

August 31, 2022

MIG | APG
Attn: Shayna Rehberg
506 SW Sixth Avenue, Suite 400
Portland, OR 97204

Subject: Pre-Application Summary Notes for Westgate + Hall Project (PA2022-0030)

Dear Shayna Rehberg,

Thank you for attending the Pre-Application Conference held on August 17, 2022. 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,

Lina Smith
Associate Planner
Mobile: (971) 313-4244
E-mail: lsmith@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Westgate + Hall Project PA2022-0030

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

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

PRE-APPLICATION CONFERENCE DATE: August 17, 2022

PROJECT INFORMATION:

Project Name: **Westgate + Hall Project**

Project Description: Redevelop site with new six-story, mixed-use building that will include 250 residential units, approximately 7,320 square feet of ground-floor retail, and associated parking and landscaping.

Property/Deed Owners: John S. Biggi Jr.
Michael R. Biggi
Vincent L. Bigg, Et Al.
4949 Meadows Road, Suite 600
Lake Oswego, OR 97035

Site Address: 3665 – 3775 SW Hall Blvd.

Tax Maps and Lot: 1S109DD00105

Zoning: Mixed Use (RC-MU)
Comp Plan Designation: Downtown Regional Center
Site Size: Approximately 1.85 acres

APPLICANT INFORMATION:

Applicant's Name: MIG | APG
Attn: Shayna Rehberg
506 SW Sixth Avenue, Suite 400
Portland, OR 97204

Phone / Email: 503-297-1005/ srehberg@migcom.com

PREVIOUS LAND USE HISTORY: Previous land use history for the site includes a Design Review Compliance Letter to modify building façades on existing buildings (DR2011-0148), a Pre-Application Conference to discuss enclosing the outdoor patio area behind the Hall Street Bar and Grill building (PA2004-0009), and multiple sign permits.

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	Fee
New Conditional Use	\$10,500
Downtown Design Review Two	1.25% of project value Minimum: \$7,000 Maximum: \$25,000
<i>Possible</i> Downtown Design Review Three	1.25% of project value Minimum: \$10,000 Maximum: \$27,000
Legal Lot Determination	\$700
<i>Possible</i> Sidewalk Design Modification	\$420
Tree Plan Two	\$5,000

* 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.

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):

The proposal meets the thresholds for a Type 3 Procedure, and a Neighborhood Review Meeting *is required.*

The subject site is located in the **Central Beaverton Neighborhood Advisory Committee (NAC)**. Contact: Brian Negley, NAC Chair at briannegley@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 requests 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: neighbor@mail@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/3f3d8e8e-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>

In response to COVID-19, the applicant can fulfill the neighborhood meeting requirement by using alternative means of communication such as by phone, email, and online meeting platforms, provided by the applicant. The applicant may work with City staff to provide a physical place for members of the public without technology to participate in the meeting as needed on an appointment basis (social distancing requirement must be recognized). Contact the project planner or 503-526-2420 for details.

SECTION 70.15 (DOWNTOWN ZONING AND STREETS):

Zoning: RC-MU Mixed Use

70.15.10 District Purpose and Development Standards: Refer to Section 70.15.10.2 for Development Standards in the RC-MU zone

70.15.20 Downtown Use Regulations:

- Residential multi-dwellings are permitted in RC-MU zone.
- Retail uses are permitted but subject to the following restriction in the RC-MU zone:
 - This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15 percent of the gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use.

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: Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

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

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

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

Applicable Application Type(s):

<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
New Conditional Use	40.15.15.5	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
Downtown Design Review Two	40.23.15.2	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<i>Possible</i> Downtown Design Review Three	40.23.15.3	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
Legal Lot Determination	40.47.15.1	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<i>Possible</i> Sidewalk Design Modification	40.58.15	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
Tree Plan Two	40.90.15.2	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

* 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 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.30 (Off-Street Parking)**
- Section 60.35 (Planned Unit Development)
- Section 60.45 (Solar Access Protection)
- Section 60.55 (Transportation Facilities)**
- Section 60.65 (Utility Undergrounding)**
- Section 60.70 (Wireless Communication)
- Section 60.15.10 (Grading Standards)**
- Section 60.25 (Off-Street Loading)
- Section 60.33 (Park and Recreation Facilities)
- Section 60.40 (Sign Regulations)
- Section 60.50 (Special Use Regulations)
- Section 60.60 (Trees and Vegetation)**
- Section 60.67 (Significant Natural Resources)**

