

Received
Planning Division
05/26/2023



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: DR2022-0139
FILE NAME: _____
TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
COMP. PLAN: _____ NAC: _____

DESIGN REVIEW TWO AND THREE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF DESIGN REVIEW FROM THE FOLLOWING LIST:
 DESIGN REVIEW TWO DESIGN REVIEW THREE

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Elmonica Group, LLC
ADDRESS: 10350 SW Park Way
(CITY, STATE, ZIP) Portland, OR 97225
PHONE: 503-222-7258 FAX: _____ E-MAIL: kali@rembold.com
SIGNATURE: *Kali Bader* CONTACT: Kali Bader
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG
ADDRESS: 506 SW 6th Avenue, Suite 400
(CITY, STATE, ZIP) Portland, OR 97204
PHONE: _____ FAX: _____ E-MAIL: cbrennecke@migcom.com
SIGNATURE: *Carrie Brennecke* CONTACT: Carrie Brennecke
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: see applicant
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____
SIGNATURE: _____ CONTACT: _____

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS:	ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>17160 SW Baseline Road, 1065 SW 170th</u>	<u>1S106DB02500</u>	<u>4.91</u>	<u>SC-MU</u>
	<u>1S106DB00400</u>	<u>0.52</u>	<u>SC-MU</u>

AREA TO BE DEVELOPED (s.f.): 246,000 sf
EXISTING USE OF SITE: pre-school, residential building and storage sheds
PROPOSED DEVELOPMENT ACTION: mixed use development, 257 dwelling units, 5 buildings

DESIGN REVIEW TWO AND THREE SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

A. APPLICATION FORM. Provide **one (1) completed** application form with original signature(s).
 ▪ *Have you submitted for a permit from another division?*

B. CHECKLIST. Provide **one (1) completed** copy of this five (5) page checklist.

C. WRITTEN STATEMENT. Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please include the following:

- Address all applicable provisions of Chapter 20 (Land Uses)
- Address all applicable provisions of Chapter 60 (Special Regulations)
- Address all Facilities Review Technical Criteria from Section 40.03 of the City's *Development Code* (ORD 2050).
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
- Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

D. FEES, as established by the City Council. Make checks payable to the City of Beaverton.

E. SITE ANALYSIS INFORMATION.

- | | |
|---|--|
| <input type="checkbox"/> Proposed parking modification: _____ sq. ft. | Existing building height: _____ ft. |
| Proposed number of parking spaces: _____ | Proposed building height: _____ ft. |
| Proposed use: _____ | Existing building area: _____ sq. ft. |
| Parking requirement: _____ | Proposed building modification: _____ sq. ft. |
| <input type="checkbox"/> Existing parking area: _____ sq. ft. | <input type="checkbox"/> Existing landscaped area: _____ sq. ft. |
| Existing number of parking spaces: _____ | Percentage of site: _____ % |
| | Proposed landscape modification: _____ sq. ft. |
| | Percentage of site: _____ % |

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey

Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)
Provide the following information as required by the City's *Development Code Section 50.30* the Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

J. SCOPE OF REVIEW If filing the Design Review 3 application, please check one of the following:

I, as applicant or the applicant's representative, submit this application for Design Review 3 for the following reason:

- The proposal meets one or more Thresholds identified in Section 40.20.15.3.A (1 through 6) for **Design Review 3**. Therefore, materials submitted with this application respond to all applicable Design Guidelines (Sections 60.05.35 through 60.05.50 of the Development Code)
- The proposal meets one or more Thresholds for **Design Review 2** but does not meet an applicable Design Standard. Therefore, materials submitted with this application respond to all applicable Design Standards except for the standard(s) not met where I have instead provided a response to the corresponding Design Guideline(s).
- The proposal meets one or more Thresholds for **Design Review 2**, however, for the reasons identified in my attached narrative, I elect to file this application for Design Review 3 and have provided a response to all applicable Design Guidelines.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. EXISTING CONDITIONS PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 - 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 14. Existing trees. Indicate genus, species and size. Dbh is measured at 54" above grade.
- B. DIMENSIONED SITE PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 8. Location of storm water quality/detention facilities.
 - 9. Boundaries of development phases, if applicable.
 - 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 11. Sensitive areas, as defined by CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

C. GRADING PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed rights-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Location of 100 year flood plain.
- 9. Location of storm water quality/detention facilities.
- 10. Boundaries of development phases, if applicable.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by the CWS standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.

