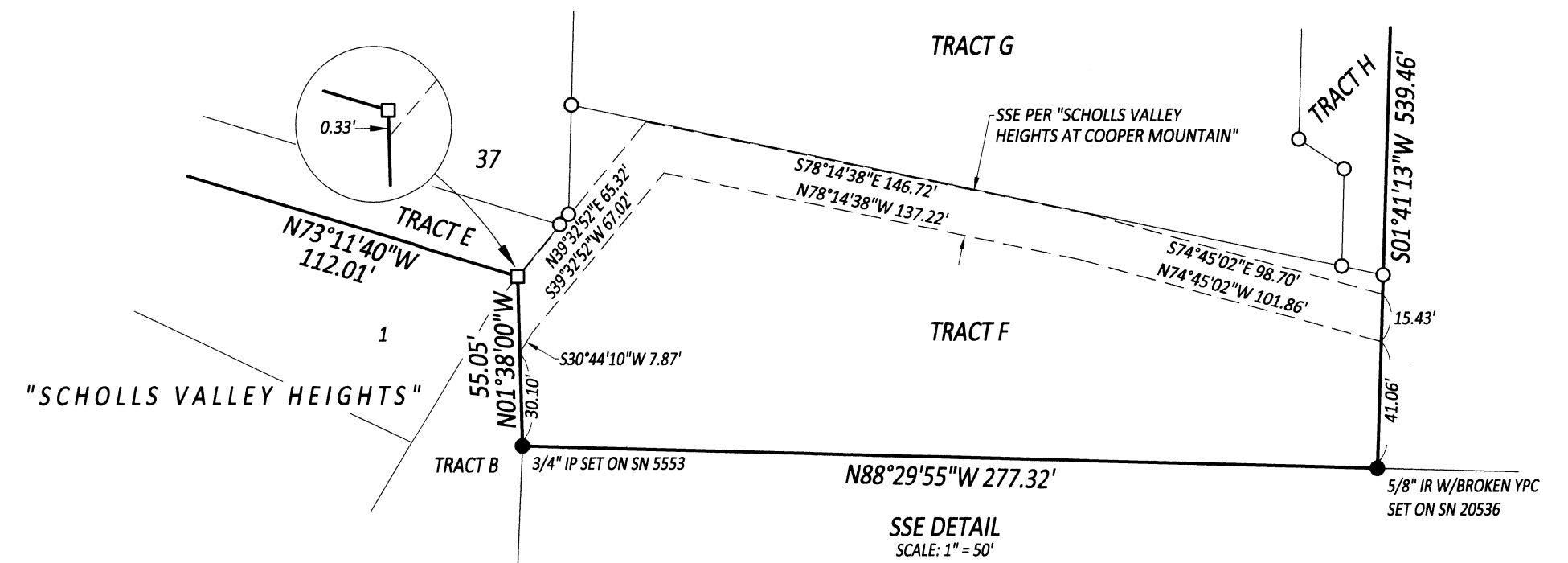
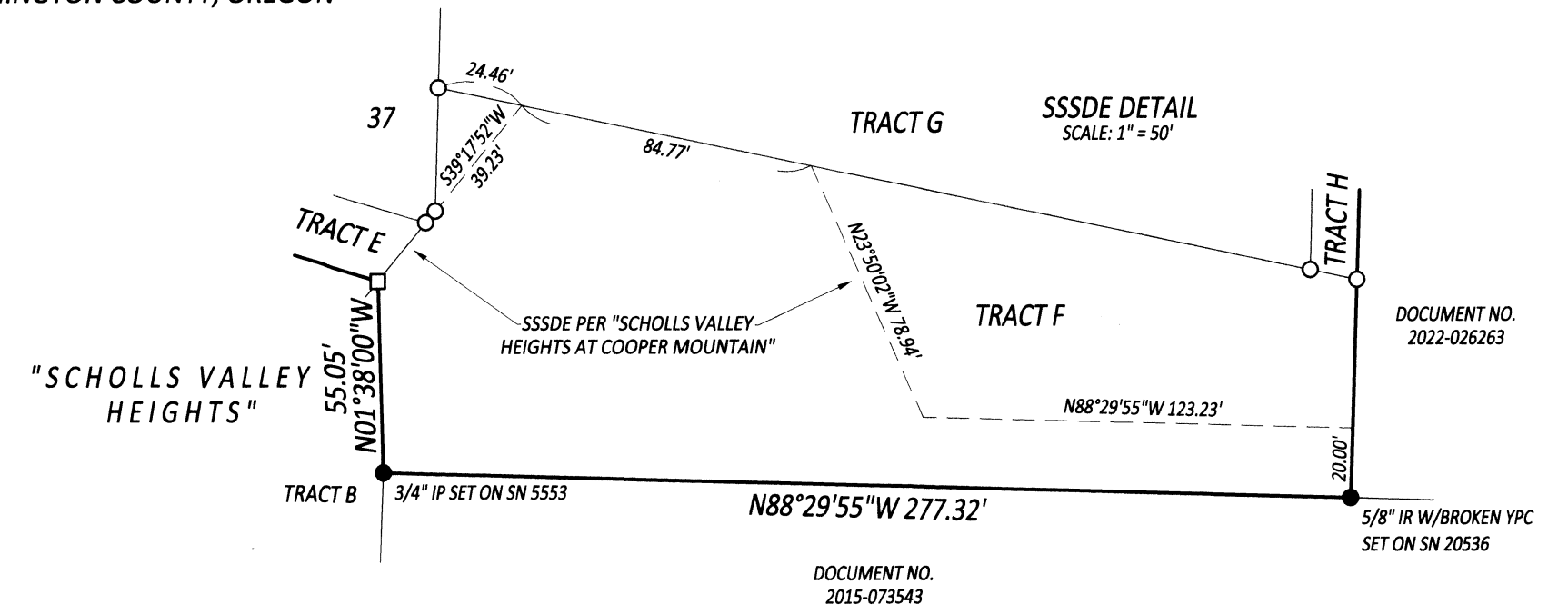