CHAPTER 70 (DOWNTOWN DESIGN DISTRICT): DOWNTOWN DESIGN GUIDELINES AND STANDARDS

- Section 70.20.05 Site Design**
- Section 70.20.10 Building Design**

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 if checked <input checked="" type="checkbox"/>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <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. Please visit this website for more information about CWS environmental review: http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</p> <p>Additionally, due to the project's proximity to Beaverton Creek, CWS recommends the applicant contact the agency to schedule a Pre-Design Meeting. For additional information</p>
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	about the Pre-Design Meeting, please contact Lindsey Obermiller, CWS at 503-681-3653 or obermillerl@cleanwaterservices.org , or visit the website linked below: https://dynamic.cleanwaterservices.org/Forms/PreDesignMeeting
<input type="checkbox"/>	Lawrence Arnbrister , Building, City of Beaverton (503) 526-2408 / larnbrister@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Hunter Jin , Site Development, City of Beaverton (503) 526-2626 / hjin@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments attached.
<input checked="" type="checkbox"/>	Kate McQuillan , Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments attached.
<input type="checkbox"/>	Diana Powers , ODOT Development Review diana.powers@odot.oregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	Naomi Vogel , Washington County (503) 846-7639 / naomi_vogel@co.washington.or.us <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Elizabeth Cole , Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov <input checked="" type="checkbox"/> Trash enclosure guidelines attached.

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. **FLOODPLAIN:** The property is in the FEMA floodplain and has a Base Flood Elevation (BFE) of 181.7'. For information about applicable floodplain regulations, please contact the Floodplain Manager Kimberlee McArthur at 503-526-2524 or kimberleemcarthur@beavertonoregon.gov. Additional floodplain regulations can be found in Section 60.10 of the Beaverton Development Code (BDC) and Section 9.05 of the Beaverton City Code.
2. **NEW CONDITIONAL USE:** BDC Section 60.10.25.2 states that all residential uses (except for single-detached and duplex dwellings) are only allowed as Conditional Uses in the floodway fringe (the area of the floodplain lying outside of the floodway). Because this project involves a new residential use in the floodway fringe, a New Conditional Use application will be required, which is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. A Neighborhood Review Meeting is also required for all Type 3 applications. For more information, please refer to Sections 40.15.15.5, 50.30 and 50.45.
3. **DOWNTOWN DESIGN REVIEW TWO OR THREE:** The project meets the thresholds for a Downtown Design Review Two application (Section 40.23.15.2.A), which is processed under a Type 2 Procedure. Please note that a maximum of three (3) Design Guidelines in Chapter 70 Downtown Design District can be applied to a Downtown Design Review Two application (Section 40.23.15.2.C.4); if the proposal exceeds (3) Design Guidelines, then a Downtown Design Review Three (Section 40.23.15.3) will be required, which is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Section

40.23 for descriptions of the Downtown Design Review applications and Section 70.20 for the Downtown Design Guidelines and Standards.

4. **LEGAL LOT DETERMINATION:** The subject site is made up of one tax lot (1S109DD00105) that does not appear to have been platted. The Legal Lot Determination is required to determine the legal status of a lot that was created prior to the enactment of current subdivision regulations or prior to the City annexing a particular property. The applicant should submit a full deed history with the application and refer to Section 40.47.15.1 for additional information.
5. **SIDEWALK DESIGN MODIFICATION:** Transportation staff has noted that a possible Sidewalk Design Modification will be required if minimum sidewalk standards cannot be met due to topographic issues, physical conditions, or environmental conditions. Please refer to Standard Drawings 200-1 and 200-2 in the Beaverton Engineering Design Manual and the attached notes from the Transportation Division for sidewalk standards. Additional information about the Sidewalk Design Modification application can be found in BDC Section 40.58.
6. **SIGNIFICANT RIPARIAN CORRIDORS AND TREE REMOVALS:** As shown on the attached map, the subject site contains Significant Riparian Corridors. Trees located in Significant Riparian Corridors are considered part of Significant Natural Resource Areas (SNRAs) and any trees removed from SNRAs will require a Tree Plan Two application (Section 40.90.15.2). Trees located outside of the SNRAs on the subject property will be reviewed as Landscape Trees and their removal can be addressed as part of the Downtown Design Review application. Please review Section 60.60 Trees and Vegetation for standards regarding tree removal, preservation, and mitigation. The standards in Section 60.60 apply to both trees in SNRAs and Landscape Trees. The applicant can also submit a GIS Data Request for the Significant Riparian Corridors map here: <https://beavertonoregon.gov/637/GIS-Data-Request>
7. **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 has identified the following SPLs as applicable to your proposal:
 - a. **Beaverton School District:** Please obtain a Beaverton School District SPL. The SPL form can be found attached to these pre-application conference notes and should be submitted to Robert McCracken at Robert_Mccracken@beaverton.k12.or.us once completed.
 - 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/>. Additionally, due to the project's proximity to Beaverton Creek, CWS recommends the applicant contact the agency to schedule a Pre-Design Meeting. For additional information about the Pre-Design Meeting, please contact Lindsey Obermiller, CWS at 503-681-3653 or obermillerl@cleanwaterservices.org, or visit the website linked below: <https://dynamic.cleanwaterservices.org/Forms/PreDesignMeeting>
 - 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.
8. **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.