D. UTILITY PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Proposed topographical information, showing 2 ft. contours.
- 7. Location of 100 year flood plain.
- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by the CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

E. LANDSCAPE PLAN:

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Boundaries of development phases, if applicable.
- 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 8. Sensitive areas, as defined by the CWS standards.

E. LANDSCAPE PLAN (CONTINUED):

- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
- 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- 14. Proposed location of light poles, bollards and other exterior illumination.
- 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

F. LIGHTING PLAN:

- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards and the ground.
- 2. Type, style, height, and the number of fixtures per light.
- 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted ½ foot candlepower measurement.

G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

H. MATERIALS BOARD: Provide **one (1) 8½"x11"** or **one (1) 8½"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*

I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: *Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.*

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Print Name

Carrie Brennecke

Signature

Telephone Number

Date



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Superseded. See Exhibit 3.15

Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

DESCRIPTION OF MATERIALS AND FINISHES LIST

The following Information is required on this form at the time of submission for Design Review approval to the Board of Design Review. Information provided should be specific.

BUILDINGS – List individual structure variations, if any.

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EXTERIOR SIDING

Materials (species, grade, type, and pattern) _____

Paint or Stain colors (i.e. Olympic, Brown Stain #17) _____

EXTERIOR TRIM

Materials _____

Paint or Stain colors _____

ROOF

Materials _____

DOORS

Materials _____

Paint or Stain colors _____

WINDOWS

Frame type and color _____

FLASHING & DOWNSPOUTS



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Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

EXTERIOR STAIRS / BALCONIES / RAILINGS

Materials _____

Paint or Stain colors _____

GARAGES / CARPORTS

Materials _____

Paint or Stain colors _____

OTHER

TRASH ENCLOSURES

Materials _____

Paint or Stain colors _____

Location _____

FENCING

Materials _____

Paint or Stain colors _____

Location _____

LIGHTING FIXTURES Fixture type, # lamps, wattage, height, color, etc _____

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Date Approved:	_____
Approved By:	_____

MAILBOXES

Materials, colors, location _____

**OFFICE USE ONLY
 APPROVED REVISIONS**

PEDESTRIAN PATHWAYS

Materials, colors, location _____

RECREATIONAL AMENITIES

(i.e. benches, barbeques pit, tot lots, sport courts, etc)

Description of item(s) including materials and colors _____

SITE ANALYSIS DATA

<u>Item</u>	<u>Lot Coverage in Square Feet (sf)</u>	<u>Lot Coverage in %</u>
BUILDING AREA	57,472 sf	25.5%
PARKING AND DRIVING parking/driving 81,937 + walks 37,881 = 119,818	119,818 sf	53%
LANDSCAPING / OPEN SPACE	48,956 sf	21.5%
TOTAL SITE AREA	226,246 sf	100%



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www.BeavertonOregon.gov

Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

LANDSCAPE MATERIALS

On a separate sheet of paper list in chart form the proposed types of landscape materials (trees, shrubs, groundcover). Include in the chart genus, species, common name, quantity, size, spacing and method of planting for each type of plant.

<u>Landscape Chart Example</u>				
<u>Common Name</u> - genus, species	<u>Quantity</u>	<u>Size</u>	<u>Spacing</u>	<u>Method of Planting</u>
<u>Trees</u>				
Incense Cedar - Calocedrus decurrens	12	6ft	20ft oc	B&B, branches to ground
<u>Shrubs</u>				
Compact Oregon Grape - Mahonia a. 'Compacta'	24	2 gallon	3 ft oc	Full Plants
<u>Ground Cover</u>				
Coast Strawberry - Fragaria chiloensis	48	4" pots	18" oc	Full Plants

Designate method of irrigation

Designate street trees for each street abutting the property.