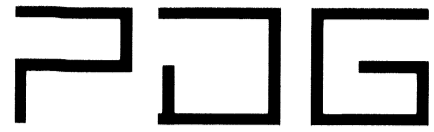
LEGEND

- SET 5/8" X 30" IR W/YPC STAMPED "PIONEER DESIGN"
 - ▲ SET 1-1/8" COPPER DISK STAMPED "PIONEER DESIGN"
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IR W/YPC STAMPED "PIONEER DESIGN" SET IN "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"
- IR IRON ROD
IP IRON PIPE
W/YPC WITH YELLOW PLASTIC CAP
SN SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS
PUE PUBLIC UTILITY EASEMENT
SDE STORM SEWER EASEMENT TO THE CITY OF BEAVERTON
SSE SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON
SSSDEB STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO THE CITY OF BEAVERTON
SSSDE SANITARY SEWER, STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES AND TO THE CITY OF BEAVERTON
HOA SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	54.85'	240.00'	13°05'37"	N08°00'32"E 54.73'
C2	23.56'	15.00'	90°00'00"	N43°32'17"W 21.21'
C3	25.13'	16.00'	90°00'00"	S46°27'43"W 22.63'
C4	3.36'	287.00'	0°40'18"	N01°47'52"E 3.36'
C5	31.85'	287.00'	6°21'31"	N05°18'47"E 31.83'
C6	31.85'	287.00'	6°21'31"	N11°40'17"E 31.83'
C7	31.85'	287.00'	6°21'30"	N18°01'48"E 31.83'
C8	21.07'	287.00'	4°12'25"	N23°18'46"E 21.07'
C9	109.12'	261.00'	23°57'15"	N13°26'21"E 108.33'
C10	46.56'	235.00'	11°21'08"	N19°44'24"E 46.49'
C11	49.38'	235.00'	12°02'23"	N08°02'38"E 49.29'
C12	2.31'	235.00'	0°33'44"	N01°44'35"E 2.31'
C13	25.13'	16.00'	90°00'00"	N43°32'17"W 22.63'
C14	25.13'	16.00'	90°00'00"	N46°27'43"W 22.63'
C15	25.13'	16.00'	89°59'40"	N43°32'07"W 22.63'
C16	25.13'	16.00'	90°00'19"	S46°27'53"W 22.63'
C17	61.26'	39.00'	90°00'00"	N43°32'17"W 55.15'
C18	61.26'	39.00'	90°00'00"	S46°27'43"W 55.15'
C19	61.70'	270.00'	13°05'37"	N08°00'32"E 61.57'
C20	8.23'	300.00'	1°34'21"	N13°46'10"E 8.23'
C21	44.72'	300.00'	08°32'24"	N08°42'47"E 44.67'
C22	15.61'	300.00'	02°58'52"	N02°57'09"E 15.61'
C23	2.49'	195.00'	0°43'50"	N25°46'53"E 2.49'
C24	2.69'	221.00'	0°41'53"	N25°45'55"E 2.69'
C25	20.01'	300.00'	3°49'21"	N14°53'40"E 20.01'





9020 SW WASHINGTON SQUARE RD
SUITE 170
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www.pd-grp.com

PIONEER DESIGN GROUP, INC.

SCHOLLS VALLEY HEIGHTS NO. 2
A REPLAT OF LOTS 4, 5, 6 AND 7 OF "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON
DATE: AUGUST 24, 2022
PIONEER DESIGN JOB NO. 359-008
SHEET 3 OF 3

RECORDED AS DOCUMENT NO. 2022-071280

SURVEYORS CERTIFICATE

I, MICHAEL H. HARRIS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR MARKED WITH PROPER MONUMENTS, ALL OF THE LOT CORNERS AND BOUNDARY LINE CHANGES IN DIRECTION OF THE LAND REPRESENTED ON THE ANNEXED MAP OF "SCHOLLS VALLEY HEIGHTS NO. 2", BEING A REPLAT OF LOTS 4, 5, 6 AND 7 OF "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN" AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6 AND 7 OF "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN".

THE INITIAL POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PIONEER DESIGN" MARKING THE NORTHWEST CORNER OF SAID LOT 7 AS SHOWN

CONTAINING APPROXIMATELY 9.305 ACRES.



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT CND-SCHOLLS, LLC, AN OREGON LIMITED LIABILITY COMPANY AND THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE HAS CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, WITH ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREIN SET FORTH, AND HEREBY DEDICATES ALL RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON.

CND-SCHOLLS, LLC
AN OREGON LIMITED LIABILITY COMPANY

BY: DM WEEKLEY, INC.
A DELAWARE CORPORATION, MANAGER

WALTER WATSON, AREA PRESIDENT

ACKNOWLEDGMENT

STATE OF Oregon }
COUNTY OF Washington } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF November 2022 BY

WALTER WATSON AS AREA PRESIDENT OF DM WEEKLEY INC., A DELAWARE CORPORATION, MANAGER OF CND-SCHOLLS, LLC AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND CORPORATION.

NOTARY SIGNATURE

Darlene Lynn VanDeusen
NOTARY PUBLIC - STATE OF Oregon

COMMISSION NO. 1009038

MY COMMISSION EXPIRES 2-21-2025

CONSENT AFFIDAVIT

A SUBDIVISION CONSENT AFFIDAVIT FROM FC-V FINANCIAL, L.P., A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NUMBER 2022-071281, WASHINGTON COUNTY DEED RECORDS.