9. **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>

Lina Smith

From: Kimberlee McArthur
Sent: Friday, August 19, 2022 1:42 PM
To: Griffin Epping [CEDAR]; Shayna Rehberg; Silas Shields; Lina Smith; Matt Janssen; Mark Heffron [CEDAR]; Kit Barmeyer [CEDAR]; Pete Muntz [CEDAR]
Subject: RE: [EXTERNAL] Re: Pre-App: Westgate +Hall Project

Matt – does this answer your question as well?

Here are some starting questions from the team related to the 100-year floodplain:

1. Please confirm that the 100-year flood level is 179.7' - **YES**
2. Please confirm that occupied floors must be 2' above this level @ 181.7' (residential units, lobby, retail, ...) **YES**
3. Does parking count as an occupied floor that must be @ 181.7' or is it allowed to be below? If so, is there a maximum depth it is allowed to go with regards to the 179.7' level? **Parking is not allowed to be below and it would be considered a basement.**
4. And, if parking is allowed to be lower, what other uses are allowed to be lower? (Bike parking, back of house storage, mechanical rooms, ...) **Mechanical Rooms, Ventilation, Parking, electrical cannot be located below the BFE**

It is located in Zone AE and a below grade parking garage would not be allowed. They would also need to build above the BFE that I noted in Bluebeam. Below grade parking garage would be considered a basement. Furthermore, no ventilation equipment, etc.

"Require that all new construction and substantial improvements of residential structures within Zones A1-A30, AE and AH on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level... " 1 Under the NFIP, a below-grade parking garage is considered a basement if it is below grade on all sides. Therefore, the construction of below-grade parking garages is prohibited beneath residential buildings in Zones A1-A30, AE, and AH.

I am working remotely/in office at this time. My work hours are: 7:00 – 3:30. You can reach me at (503) 526-2524. I will return your call before the end of my day.

City Council will be reviewing proposed changes to the Fee Schedules for development review on June 7, 2022. If approved, we anticipate the new Fee Schedules will be effective July 1, 2022. For more information about the fee update, please [click here](#).

Kimberlee McArthur

Pronouns: She/Her/Hers

Building Official/Code Compliance Manager/Floodplain Manager

Community Development Department

City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755

p: 503.526.25244002 | c: 503.726.9121 | www.BeavertonOregon.gov

Lina Smith

From: Kimberlee McArthur
Sent: Tuesday, August 2, 2022 9:48 AM
To: Lina Smith
Cc: Jana Fox; Steven Regner
Subject: RE: Project in Floodplain & Floodway - Westgate & Hall Mixed-Use