ACKNOWLEDGEMENT

I have provided all the items required by this four (4) page description of materials and finishes form. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Carrie Brennecke _____

Print Name

Carrie Brennecke _____

Signature

(503) 757-1211 _____

Telephone Number

10/10/2022 _____

Date

DESIGN REVIEW TWO APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Design Review Two shall address compliance with all of the following Approval Criteria as specified in 40.20.15.2.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Design Review Two application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 4. the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).
- 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 additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:
 - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or
 - b. The location of existing structural improvements prevent the full implementation of the applicable standard; or
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

 - d. If in a Multiple-Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8).
 - e. If in a Multiple-Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).
- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

DESIGN REVIEW THREE APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Design Review Three shall address compliance with all of the following Approval Criteria as specified in 40.20.15.3.C.1-9 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Design Review Three application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).
- 4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:
 - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or
 - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.
- 5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.
- 6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).
- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).
- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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FILE #:	TP2022-0015
FILE NAME:	_____
TYPE:	RECEIVED BY: _____
FEE PAID:	CHECK/CASH: _____
SUBMITTED:	LWI DESIG: _____
LAND USE DESIG:	NAC: _____

TREE PLAN APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF TREE PLAN FROM THE FOLLOWING LIST:

TYPE 1 TREE PLAN ONE
 TYPE 2 TREE PLAN TWO
 TYPE 3 TREE PLAN THREE
 TYPE 1 COMMERCIAL TIMBER HARVEST

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Elmonica Group, LLC

ADDRESS: 10350 SW Park Way

(CITY, STATE, ZIP) Portland, OR 97225

PHONE: 503-222-7258 FAX: _____ E-MAIL: kali@rembold.com

SIGNATURE: *Kali Bader* CONTACT: Kali Bader

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG

ADDRESS: 506 SW 6th Avenue, Suite 400

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: (503) 757-1211 FAX: _____ E-MAIL: cbrennecke@migcom.com

SIGNATURE: *Carrie Brennecke* CONTACT: Carrie Brennecke

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: see applicant

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: <u>17160 SW Baseline Road, 1065 SW 170th</u>			AREA TO BE DEVELOPED (s.f.): <u>246,000 sf</u>
ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT	EXISTING USE OF SITE: _____
<u>1S106DB02500</u>	<u>4.91</u>	<u>SC-MU</u>	<u>pre-school, residential building and storage sheds</u>
<u>1S106DB00400</u>	<u>0.52</u>	<u>SC-MU</u>	PROPOSED DEVELOPMENT ACTION: _____
_____	_____	_____	<u>mixed-use development across 5 buildings</u>
_____	_____	_____	PRE-APPLICATION DATE: <u>12/08/2021</u>

TREE PLAN APPLICATION

WRITTEN STATEMENT REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 ▪ *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.
- Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.90 (Tree Plan) of the City's *Development Code* (ORD 2050) [attached] for the relevant type of tree plan application.
- Address all applicable provisions of Section 60.60 (Trees & Vegetation) of the Development Code.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**
- | | |
|--|---|
| <p>Proposed parking modification: _____ sq. ft.</p> <p>Proposed number of parking spaces: _____</p> <p>Proposed use: _____</p> <p>Parking requirement: _____</p> | <p><input type="checkbox"/> Existing building height: <20' _____ ft.</p> <p>Proposed building height: 60' _____ ft</p> <p>Existing building area: 23,749 _____ sq. ft.</p> <p>Proposed building modification: 57,472 _____ sq. ft.</p> |
| <p><input type="checkbox"/> Existing parking area: _____ sq. ft.</p> <p>Existing number of parking spaces: _____</p> | <p><input type="checkbox"/> Existing landscaped area: _____ sq. ft.</p> <p>Percentage of site: _____ %</p> <p>Proposed landscape modification: _____ sq. ft.</p> <p>Percentage of site: _____ %</p> |
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
 Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

N/A

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section 50.10.2*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

All plans shall be presented at a minimum of **1" = 20'** engineering scale and on a maximum sheet size of **24" x 36"**. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be stapled together then folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on separate sheets. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include the following information as indicated:

A. EXISTING CONDITIONS PLAN (Required for Tree Plan Two and Tree Plan Three only):

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Location, quantities, size (diameter breast height (dbh)), genus and species of all Protected Trees and Community Trees, as applicable, that are 10" dbh or greater shall be shown on the site plan. Protected Trees include Significant Individual Trees, Historic Trees, Trees within a Significant Natural Resource Area or Significant Grove, and Mitigation Trees that are not grown for the purpose of bearing edible fruits and nuts for human consumption.
- 12. Location of all western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*) that are 6" dbh or greater and are within a Significant Natural Resource Area or Significant Grove.
- 13. Identification of trees proposed for retention or removal.