CITY OF BEAVERTON APPROVALS

APPROVED THIS 6th DAY OF December, 2022
CITY OF BEAVERTON PLANNING DIRECTOR

BY:

APPROVED THIS 1st DAY OF 12, 2022
ENGINEER FOR CITY OF BEAVERTON

BY:

WASHINGTON COUNTY APPROVALS

APPROVED THIS 12th DAY OF DECEMBER, 2022
WASHINGTON COUNTY SURVEYOR

BY:

APPROVED THIS 12th DAY OF DECEMBER, 2022
WASHINGTON COUNTY BOARD OF COMMISSIONERS

BY:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095

HAVE BEEN PAID AS OF THIS 12th DAY OF December, 2022

DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY:
DEPUTY

ATTEST THIS 12 DAY OF DECEMBER, 2022
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY:
DEPUTY

STATE OF OREGON }
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 12 DAY OF DECEMBER, 2022 AT 3:27 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

DEPUTY COUNTY CLERK

PLAT NOTES

1. THIS SUBDIVISION IS SUBJECT TO CONDITIONS BY THE CITY OF BEAVERTON NOTED IN BEAVERTON CASE FILE NUMBERS LD2017-0021, LD2018-0015, CPA2018-0004, ZMA2018-0003 AND CU2018-0006.
2. TRACT E IS A PUBLIC PEDESTRIAN ACCESS TRACT AND SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT AND TO AN ACCESS EASEMENT TO THE THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION OVER ITS ENTIRETY. TRACT E IS ALSO SUBJECT TO A SANITARY SEWER, STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CLEAN WATER SERVICES AND TO THE CITY OF BEAVERTON PER "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN" OVER ITS ENTIRETY. TRACT E IS TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION.
3. TRACT F IS A PUBLIC OPEN SPACE TRACT AND SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO THE CITY OF BEAVERTON OVER ITS ENTIRETY. THE TRAIL AND VEGETATED CORRIDOR WITHIN TRACT F ARE TO BE MAINTAINED BY THE TUALATIN HILLS PARK AND RECREATION DISTRICT. THE WALLS WITHIN TRACT F ARE TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION.
4. TRACT G IS A STORM WATER FACILITY TRACT FOR A WATER QUALITY AND DETENTION POND. TRACT G IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY TO THE CITY OF BEAVERTON. TRACT G IS TO BE MAINTAINED BY THE CITY OF BEAVERTON.
5. TRACT H IS A PRIVATE OPEN SPACE TRACT TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION. TRACT H IS SUBJECT TO AN ACCESS EASEMENT FOR THE BENEFIT OF TRACT G AND THE CITY OF BEAVERTON OVER ITS ENTIRETY.
6. TRACT I IS A PRIVATE ALLEY TRACT AND SUBJECT TO A STORM SEWER, SANITARY SEWER AND ACCESS EASEMENT TO THE CITY OF BEAVERTON; TO A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 42 - 50, TRACTS G AND H, AND TO THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION, AND TO A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT. EASEMENTS NOTED ARE OVER THE ENTIRETY OF TRACT I. TRACT I IS TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION.
7. TRACT J IS A PRIVATE ALLEY TRACT AND SUBJECT TO A SANITARY SEWER EASEMENT TO THE CITY OF BEAVERTON; TO A PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 51 - 74 AND TO THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION AND TO A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT. EASEMENTS NOTED ARE OVER THE ENTIRETY OF TRACT J. TRACT J IS TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION.
8. TRACT K IS A PUBLIC PEDESTRIAN ACCESS TRACT AND SUBJECT TO A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT OVER ITS ENTIRETY. TRACT K IS TO BE MAINTAINED BY THE SCHOLLS VALLEY HEIGHTS HOMEOWNERS ASSOCIATION.
9. THE PUE (PUBLIC UTILITY EASEMENT) AND AUE (ACCESS AND WATERLINE EASEMENT AND SANITARY SEWER AND STORM SEWER EASEMENT TO THE CITY OF BEAVERTON, AND PRIVATE ACCESS EASEMENT FOR BENEFIT OF ALL LOTS IN "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN") GRANTED ON "SCHOLLS VALLEY HEIGHTS AT COOPER MOUNTAIN" OVER PORTIONS OF LOTS 4, 5, 6 AND 7 IN SAID PLAT, IS LOCATED ENTIRELY WITHIN THE PUBLIC DEDICATIONS FOR SW BARROWS ROAD, SW STROBEL ROAD, SW ASPEN BUTTE STREET, AND SW TRASK STREET.

May 10, 2023

Silas Shields, PE
Project Engineer

City of Beaverton Site Development
12725 SW Millikan Way
Beaverton, Oregon 97076

RE: Scholls Valley Heights – Phase 7 Townhomes (Lots 63-72)
18485 SW Scholls Ferry Road,
Beaverton, Oregon 97007
SD2020-022
Pioneer Project No.: 359-008

Dear Silas,

The following memo outlines the stormwater condition generated by the townhome portion of the Scholls Valley Heights – Phase 7 (Lots 63-72).

The original storm drainage report, designed at the time of the site development plans, estimated the private impervious area from the townhomes to be 1,490 sf per lot. For the 10 lots in consideration that would equal 14,900 sf of impervious surface. The project now has accurate townhome footprints representing what is to be constructed. Those townhome footprints have been shown on the proposed design review plans as well as the attached *Townhome Impervious Area Exhibit*. The actual square footage of the proposed townhomes is 12,717 sf, thus under the original square footage proposed under the site development permit. Therefore, the storm drainage design approved under the site development permit can adequately convey stormwater from the proposed townhome portion of the subdivision.

Sincerely,
Pioneer Design Group, Inc.