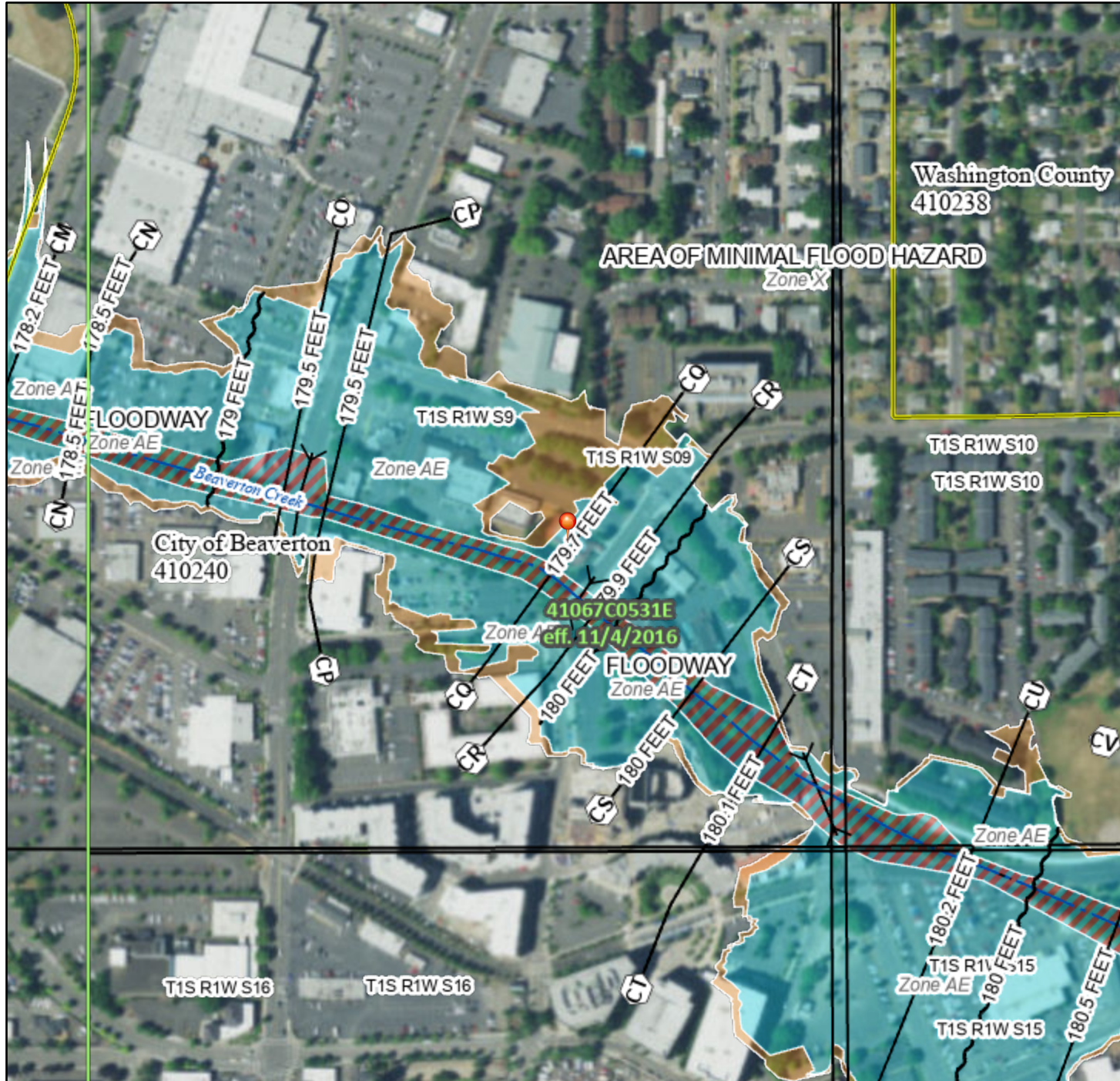
Follow Up Flag: Follow up
Flag Status: Flagged

This property is in the Floodplain and has a BFE of 181.7 and will require flood insurance. They will need to work with a land surveyor/engineer in order to move forward with this project and provide a flood elevation certificate.

National Flood Hazard Layer FIRMMette



122°48'48"W 45°29'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2022 at 6:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

122°48'10"W 45°29'22"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



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

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: Westgate + Hall Project

Pre-Application Conference Number: PA2022-0030

Date: August 17, 2022

Prepared by: Hunter Jin - Site Development Division

Ph: (503) 526-2626 **Fx:** (503) 526-2550 **Email:** hjin@BeavertonOregon.gov

General Notes:

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

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04) Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

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

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There is an existing City of Beaverton sanitary sewer line running through the proposed building footprint that will be need to be abandoned during the work. If an existing easement exists for this sewer line, it will have to be quitclaimed. The most immediate sewer connection is to the existing City 12" sewer line running in SW Hall Blvd.