- 14. Existing drip line canopy of individual trees or grove trees.
- 15. Existing root zone of each tree. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 16. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 17. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 18. Tree Mitigation Table demonstrating the DBH of the surveyed trees on site, separated into conifer and deciduous categories, the DBH proposed for removal, how the DBH meets or exceeds the removal threshold, identifying the Mitigation Threshold (50% of the surveyed tree DBH on the site), the DBH to be mitigated and whether the DBH is to be mitigated on site, off site, or fee in lieu. An example table is given following 60.60.25.7.

B. DIMENSIONED SITE PLAN. *The dimensioned site plan shall be required for Tree Plan 2 and 3 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:*

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all structures and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees proposed to be removed, to remain, or trees to be planted for mitigation.
- 5. Dimensioned tree mitigation areas specifying the location, quantities, size (diameter breast height), genus and species of trees within the mitigation area(s) identified, if applicable. Mitigation areas are to be set aside in a separate tract, if the project includes a subdivision. If the project does not include a subdivision, the mitigation trees must be set aside in a conservation easement.
- 6. Drip line canopy of individual trees or grove of trees.
- 7. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 8. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 9. Sensitive areas, as defined by CWS standards.
- 10. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 11. Location of storm water quality/detention facilities.
- 12. Boundaries of development phases, if applicable.
- 13. Site grading information, showing 2 ft. contours.
- 14. Proposed right-of-way, dedications and improvements.
- 15. Dimension from centerline to edge of proposed right-of-way.

N/A C. **DIMENSIONED SITE PLAN FOR PRUNING ONLY ACTIVITIES. For Type 1 Major Pruning as specified in 40.90.15.1.A.1 of the Development Code:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," & "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees, Significant Groves, Trees within a Significant Natural Resource Area, or Historic Trees proposed for major pruning.
- 4. Identification of tree canopies to be affected, and the percentage loss of total canopy amount for each impacted tree.

D. **DIMENSIONED SITE PLAN FOR TREE PLAN 1 APPLICATIONS, OTHER THAN PRUNING. The dimensioned site plan shall be required for all Tree Plan 1 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all trails, structures, and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees identified in #3 above.
- 5. Drip line canopy of trees identified in #3 above.
- 6. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 7. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 8. Sensitive areas, as defined by CWS standards.
- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 10. Location of storm water quality/detention facilities.
- 11. Site grading information, showing 2 ft. contours.
- 12. Proposed right-of-way, dedications and improvements.
- 13. Dimension from centerline to edge of proposed right-of-way.
- 14. Description of finished trail surface.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Print Name

Carrie Brennecke

Signature

Telephone Number

Date



TREE PLAN ONE APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan One shall address compliance with all of the following Approval Criteria as specified in 40.90.15.1.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan One application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 4. If applicable pruning is necessary to improve tree health or to eliminate conflicts with vehicles or structures which includes, but is not limited to, underground utilities and street improvements.
- 5. If applicable, the removal of vegetation or clearing and grubbing is necessary to accommodate the physical development in the area in which the removal is proposed.
- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

TREE PLAN TWO APPROVAL CRITERIA

Revised 07/2009

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan Two shall address compliance with all of the following Approval Criteria as specified in 40.90.15.2.C.1-14 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Two application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
- 4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.
- 5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.
- 6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- 7. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.
- 8. If applicable, removal of any tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.
- 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.
- 11. Grading and contouring of the 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.
- 12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- 13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

TREE PLAN THREE APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for Tree Plan Three shall address compliance with all of the following Approval Criteria as specified in 40.90.15.3.C.1-15 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Three application.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. If, applicable, removal of a diseased tree or a tree is necessary because the tree has been weakened by age, storm fire, or other condition.
- 4. If applicable, removal is necessary to enhance the health of the grove or adjacent tree(s) to reduce maintenance, or to eliminate conflicts with structures or vehicles.
- 5. If applicable, removal is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.
- 6. If applicable, removal is the minimum necessary to accommodate physical development because no reasonable alternative exists for the development at another location on the site and variances to setback provisions of the Development Code will not allow the tree(s) to be saved or will cause other undesirable circumstances on the site or adjacent properties.
- 7. If applicable, removal is necessary because a tree has become a nuisance by virtue of damage to personal property or improvements, either public or private, on the subject site or on an adjacent site.
- 8. If applicable, removal is necessary to accomplish a public purpose, such as installation of public utilities, street widening, and similar needs where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 10. If applicable, removal of a tree or trees within a SNRA will not reduce the size of the grove to a point where the remaining trees may pose a safety hazard due to the effects of windthrow.
- 11. If applicable, removal of a tree within a Historic Grove will not substantially reduce the significance of the grove in terms of its original designation on the list of Historic Groves.