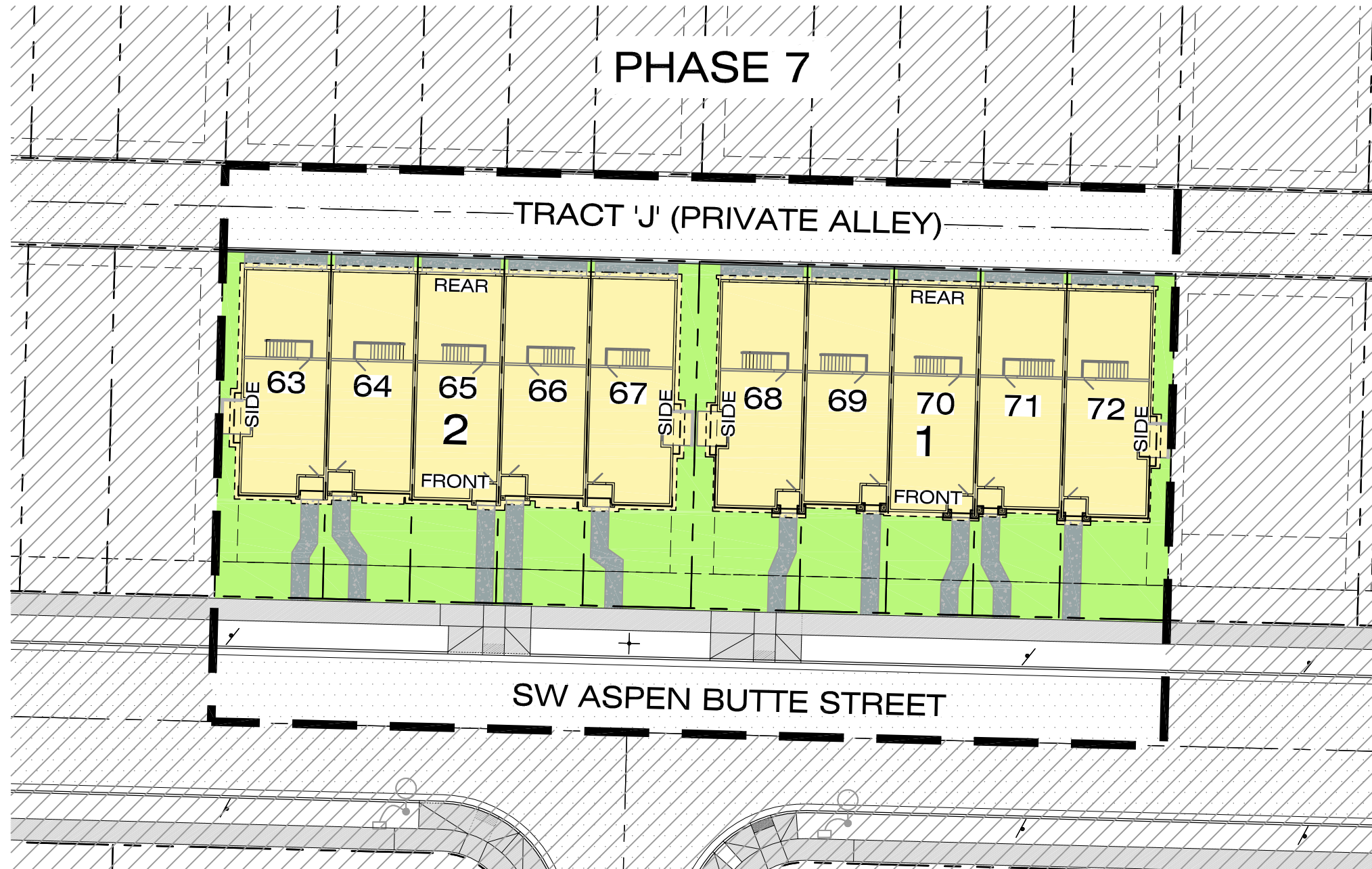
Geoff A. Mihalko, PE
Senior Project Manager






VALID THROUGH 12-31-24

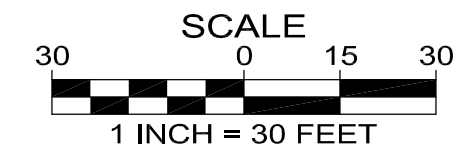
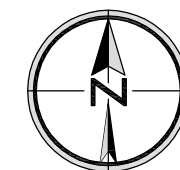
TOWNHOME IMPERVIOUS AREA EXHIBIT (LOTS 63-72)

SCHOLLS VALLEY HEIGHTS - PHASE 7 TOWNHOMES

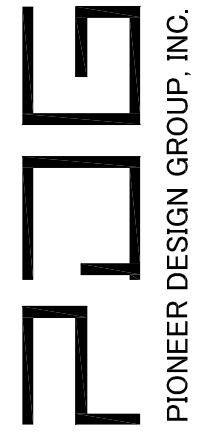


SITE ANALYSIS DATA

ITEM	LOT COVERAGE IN SQUARE FEET (SF)	LOT COVERAGE %
 BUILDING AREA	11,221 SF	63.34%
 PARKING AND DRIVING	1,496 SF	8.46%
 LANDSCAPING / OPEN SPACE	4,993 SF	28.20%
TOTAL AREA	17,710 SF	100.00%



9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.643.8286
 f 844.715.4743
 www.pd-grp.com



Designed by	GAM	Date	05/10/23
Drawn by	GAM	Date	05/10/23
Reviewed by	GAM	Date	05/10/23
Project No.	359-008	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	N/A		

3321_P0.0covr.dwg

Project
 SCHOLLS VALLEY HEIGHTS

No.
 359-008

Type
 EXHIBIT

Sheet



Approved Tree List

City of Beaverton tree list

Preserve, Manage, and Enhance our Urban Forest
Trees permitted in 3' - 3'11" planting area with no
overhead utility wires

Crabapples

- **Tschonoskii Crabapple** – *Malus tschonoskii* – 30 x 15 – White flowers, great fall color



- **'Golden raindrops' Crabapple** – *Malus* – 20 x 15 – White flower, upright growing
- **'Prairiefire' Crabapple** – *Malus* – 20 x 20 – Bright pinkish red flower
- **'Purple prince' Crabapple** – *Malus* – 20 x 15 – Rose red flower
- **'Royal raindrops' Crabapple** – *Malus* – 20 x 15 – Bright pinkish red flowers

Crape myrtles

- **Muskogee Crape Myrtle** – *Lagerstroemia* 'Muskogee' – 20 x 20 – Pink/purple flowers
- **Natchez Crape Myrtle** – *Lagerstroemia* 'Natchez' – 20 x 20 – White flower