The storm sewer system serving this property is also City owned and is located in SW Westgate Dr. Another potential storm connection is to the City owned line in SW Hall Blvd. The storm sewer system in SW Westgate outfalls to Beaverton Creek just South of the site and consists of two 18" storm lines. There is an existing water quality manhole downstream of the site that was installed by

a City CIP. This existing WQ manhole may possibly be usable to satisfy water quality requirements through a fee-in-lieu. The City is also supportive of the applicant's request to use fee-in-lieu to satisfy quantity requirements, although this determination will be made by CWS rather than the City. A 50' buffer zone shall be defined per the City/CWS's requirements and Chapter 3.10.2 of the CWS D&C Manual. Restoration and a setback from the creek are likely.

City of Beaverton is the water provider for this site. A Service Provider Letter (SPL) will be required for new connections to the water system and/or changes in water meter size, see next page for contact information. There is an existing City waterline running through the site. This waterline will have to be abandoned and the easement quitclaimed. City water department staff has suggested upgrading the existing water line in SW Hall Blvd to serve the new development and the other properties served by the existing waterline. Contact information has been provided in the resources table of this document for City engineering department water staff (Brion Barnett, David Winship) in case the applicant has questions or would like to make proposals.

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

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

Per sections 307 and 311 of Oregon Uniform Plumbing Code, storm and/or sanitary sewer that serve/crosses more than one lot shall be a public system or as approved by the building division plumbing code.

For buildings with property lines within 5 feet of the building exteriors, a City Fee Ownership land division application allows for shared private sewer systems and common ownership of parking areas.

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

A sanitary sewer flow determination report prepared by a professional civil engineer may be required with this application. Please refer to CWS DCS Section 5.04.1 for sanitary conveyance flow determination standards.

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

With any frontage improvements street tree plantings and any storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

With any frontage improvements, design feasibility for driveway and sidewalk ramp design to meet ADA standards will need to be shown with the land use application. For proposed frontage

improvements, site plan designed by a licensed professional and based on survey will be required. Additionally, street lighting per section 450 in the EDM will be required.

Per Beaverton development code 60.65, any affected overhead utilities, as well as new connections into the site must be placed underground.

Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>
- The following is a link to a City as-built showing the storm system and water quality manhole on SW Westgate Dr:
<https://apps2.beavertonoregon.gov/departments/publicworks/asbuilts/asbuiltpdfs/AB2016-022.PDF>

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

<input checked="" type="checkbox"/>	<p>City of Beaverton permit- Engineering Site Development, Engineering Grading, FC-Right of Way</p> <p>Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov</p>
<input checked="" type="checkbox"/>	<p>City of Beaverton Street cut moratorium</p> <ul style="list-style-type: none"> • SW Center St is scheduled to be overlaid in the future between SW Hall and SW Lombard. Extents of the overlay are not yet known
<input checked="" type="checkbox"/>	<p>City of Beaverton Building permit</p> <p>Contact: Building Division at (503) 526-2493</p>
<input checked="" type="checkbox"/>	<p>Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.</p>
<input checked="" type="checkbox"/>	<p>City of Beaverton utility system & SPL's</p> <p>Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov</p> <p>Brion Barnett - bbarnett@beavertonoregon.gov - 503-789-5542</p> <p>David Winship – dwinship@beavertonoregon.gov - 503-807-2747</p>
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit</p> <p>Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com</p>
<input checked="" type="checkbox"/>	<p>Clean Water Services District</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs <p>Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Source Control Permit (all non-residential) - Contact: Source Control Division at (503) 681-5175
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945 • <input checked="" type="checkbox"/> DEQ 1200-CN Erosion Control Permit (for disturbance of 1-4.99 Acres) – Submit to City of Beaverton Site Development for processing: 503-350-4021

	Full site measures roughly 1.9 Ac, permit required depends on area of disturbance
<input checked="" type="checkbox"/>	A downstream storm water analysis is required for this development per CWS 2.04.2.m.3. For development constructing new impervious surface of greater than 5,280 square feet, or collecting and discharging greater than 5,280 square feet of impervious area, perform a capacity and condition analysis of existing downstream storm facilities and conveyance elements receiving flow from the proposed development.
<input checked="" type="checkbox"/>	Submit City of Beaverton Stormwater Management Worksheet
<input checked="" type="checkbox"/>	<p>Storm water facilities required</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity • <input checked="" type="checkbox"/> Hydromodification • <input checked="" type="checkbox"/> Quality Treatment <p>The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.</p> <p>Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.</p>