- ❑ 12. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.
- ❑ 13. Grading and contouring of the 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.
- ❑ 14. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
- ❑ 15. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



CITY OF BEAVERTON
Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY	
FILE #:	LD2022-0018
FILE NAME:	_____
TYPE:	RECEIVED BY: _____
FEE PAID:	CHECK/CASH: _____
SUBMITTED:	LWI DESIG: _____
LAND USE DESIG:	NAC: _____

**PROPERTY LINE ADJUSTMENT / REPLAT FOR LOT CONSOLIDATION /
LEGAL LOT DETERMINATION APPLICATION**

APPLICANT/ CONTACT PERSON: Check box if Primary Contact

COMPANY: MIG

ADDRESS: 506 SW 6th Avenue, Suite 400

CITY, STATE, ZIP Portland, OR 97204

PHONE: 503-757-1211 FAX: _____ E-MAIL: cbrennecke@migcom.com

SIGNATURE: *Carrie Brennecke* CONTACT: Carrie Brennecke

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if more than 2 legal property owners

LOT 1 Property Owner Check box if Primary Contact

NAME/ COMPANY: Elmonica Group, LLC

ADDRESS: 10305 SW Park Way, Ste 204

CITY, STATE, ZIP Portland OR, 97225

PHONE: (503) 222-7258 FAX: _____ E-MAIL: kali@rembold.com

SIGNATURE: *Kali Bader* CONTACT: Kali Bader

(Original Signature Required)

LOT 2 Property Owner Check box if Primary Contact

NAME/ COMPANY: Elmonica Group, LLC

ADDRESS: 10305 SW Park Way, Ste 204

CITY, STATE, ZIP Portland, OR 97225

PHONE: (503) 222-7258 FAX: _____ E-MAIL: kali@rembold.com

SIGNATURE: *Kali Bader* CONTACT: Kali Bader

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

EXISTING USE OF SITE: pre-school, residential building, storage PRE-APPLICATION DATE (if applicable) : 12/08/21

REASON FOR ADJUSTMENT: New construction of mixed use development of 5 buildings

LOT 1 INFORMATION:

SITE ADDRESS: 17160 SW Baseline Road

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S106DB00400</u>	<u>0.52</u>	<u>SC_MU</u>

LOT 2 INFORMATION:

SITE ADDRESS: 1065 SW 170th Avenue

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S106DB02500</u>	<u>4.91</u>	<u>SC_MU</u>

PROPERTY LINE ADJUSTMENT, REPLAT FOR LOT CONSOLIDATION, AND LEGAL LOT DETERMINATION- SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. CHECKLIST.** Provide **one (1) completed** copy of this two (2) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed lot line adjustment, and the reason for the adjustment. In the written statement, please also address the following:
 - Address all applicable provisions of Chapter 20 (Land Uses) including but not limited to minimum land area, minimum lot dimensions, and minimum yard setbacks.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria in Section 40.45 for Property Line Adjustment and Replat and Section 40.41 for Legal Lot Determination of the *Development Code* (ORD 2050) which is attached.

D. FEES, as established by the City Council. Make checks payable to the *City of Beaverton*.

E. ADJUSTMENT ANALYSIS INFORMATION:

Lot Information*	Lot Area	Lot Width	Lot Depth
Code-required minimum	sq. ft.	ft.	ft.
Existing Lot 1	sq. ft.	ft.	ft.
Proposed Lot 1	sq. ft.	ft.	ft.
Existing Lot 2	sq. ft.	ft.	ft.
Proposed Lot 2	sq. ft.	ft.	ft.