Elderberry

- **Blue Elderberry** – *Sambucus cerulea* – 25 x 20 – Native to Oregon

Fringetree

- **Fringetree** – *Chionanthus retusus* – 20 x 20 – Fragrant white flowers

Goldenrain

- **Goldenrain Tree** – *Koelreuteria paniculata* – 30 x 25 – Yellow flowers, lantern shaped seedpods, drought tolerant

Hornbeam

- **Palisade R American Hornbeam** – *Carpinus caroliniana* – 30 x 15 – Upright growing, tough tree
- **Rising Fire American Hornbeam** – *Carpinus caroliniana* 'Uxbridge' – 30 x 15 – Upright growing, tough tree

Magnolia

- **Butterflies Magnolia** – *Magnolia acuminata* 'Butterflies' – 20 x 15 – Yellow flowers

Plum

- **Plum, Thundercloud Flowering** – *Prunus cerasifera* 'Thundercloud' – 20 x 20 – Dark purple foliage, light pink flower

Redbud

- **Redbud, Eastern** – *Cercis Canadensis* – 30 x 30 – Pinkish / purple flowers

Serviceberry

- **Western Serviceberry** – *Amelanchier alnifolia* * – 28 x 20 – Native to Oregon, orange fall color, white flowers
- **Autumn Brilliance Serviceberry** – *Amelanchier* 'Autumn Brilliance' – 28 x 20 – Orange fall color, white flowers
- **Spring Flurry Serviceberry** – *Amelanchier* 'Spring Flurry' – 28 x 20 – Orange fall color, white flowers

Snowbell

- **Emerald Pagoda Japanese Snowbell** – *Styrax japonicus* ‘Emerald Pagoda’ – 25 x 20 – Light pink or white flowers
- **Pink Chimes Japanese Snowbell** – *Styrax japonicus* ‘Pink Chimes’ – 25 x 20 – Light pink or white flowers
- **Snow Charm® Japanese Snowbell** – *Styrax japonicus* ‘JFS-E’ – 25 x 20 – Light pink or white flowers

Tree Lilac

- **Beijing Gold® Tree Lilac** – *Syringa pekinensis* ‘Zhang Zhiming’ – 20 x 20 – Fragrant white/yellow flowers

Tupelo

- **Gum Drop® Tupelo** – *Nyssa Sylvatica* ‘JFS-PN Legacy1’ – 30 x 20 – Upright growing with bright red fall color
- **Afterburner Black Tupelo** – *Nyssa sylvatica* ‘David Odom’ – 35 x 20 – Bright red fall color

Trees permitted in 4’ - 5’ 11” planting area with no overhead utility wires

Birch

- **Dura-Heat® River Birch** – *Betula nigra* ‘BNMTF’ – 45 x 35 – Likes moist soil, resistant to bronze birch borer
- **Heritage® River Birch** – *Betula nigra* ‘Cully’ – 45 x 35 – Likes moist soil, resistant to bronze birch borer

Cascara

- **Cascara** – *Frangula purshiana* – 30 x 25 – Native to Oregon

Catalpa

- **Chinese Catalpa** – *Catalpa ovata* – 25 x 25 – Orchid-like flowers

Cherry

- **Yoshino Flowering Cherry** – *Prunus x yedoensis* – 30 x 30 – Pink flowers

Chitalpa

- **Chitalpa** – *Chitalpa tashkentensis* ‘Pink Dawn’ – 30 x 30 – Pink flowers, Drought tolerant

Crabapple

- **Tschonskii Crabapple** – *Malus tschonskii* – 30 x 15 – White flowers

Crape myrtles

- **Muskogee Crape Myrtle** – *Lagerstroemia* ‘Muskogee’ – 20 x 20 – Pink / purple flowers
- **Natchez Crape Myrtle** – *Lagerstroemia* ‘Natchez’ – 20 x 20 – Pink / purple flowers
- **Tuscarora Crape Myrtle** – *Lagerstroemia* ‘Tuscarora’ – 20 x 20 – White flowers

Elm

- **Emerald Sunshine Elm** – *Ulmus propinqua* 'JFS-Bieberich' – 35 x 25 – Yellow fall color, pest and disease resistant
- **Frontier Elm** – *Ulmus* 'Frontier' – 40 x 30 – Yellow fall color, Dutch elm disease resistant

Filbert

- **Turkish Filbert** – *Corylus colurna* – 50 x 30 – Drought tolerant, pest resistant

Ginkgo

- **Autumn Gold Ginkgo** – *Ginkgo biloba* 'Autumn Gold' – 45 x 35 – Yellow fall color, fruitless
- **Fairmount Ginkgo** – *Ginkgo biloba* 'Fairmount' – 45 x 25 – Yellow fall color, fruitless
- **Halka Ginkgo** – *Ginkgo biloba* 'Halka' – 40 x 35 – Yellow fall color, fruitless
- **Golden Colonade® Ginkgo** – *Ginkgo biloba* 'JFS-UGA2' – 40 x 25 – Yellow fall color, fruitless
- **Maygar Ginkgo** – *Ginkgo biloba* 'Maygar' – 45 x 35 – Yellow fall color, fruitless
- **Princeton Sentry Ginkgo** – *Ginkgo biloba* 'Princeton Sentry' – 40 x 15 – Yellow fall color, fruitless

Goldenrain Tree

- **Goldenrain Tree** – *Koelreuteria paniculata* – 30 x 25 – Yellow flowers, lantern shaped seedpods, drought tolerant

Hophornbeam

- **American Hophornbeam** – *Ostrya virginiana* – 30 x 25 – drought tolerant, pest resistant

Hornbeam

- **Palisade® American Hornbeam** – *Carpinus caroliniana* – 30 x 15 – upright growing, tough tree
- **Rising Fire American Hornbeam** – *Carpinus caroliniana* 'Uxbridge' – 30 x 15 – upright growing, tough tree