Water Hydrants	<ul style="list-style-type: none"> TVWD Maintained WWSP Maintained 	Water Lateral Lines	<ul style="list-style-type: none"> Existing, Other Abandoned 	Sewer Service Connections	<ul style="list-style-type: none"> Planned Existing Abandoned Sewer Inlets
<ul style="list-style-type: none"> Planned Existing Abandoned TVWD Maintained Private Maintained 	Water Mains - Potable	Storm Manholes	Storm Detentions	Sewer Clean Outs	Sewer Lateral Lines
	<ul style="list-style-type: none"> Planned Existing Abandoned TVWD Maintained Private Maintained WashCo Maintained WWSP Maintained 	<ul style="list-style-type: none"> Planned Existing Quality Manhole Storm Manhole 	<ul style="list-style-type: none"> Planned Existing Abandoned or Removed 	<ul style="list-style-type: none"> Planned Existing Abandoned Sewer Network Structures 	<ul style="list-style-type: none"> Planned Existing Abandoned Street Labels - All Red: Band_1 Green: Band_2 Blue: Band_3
Water Service Connections	Water Mains - Non-Potable	Storm Inlets	Sewer Taps	Sewer Gravity Mains	
<ul style="list-style-type: none"> Planned Fireline Residential Commercial/Public Irrigation Unknown Private Maintained 	<ul style="list-style-type: none"> TVWD Maintained Private Maintained WashCo Maintained WWSP Maintained Live Pending 	<ul style="list-style-type: none"> Quality Inlet Storm Inlet Storm Discharge Points 	<ul style="list-style-type: none"> Planned Existing Abandoned 	<ul style="list-style-type: none"> Planned Existing, COB Existing, COB - Detention 	<ul style="list-style-type: none"> Abandoned Existing, Other Existing, COB



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: **Westgate and Hall**

Pre-Application Conference #: **PA2022-0030**

Date: August 23, 2022

Applicant: Griffin Epping and Mark Heffron, CEDARst Companies

Shayna Rehberg, MIG | APG, Applicant's Representative

Project Planner: Lina Smith, Associate Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  kmcquillan@beavertonoregon.gov

These comments are based on the information provided at the **8/17/22 Pre-Application Conference Meeting** for a proposal at **southwest corner of SW Hall Boulevard and SW Westgate Drive**. 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

As discussed during the pre-application meeting, the transportation requirements with the largest impact for this project will be the required right of way dedication and street improvements for both public street frontages along the site – SW Hall Boulevard and SW Westgate Drive. TDT credit is likely available. Please refer to the end of these notes for additional information.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

You will be required to dedicate public street right of way on SW Hall Boulevard, a street classified as a four- to five-lane arterial (BDC 60.55.30, and EDM Standard Drawing 200-1). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

You will be required to dedicate public street right of way on SW Westgate Drive, a street classified as a 3-lane collector (BDC 60.55.30, and EDM Standard Drawing 200-2). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

Traffic Impact Analysis

It is unclear whether or not the proposal triggers the requirement to complete a Traffic Impact Analysis. Please provide verification from a registered traffic engineer with additional details on the uses proposed for the site as well as the square footage of the various uses. The applicant may subtract estimated trip generation of any existing land uses on the site. BDC 60.55.20 defines the thresholds for when a Traffic Impact Analysis is required.

Street Frontage Improvements

Construct full half street improvements along the site's frontage to SW Hall Boulevard to the minimum street standards for a four- to five-lane arterial. (EDM Standard Drawings 200-1).

Construct full half street improvements along the site's frontage to SW Westgate Drive to the minimum street standards for a three-lane collector. (EDM Standard Drawings 200-2).

Replace any substandard sidewalk ramps at the southwest corner of the intersection of SW Hall Boulevard and SW Westgate Drive to be in compliance with the Americans with Disabilities Act and the EDM Section 210.23.

Provide photometric data demonstrating that illumination for any public transportation facilities meets the minimum lighting levels established in the Engineering and Design Manual (EDM) Section 450.

Provide on-street lighting consistent with EDM Section 450 and as recommended in a required lighting analysis for the site's frontages of SW Hall Boulevard and SW Westgate Drive.

Off-Street Loading Requirements

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

Off-Street Parking (Vehicles and Bicycles)

The proposed development requires the minimum and maximum number of parking spaces as detailed in BDC 60.30.10.

**As shared at the pre-application meeting, recent changes to the state's Transportation Planning Rule will prohibit cities and counties from requiring parking for any development review applications received after December 31, 2022 if the proposal is located within 3/4 mile of a rail transit stop (see OAR 660-0012-0440). This site is located less than 3/4 mile from TriMet's Beaverton Central light rail station and thus would not have any parking requirements if land use applications are submitted after December 31, 2022.*

The proposed parking areas must meet parking design standards within BDC 60.30.15 and 60.30.20.