*If more than two lots are involved, please attach a separate sheet specifying the information in the above table for all lots involved in the lot line adjustment

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section 50.25.1.F of the *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact Clean Water Services in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". **A total of three (3) copies of each plan shall be submitted unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- N/A
- A. PROPERTY LINE ADJUSTMENT:** Submit **three (3) copies** of a to-scale property line adjustment plan for the properties involved. The plan shall contain the following minimum information:
- north arrow, date and scale of plan
 - vicinity map
 - location and dimensions of abutting existing streets and public rights-of-way including measurement from centerline to edge of existing streets or public rights-of-ways
 - existing property lines, sizes, and dimensions
 - proposed property lines, sizes, and dimensions
 - setbacks
 - existing buildings and structures
 - parking
 - driveways
 - landscaped areas
 - existing and approved vehicular, pedestrian, and bicycle connections
 - existing public and private easements and utilities located on or abutting the affected properties
 - location of 100-year floodplain, if applicable

- X
- B. REPLAT for LOT CONSOLIDATION or LEGAL LOT DETERMINATION:** Submit **three (3) copies** of a to-scale lot consolidation plan for the properties involved. The plan shall contain the following minimum information:
- existing property lines, sizes, and dimensions
 - proposed property lines, sizes, and dimensions
 - existing public and private easements and utilities located on or abutting the affected properties
 - location of 100-year floodplain, if applicable

Please Note: In addition to information listed above, a Deed History and Title Report may be requested of the applicant if the staff is unable to determine whether the subject lot is a "Lot of Record" (please see Chapter 90 definitions of the *Development Code*).

I have provided all the items required by this two (2) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Carrie Brennecke

Print Name

Carrie Brennecke

Signature

(503) 757-1211

Telephone Number

10/10/2022

Date

PROPERTY LINE ADJUSTMENT APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the *development code*, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in Section 40.45.15.1.C.1-11 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a Property Line Adjustment.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The Property Line Adjustment does not conflict with any existing City land use approval, public easement, or previous conditions of approval applied to the subject property.
- 4. An additional lot or parcel is not created.
- 5. The Property Line Adjustment is consistent with all applicable provisions of Chapter 20 (Land Use) unless the applicable provisions are modified by means of one or more applications which shall be already approved or considered concurrently with the Property Line Adjustment.
- 6. The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations of the *Development Code*.)
- 7. All critical facilities and services have, or can be improved to have, adequate capacity to serve the reconfigured lots.
- 8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.
- 9. The proposal does not create a parcel that will have more than one (1) zoning designation.
- 10. The application contains all required submittal materials as specified in Section 50.25.1 of the *Development Code*.
- 11. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

REPLAT FOR LOT CONSOLIDATION APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the *Development Code*, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in 40.45.15.2.C.1-10 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a replat
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The proposed replat does not conflict with any existing City approval except that the City may modify prior approvals through the replat process to comply with current Code standards and requirements.
- 4. Oversized lots or parcels (“oversized lots”) resulting from the replat shall have a size and shape that facilitates the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the *Development Code*. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots
- 5. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall demonstrate that the resulting land division facilitates the following:
 - a. Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or
 - b. Complies with minimum density requirements of this code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties and where a street is proposed, provides a standard street cross section with sidewalks.
- 6. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall not require further adjustment or variance for the Land Division.
- 7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.
- 8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.
- 9. The proposal does not create a parcel or lot that will have more than one (1) zoning designation.
- 10. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.
- 11. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.



LEGAL LOT DETERMINATION APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the development code, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in Section 40.47.15.1.C 1-5 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a Legal Lot Determination.
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The unit of land conforms to the lot area and dimensional standards of Chapter 20 (Land Use.) Except where a unit of land was created by sale prior to January 1, 2007 and was not lawfully established, the Director may deem the unit of land a Legal Lot upon finding:
 - a. The unit of land could have complied with the applicable criteria for creation of a lawful parcel or lot in effect when the unit of land was sold; or
 - b. The City, or County prior to annexation, approved a permit as defined in ORS 215.402 or 227.402 for the construction or placement of a dwelling or other structure on the unit of land after the sale and such dwelling has all of the features listed in ORS 215.755(1)(a)-(e).
- 4. The application contains all applicable submittal materials as specified in Section 50.25.1 of the *Development Code*.
- 5. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY	
FILE #: <u>LLD2023-0003</u>	
FILE NAME: _____	
TYPE: _____	RECEIVED BY: _____
FEE PAID: _____	CHECK/CASH: _____
SUBMITTED: _____	LWI DESIG: _____
LAND USE DESIG: _____	NAC: _____