Ironwood

- **Ruby Vase® Persian Ironwood** – *Parrotia persica* 'Inge' – 35 x 20 – Great fall color
- **Vanessa Persian Ironwood** – *Parrotia persica* 'Vanessa' – 35 x 20 – Great fall color

Maples

- **Maple, Pacific Sunset** – *Acer truncatum* x *A. platanoides* 'Warrenred' – 30 x 25 – Great fall color, Japanese beetle resistant
- **Maple, Paperbark** – *Acer griseum* – 25 x 20 – Red fall color, exfoliating bark

Magnolias

- **Galaxy Magnolia** – *Magnolia* 'Galaxy' – 35 x 20 – Reddish - purple flowers

- **Moonglow Sweetbay Magnolia** – *Magnolia virginiana* ‘moonglow’ – 35 x 25 – Evergreen leaves with white flowers

Pear

- **Capital Flowering Pear** – *Pyrus calleryana* ‘Capital’ – 35 x 15 – White flowers, drought tolerant

Tupelo

- **Black Tupelo** – *Nyssa sylvatica* ‘Firestarter’ – 40 x 25 – Great fall color, hardy tree
- **Afterburner Black Tupelo** – *Nyssa sylvatica* ‘David Odom’ – 35 x 20 – Bright red fall color

Yellowwood

- **Yellow Wood** – *Cladrastis kentuckia* – 40 x 40 – Fragrant white flowers

Trees permitted in 6’ - 8’11” planting area with no overhead utility wires

Aspen

- **Quaking Aspen** – *Populus tremuloides* – 50 x 25 – Native to Oregon

Beech

- **Rivers Purple Beech** – *Fagus sylvatica* ‘Riversii’ – 60 x 40 – Purple leaves

Catalpa

- **Northern Catalpa** – *Catalpa speciosa* – 50 x 30 – Large leaves, white / purple flowers

Coffeetree

- **Kentucky Coffeetree** – *Gymnocladus dioica* – 60 x 40 – Vase shaped tree with upright arching branches (Has seeds)
- **Espresso™ Kentucky Coffeetree** – *Gymnocladus dioica* ‘Espresso-JFS’ – 60 x 40 – Vase shaped tree with upright arching branches (seedless)

Cork

- **Eye Stopper® Cork Tree** – *Phellodendron amurense* ‘Longenecker’ – 40 x 35 – Fruitless, tough tree, cork looking bark

Elm

- **Accolade® Elm** – *Ulmus* ‘Morton’ – 60 x 50 – Dutch Elm disease resistant
- **Jefferson Elm** – *Ulmus americana* ‘Jefferson’ – 65 x 55 – Fast growing, Dutch Elm disease resistant
- **Patriot Elm** – *Ulmus* ‘Patriot’ – 50 x 40 – Drought, pest, and Dutch elm disease resistant

Ginkgo

- **Autumn Gold Ginkgo** – *Ginkgo biloba* 'Autumn Gold' – 45 x 35 – Insect, disease, pollution tolerant
- **Shangri-la Ginkgo** – *Ginkgo biloba* 'Shangri-la' – 45 x 35 – Yellow fall color, fruitless

Hackberry

- **Common Hackberry** – *Celtis occidentalis* – 50 x 45 – Tolerant of climate and urban abuse

Honeylocust

- **Skyline Honeylocust** – *Gleditsia triacanthos* 'Skyline' – 45 x 35 – Upright growing, golden fall color

Horsechestnut

- **Briotii Red Horsechestnut** – *Aesculus x carnea* 'Briotii' – 30 x 35 – Red Flowers
- **Fort McNair Horsechestnut** – *Aesculus x Carnea* 'Fort McNair' – 32 x30 – Pink/Yellow flower

Katsura

- **Katsura** – *Cercidiphyllum Japonicum* – 50 x 30 – Likes moist, well-drained soil

Linden

- **Greenspire Littleleaf Linden** – *Tilia cordata* 'PNI 6025' – 50 x 40 – Pyramidal form
- **Silver Linden** – *Tilia tomentosa* 'Sterling' – 45 x 35 – Fast-growing silver/green leaves
- **Redmond Linden** – *Tilia americana* 'Redmond' – 45 x 35 – Pyramidal form

Locust

- **Purple Robe Locust** – *Robinia pseudoacacia* 50 x 32 Dark purple flower

Magnolia

- **Cucumber Magnolia** – *Magnolia acuminata* – 50 x 40 – Creamy yellow flowers

Oak

- **Bur Oak** – *Quercus macrocarpa* – 70 x 45 – Fast growing
- **Interior live oak** – *Quercus wislizenii* – **50 x 40** – **Evergreen, drought tolerant**
- **Oregon White Oak** – *Quercus garryana* * – 65 x 45 – Slow growing, native to Oregon
- **Sawtooth Oak** – *Quercus acutissima* – 50 x 40 – Yellow fall color
- **Scarlet Oak** – *Quercus coccinea* – 60 x 45 – Bright red fall color
- **Shumard Oak** – *Quercus shumardii* – 75 x 55 – Red fall color
- **Southern Live Oak** – *Quercus virginiana* – 70 x 70 – Evergreen
- **Swamp White Oak** – *Quercus bicolor* – 60 x 50 – Tolerates moist soils
- **Valley Oak** – *Quercus lobata* – 50 x 40 – Large, drought tolerant

Pine

- **Gray Pine** – *Pinus sabiana* – 45 x 20 – Native to Oregon / California
- **Limber Pine** – *Pinus flexilis* – 60 x 30 – Native to Oregon

Rubber tree

- **Hardy Rubber Tree** – *Eucommia ulmoides* – 40 x 40 – Insect and disease resistant

Zelkova

- **Green Vase Zelkova** – *Zelkova serrata* 'Green Vase' – 60 x 40 – Fast growing shade tree, pest and disease resistant
- **Village Green Zelkova** – *Zelkova serrata* 'Village Green' – 60 x 40 – Fast growing, vase shaped

Trees permitted in 9' + planting area with no overhead utility wires

Beech

- **Rivers Purple Beech** – *Fagus sylvatica* 'Riversii' – 60 x 40 – Purple leaves

Douglas Fir

- **Douglas fir** – *Pseudotsuga menziesii* * – 100 x 30 – Native, fast growing

Fir

- **Grand Fir** – *Abies grandis* * – 80 x 25 – Evergreen, native to Oregon, grows well in shade
- **Spanish Fir** – *Abies pinsapo* – 50 x 30 – Slow growing, evergreen

Maple

- **Autumn Blaze Maple** – *Acer rubrum* x *A. saccharinum* 'Autumn Blaze' – 50 x 40 – Upright branching, long lasting fall color
- **Autumn Fest® Maple** – *Acer saccharum* 'JFS-KW8' PP 22034 – 50 x 35 – Upright growing, orange/red fall color
- **Big Leaf Maple** – *Acer macrophyllum* * – 75 x 40 – Native to Oregon
- **Red Sunset Maple** – *Acer rubrum* 'Franksred' – 45 x 35 – Upright branching, red fall color

Oak

- **Bur Oak** – *Quercus macrocarpa* – 70 x 45 – fast growing
- **Canyon Live Oak** – *Quercus chrysolepis* – 100 x 50 – Native to California/southern Oregon
- **Interior Live Oak** – *Quercus wislizenii* – 50 x 40 – Evergreen, drought tolerant
- **Oregon White Oak** – *Quercus garryana* * – 65 x 45 – slow growing, native to Oregon
- **Sawtooth Oak** – *Quercus acutissima* – 50 x 40 – yellow fall color
- **Scarlet Oak** – *Quercus coccinea* – 60 x 45 – bright red fall color

- **Shumard Oak** – *Quercus shumardii* – 75 x 55 – red fall color
- **Southern Live Oak** – *Quercus virginiana* – 70 x 70 – Evergreen
- **Swamp White Oak** – *Quercus bicolor* – 60 x 50 – tolerates moist soils
- **Valley Oak** – *Quercus lobata* – 50 x 40 – Large, drought tolerant

Pine

- **Ponderosa Pine** – *Pinus ponderosa* – 125 x 30 – Native to Oregon
- **Gray Pine** – *Pinus sabiniana* – 45 x 20 – native to Oregon/California

Tuliptree

- **Tuliptree** – *Liriodendron tulipifera* – 70 x 40 – Yellow flowers

Trees permitted for use under power lines

Crabapples

- **Tschonoskii Crabapple** – *Malus tschonoskii* – 30 x 15 – White flowers, great fall color
- **'Golden raindrops' Crabapple** – *Malus* – 20 x 15 – White flower, upright growing
- **'Prairiefire' Crabapple** – *Malus* – 20 x 20 – Bright pinkish red flower
- **'Purple prince' Crabapple** – *Malus* – 20 x 15 – Rose red flower
- **'Royal raindrops' Crabapple** – *Malus* – 20 x 15 – Bright pinkish red flowers

Crape myrtles

- **Muskogee Crape Myrtle** – *Lagerstroemia* 'Muskogee' – 20 x 20 – pink / purple flowers
- **Natchez Crape Myrtle** – *Lagerstroemia* 'Natchez' – 20 x 20 – White flower

Elderberry

- **Blue Elderberry** – *Sambucus cerulea* – 25 x 20 – Native to Oregon

Fringetree

- **Fringetree** – *Chionanthus retusus* – 20 x 20 – fragrant white flowers

Goldenrain

- **Goldenrain Tree** – *Koelreuteria paniculata* – 30 x 25 – yellow flowers, lantern shaped seedpods, drought tolerant

Serviceberry

- **Western Serviceberry** – *Amelanchier alnifolia* * – 28 x 20 – native to Oregon, orange fall color, white flowers
- **Autumn Brilliance Serviceberry** – *Amelanchier* 'Autumn Brilliance' – 28 x 20 – orange fall color, white flowers

- **Spring Flurry Serviceberry** – *Amelanchier* ‘Spring Flurry’ – 28 x 20 – orange fall color, white flowers

Snowbell

- **Emerald Pagoda Japanese Snowbell** – *Styrax japonicus* ‘Emerald Pagoda’ – 25 x 20 – light pink or white flowers
- **Pink Chimes Japanese Snowbell** – *Styrax japonicus* ‘Pink Chimes’ – 25 x 20 – light pink or white flowers
- **Snow Charm® Japanese Snowbell** – *Styrax japonicus* ‘JFS-E’ – 25 x 20 – light pink or white flowers

Tree Lilac

- **Beijing Gold® Tree Lilac** – *Syringa pekinensis* ‘Zhang Zhiming’ – 20 x 20 – Fragrant white / yellow flowers

All trees shall be:

- A minimum of 1.5-inch caliper at six inches above ground level
- At least 8-10 feet high
- Healthy grown nursery stock
- Size of planter width determines required tree selection

All trees shall have a straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted. Bare root stock shall leave a root system sufficient to ensure survival and healthy growth. Balled and burlap (B&B) stock shall leave a natural sound ball sufficient to ensure survival and healthy growth. All trees which are grafted are to be grafted at a minimum height of 7 feet above ground level.

Root Stock

Bare root stock shall leave a root system sufficient to ensure survival and healthy growth. Balled and burlap stock shall leave a natural sound ball sufficient to ensure survival and healthy growth. All trees that are grafted are to be grafted at a minimum height of seven inches above ground level.

Resources

Local retail Nurseries

- [Cornell Farm Nursery](#) 503-292-9895
- [EF Nursery, Inc.](#) 503-357-5141
- [Farmington Gardens Nursery](#) 503-649-4568
- [Friends of Trees](#) 503-282-8846
- [Garden World](#) 503-982-2380
- [Karam Nursery](#) 503-631-7200
- [Kuenzi Turf and Nursery](#) 503-585-8337
- [Loen Nursery, Inc](#) 503-625-5454
- [Portland Nursery](#) 503-788-9000
- [SuperTrees Inc.](#) 503-266-8733 (TREE)
- [The Nursery Outlet](#) 503-782-7700

Tree information

- [Great Plant Picks](#)
- [Arbor Day Foundation](#)

Permits

- [Permit Information](#)
- [Permit Application](#)

Urban Forestry website

- Please visit the website or contact the Urban Forestry department for information.
- Permits are required for removal or planting of a tree in the right of way.