**PROPERTY LINE ADJUSTMENT / REPLAT FOR LOT CONSOLIDATION /
LEGAL LOT DETERMINATION APPLICATION**

APPLICANT/ CONTACT PERSON:

Check box if Primary Contact

COMPANY: MIG

ADDRESS: 506 SW 6th Avenue, Suite 400

CITY, STATE, ZIP Portland, OR 97204

PHONE: 503-757-1211 FAX: _____ E-MAIL cbrennecke@migcom.com

SIGNATURE: Carrie Brennecke CONTACT: Carrie Brennecke

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if more than 2 legal property owners

LOT 1 Property Owner

Check box if Primary Contact

NAME/ COMPANY: Elmonica Group, LLC

ADDRESS: 10305 SW Park Way, Ste 204

CITY, STATE, ZIP Portland OR, 97225

PHONE: (503) 222-7258 FAX: _____ E-MAIL: kali@rembold.com

SIGNATURE: Kali Bader CONTACT: Kali Bader

(Original Signature Required)

LOT 2 Property Owner

Check box if Primary Contact

NAME/ COMPANY: Elmonica Group, LLC

ADDRESS: 10305 SW Park Way, Ste 204

CITY, STATE, ZIP Portland, OR 97225

PHONE: (503) 222-7258 FAX: _____ E-MAIL: kali@rembold.com

SIGNATURE: Kali Bader CONTACT: Kali Bader

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

EXISTING USE OF SITE: pre-school, residential building, storage PRE-APPLICATION DATE (if applicable) : 12/08/21

REASON FOR ADJUSTMENT: New construction of mixed use development of 5 buildings

LOT 1 INFORMATION:

SITE ADDRESS: 17160 SW Baseline Road

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S106DB00400</u>	<u>0.52</u>	<u>SC_MU</u>

LOT 2 INFORMATION:

SITE ADDRESS: 1065 SW 170th Avenue

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S106DB02500</u>	<u>4.91</u>	<u>SC_MU</u>



PROPERTY LINE ADJUSTMENT, REPLAT FOR LOT CONSOLIDATION, AND LEGAL LOT DETERMINATION- SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM.** Provide one (1) completed application form with original signature(s).
- B. CHECKLIST.** Provide one (1) completed copy of this two (2) page checklist.
- C. WRITTEN STATEMENT.** Submit three (3) copies of a detailed description of the proposed lot line adjustment, and the reason for the adjustment. In the written statement, please also address the following:
 - Address all applicable provisions of Chapter 20 (Land Uses) including but not limited to minimum land area, minimum lot dimensions, and minimum yard setbacks.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria in Section 40.45 for Property Line Adjustment and Replat and Section 40.41 for Legal Lot Determination of the *Development Code* (ORD 2050) which is attached.
- D. FEES,** as established by the City Council. Make checks payable to the *City of Beaverton*.
- E. ADJUSTMENT ANALYSIS INFORMATION:**

Lot Information*	Lot Area	Lot Width	Lot Depth
Code-required minimum	sq. ft.	ft.	ft.
Existing Lot 1	sq. ft.	ft.	ft.
Proposed Lot 1	sq. ft.	ft.	ft.
Existing Lot 2	sq. ft.	ft.	ft.
Proposed Lot 2	sq. ft.	ft.	ft.

*If more than two lots are involved, please attach a separate sheet specifying the information in the above table for all lots involved in the lot line adjustment

- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact Clean Water Services in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". A total of three (3) copies of each plan shall be submitted unless otherwise noted. All plans shall be folded to fit a legal size file jacket.

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

N/A

A. PROPERTY LINE ADJUSTMENT: Submit **three (3) copies** of a to-scale property line adjustment plan for the properties involved. The plan shall contain the following minimum information:

- | | |
|---|---|
| <input type="checkbox"/> north arrow, date and scale of plan | <input type="checkbox"/> parking |
| <input type="checkbox"/> vicinity map | <input type="checkbox"/> driveways |
| <input type="checkbox"/> location and dimensions of abutting existing streets and public rights-of-way including measurement from centerline to edge of existing streets or public rights-of-ways | <input type="checkbox"/> landscaped areas |
| <input type="checkbox"/> existing property lines, sizes, and dimensions | <input type="checkbox"/> existing and approved vehicular, pedestrian, and bicycle connections |
| <input type="checkbox"/> proposed property lines, sizes, and dimensions | <input type="checkbox"/> existing public and private easements and utilities located on or abutting the affected properties |
| <input type="checkbox"/> setbacks | <input type="checkbox"/> location of 100-year floodplain, if applicable |
| <input type="checkbox"/> existing buildings and structures | |