2023 City of Beaverton Approved Trees (PDF)



FINAL INTERSECTION
SIGHT DISTANCE CERTIFICATION

June 24, 2022

City of Beaverton, Oregon
Site Development
12725 SW Millikan Way, Beaverton OR 97076
<https://www.beavertonoregon.gov>

Attn: Silas Shields

RE: Scholls Valley Heights Phases 4-7
FINAL Sight Distance Certification – SW Aspen Butte Street & SW Strobel Road



The intersection of SW Aspen Butte Street and SW Strobel Road is located 409 feet west of the site's eastern property line, and 246 feet south of the site's northern property line. The sight distance in question is taken from the viewpoint of a driver of a stopped vehicle traveling east along SW Aspen Butte Street looking north and south along SW Strobel Rd. The speed limit along SW Strobel Rd. is 25 M.P.H. based upon the proposal's conditions of approval, requiring 240 feet of sight distance in both directions, in accord with the City of Beaverton Engineering Design Manual (EDM) Section 210.10.

As required by EDM Section 210.10, sight distance from SW Aspen Butte Street onto SW Strobel Rd. was measured to be 240 feet to the north and 329 feet to the south. Sight distance to the north reaches the intersection of SW Barrows Road and SW Strobel Road. The EDM requires that measurements be based on an eye height of 3.5 feet and an object height of 3.5 feet above the road, and be assumed to be 10 feet from the near edge of pavement to the front of a stopped vehicle (Actual measurement was taken 15 feet from extended curb line).

In conclusion, I hereby certify that the intersection sight distance for eastbound traffic on SW Aspen Butte Street onto SW Strobel Rd. in the Scholls Valley Heights subdivision conforms to the requirements for sight distance as set forth in City of Beaverton Engineering Design Manual.

Geoff A. Mihalko, P.E.
Senior Project Manager

Aaron Harris

From: Wayne Hayson <whayson@pd-grp.com>
Sent: Wednesday, October 18, 2023 4:28 PM
To: Aaron Harris; Matt Sprague
Subject: [EXTERNAL] RE: Scholls Heights Townhomes Phase 7 staff report

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hi Aaron,

I have confirmed with the applicant (who confirmed with their Director of Construction) that they will be using scored concrete for the pathways.

Thanks again for the opportunity to respond.

Wayne Hayson | PLANNING MANAGER | D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE

From: Aaron Harris <aharris@beavertonoregon.gov>
Sent: Wednesday, October 18, 2023 12:42 PM
To: Wayne Hayson <whayson@pd-grp.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: Scholls Heights Townhomes Phase 7 staff report

Greetings,

I am wrapping up the Scholls Heights Townhomes Phase 7 staff report and have a couple questions. They are both somewhat minor details and I can condition one or both items if needed.

- Item 1 – BDC Section 60.05.20.F requires pathways to be paved with scored concrete or modular paving materials. I cannot identify anything in either the narrative or plans sets to verify that this element of the standard is being met. Please provide written confirmation that each of the 10 proposed walkways will be paved with scored concrete or modular paving materials (and please specify which). I can include your email response as a supplementary narrative for your land use record.
- Item 2 - The applicant narrative states that front yard trees will be either Eddies white wonder dogwood or Coral bark maple. I did not identify these trees on the approved tree list. In contrast, the applicant's landscaping plans identify Muskogee Crape Myrtle and Golderain. These trees are identified on the approved tree list. Please provide written confirmation of which trees are being proposed. I can include your email response as a supplementary narrative for your land use record.

My thanks in advance!

Best,

Aaron Harris, AICP

Senior Planner | Current Planning | Community Development
City of Beaverton | PO Box 4755 | Beaverton, OR 97076-4755
www.beavertonoregon.gov

Aaron Harris

From: Wayne Hayson <whayson@pd-grp.com>
Sent: Wednesday, October 18, 2023 12:57 PM
To: Aaron Harris; Matt Sprague
Subject: [EXTERNAL] RE: Scholls Heights Townhomes Phase 7 staff report

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

No problem. I have left the applicant a message regarding Item 1, and will let you know as soon as I hear back.

Wayne Hayson | PLANNING MANAGER | D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE

From: Aaron Harris <aharris@beavertonoregon.gov>
Sent: Wednesday, October 18, 2023 12:56 PM
To: Wayne Hayson <whayson@pd-grp.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: RE: Scholls Heights Townhomes Phase 7 staff report

Great! Thanks for the quick response, Wayne. Please follow up regarding Item 1 as well if/when you can. Thanks!

-Aaron

From: Wayne Hayson <whayson@pd-grp.com>
Sent: Wednesday, October 18, 2023 12:54 PM
To: Aaron Harris <aharris@beavertonoregon.gov>; Matt Sprague <MSprague@pd-grp.com>
Subject: [EXTERNAL] RE: Scholls Heights Townhomes Phase 7 staff report

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hi Aaron,

Thanks for sending this through. Regarding the trees, at the time the City website had 2 different tree lists posted (one list physically displayed on the web page, and one linked as a downloadable pdf), which created some confusion when the landscape architect initially selected trees off the older list. The trees ultimately proposed by the applicant's landscape architect in the revised landscape plans were the Muskogee Crape Myrtle and Golderain.

Regards

Wayne Hayson | PLANNING MANAGER | D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE

From: Aaron Harris <aharris@beavertonoregon.gov>
Sent: Wednesday, October 18, 2023 12:42 PM
To: Wayne Hayson <whayson@pd-grp.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: Scholls Heights Townhomes Phase 7 staff report

Greetings,