X

B. REPLAT for LOT CONSOLIDATION or LEGAL LOT DETERMINATION: Submit **three (3) copies** of a to-scale lot consolidation plan for the properties involved. The plan shall contain the following minimum information:

- | | |
|---|---|
| <input type="checkbox"/> existing property lines, sizes, and dimensions | <input type="checkbox"/> existing public and private easements and utilities located on or abutting the affected properties |
| <input type="checkbox"/> proposed property lines, sizes, and dimensions | <input type="checkbox"/> location of 100-year floodplain, if applicable |

Please Note: In addition to information listed above, a Deed History and Title Report may be requested of the applicant if the staff is unable to determine whether the subject lot is a "Lot of Record" (please see Chapter 90 definitions of the *Development Code*).

I have provided all the items required by this two (2) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Carrie Brennecke

(503) 757-1211

Print Name

Carrie Brennecke

1/12/2023

Signature

Date



PROPERTY LINE ADJUSTMENT APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the *development code*, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in Section 40.45.15.1.C.1-11 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a Property Line Adjustment.
- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- 3. The Property Line Adjustment does not conflict with any existing City land use approval, public easement, or previous conditions of approval applied to the subject property.
- 4. An additional lot or parcel is not created.
- 5. The Property Line Adjustment is consistent with all applicable provisions of Chapter 20 (Land Use) unless the applicable provisions are modified by means of one or more applications which shall be already approved or considered concurrently with the Property Line Adjustment.
- 6. The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations of the *Development Code*.)
- 7. All critical facilities and services have, or can be improved to have, adequate capacity to serve the reconfigured lots.
- 8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.
- 9. The proposal does not create a parcel that will have more than one (1) zoning designation.
- 10. The application contains all required submittal materials as specified in Section 50.25.1 of the *Development Code*.
- 11. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.



REPLAT FOR LOT CONSOLIDATION APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the *Development Code*, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in 40.45.15.2.C.1-10 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a replat
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The proposed replat does not conflict with any existing City approval except that the City may modify prior approvals through the replat process to comply with current Code standards and requirements.
- 4. Oversized lots or parcels (“oversized lots”) resulting from the replat shall have a size and shape that facilitates the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the *Development Code*. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots
- 5. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall demonstrate that the resulting land division facilitates the following:
 - a. Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or
 - b. Complies with minimum density requirements of this code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties and where a street is proposed, provides a standard street cross section with sidewalks.
- 6. Applications that apply the lot area averaging standards of Section 20.05.50.1.B of the *Development Code* shall not require further adjustment or variance for the Land Division.
- 7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.
- 8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.
- 9. The proposal does not create a parcel or lot that will have more than one (1) zoning designation.
- 10. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.
- 11. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.



LEGAL LOT DETERMINATION APPROVAL CRITERIA

Pursuant to section 50.25.1.b of the development code, a written statement addressing the approval criteria for an application must be submitted in order for an application to be deemed complete. Statements such as “not applicable” or “the proposal will comply with applicable development regulations” are not satisfactory. The written statement must address each criterion and must specify in detail how each will be complied with.

An applicant for a Property Line Adjustment shall address compliance with all of the following Approval Criteria as specified in Section 40.47.15.1.C 1-5 of the *Development Code*:

- 1. The application satisfies the threshold requirements for a Legal Lot Determination.
- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
- 3. The unit of land conforms to the lot area and dimensional standards of Chapter 20 (Land Use.) Except where a unit of land was created by sale prior to January 1, 2007 and was not lawfully established, the Director may deem the unit of land a Legal Lot upon finding:
 - a. The unit of land could have complied with the applicable criteria for creation of a lawful parcel or lot in effect when the unit of land was sold; or
 - b. The City, or County prior to annexation, approved a permit as defined in ORS 215.402 or 227.402 for the construction or placement of a dwelling or other structure on the unit of land after the sale and such dwelling has all of the features listed in ORS 215.755(1)(a)-(e).
- 4. The application contains all applicable submittal materials as specified in Section 50.25.1 of the *Development Code*.
- 5. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.