The proposed parking area(s) must meet the parking lot design standards within the City's Engineering Design Manual Section 210.21, subsections I and N.

The proposal is subject to additional parking lot and circulation standards as part of Design Review including but not limited to landscape buffer between parking lots and public streets; landscaped islands in parking areas; limitations to siting parking areas in relation to public streets; etc. Please refer to Downtown Design District code section 70.20.05.

The proposed development is required to provide the minimum number of both short term and long term bicycle parking as detailed on BDC 60.30.10. The location of bicycle parking and design features for long term bicycle parking will also be required.

Bicycle and Pedestrian Circulation

Pedestrian and bicycle accessways shall be provided in between full street connections, or between a street and a destination, as required in BDC 60.55.25.9.

Provide site plans that show the proposed development must provide reasonably direct, paved walkways with a minimum five feet of unobstructed width as outlined in BDC 60.55.25.10. Walkways are required through parking areas, connected to building entrances, and must utilize different paving materials.

Walkways that border perpendicular parking spaces shall be a minimum 7-feet wide unless concrete wheel stops, bollard, curbing, landscaping or other improvements are provided to prevent parked vehicles from obstructing the walkway (BDC 60.55.25.10.E).

Access / Driveways

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

Driveway meets the minimum spacing standards for both the nearest neighboring driveway and the nearest public intersection as detailed in EDM Section 210.21. (BDC 60.55.35.3)

Demonstrate that any access(es) to public rights of way meet the minimum is required to submit verification that the minimum sight distance standards in EDM Section 210.21 can be met. Verification may be required from a registered engineer in the state of Oregon. (BDC 60.55.35.3)

ADDITIONAL APPLICATIONS

Sidewalk Design Modification

If the minimum sidewalk standards cannot be met due to topographic issues, physical conditions, or environmental conditions, the applicant may choose to pursue a Sidewalk Design Modification, a Type-1 land use application (see BDC Section 40.58). This land use application requires that the applicant demonstrate approval criteria can be met.

Design Exception Request

Applicants may submit a one-time request for a Design Exception to the Engineering Design Manual are made to the City's Public Works Engineer Department (EDM Section 160). The application form and instructions can be found on the Public Works website at: <https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals>

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/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.

- *TDT credit may be available for right of way dedication and street improvements along both SW Hall Boulevard and SW Westgate Drive.*
 - *SW Hall Boulevard has projects identified on Washington County's adopted TDT Project List (which can be found: <https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm> . Dedication and/or improvements consistent with the project descriptions may be eligible for up to 100% credit.*
 - *SW Westgate Drive does not have any improvement projects on Washington County's adopted TDT Project List. However, as a Collector street on the regional transportation network, any dedication and/or improvements that contribute to the City's adopted 3-lane collector standard may be eligible up to 50% TDT credit.*

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.

TRIMET - The proposed development is in close proximity to bus and/or light rail service provided by TriMet. Note that City staff may route future land use applications to TriMet staff for review. (BDC 60.55.10.1, and BDC 60.55.40)

Recycling & Garbage Enclosure Guidelines

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

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

Regulations

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

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

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

Cost and collection efficiency and environmental sustainability

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

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

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

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

What to avoid

Inadequate size

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

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

Inadequate gates

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

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

Location

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

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

Enclosure designs

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

Table A: Service level recommendations

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

Table 1

Land Use	Garbage	Mixed recycling	Glass recycling	Food waste
Multi-family residential	40 gallons per living unit	40 gallons per living unit	3 gallon per living unit	---
Grocery	Compactor	Compactor for cardboard plus 6 cubic yards	64 gallons	16 cubic yards
Hotel w/restaurant	18 cubic yards	12 cubic yards	64 gallons	3 cubic yards
Hotel without restaurant	12 cubic yards	6 cubic yards	35 gallons	---
Office	3 yards per 20,000 sf	3 yards per 20,000 sf	35 gallons per 20,000 sf	---
Restaurant	3 cubic yards per 1500 sf	6 cubic yards per 1500 sf	35 gallons per 1500 sf	3 cubic yards per 1500 sf
Retail	3 yards per 8,000 sf	3 yards per 8,000 sf	35 gallon per 8,000 sf	---

Table B: Receptacles sizes

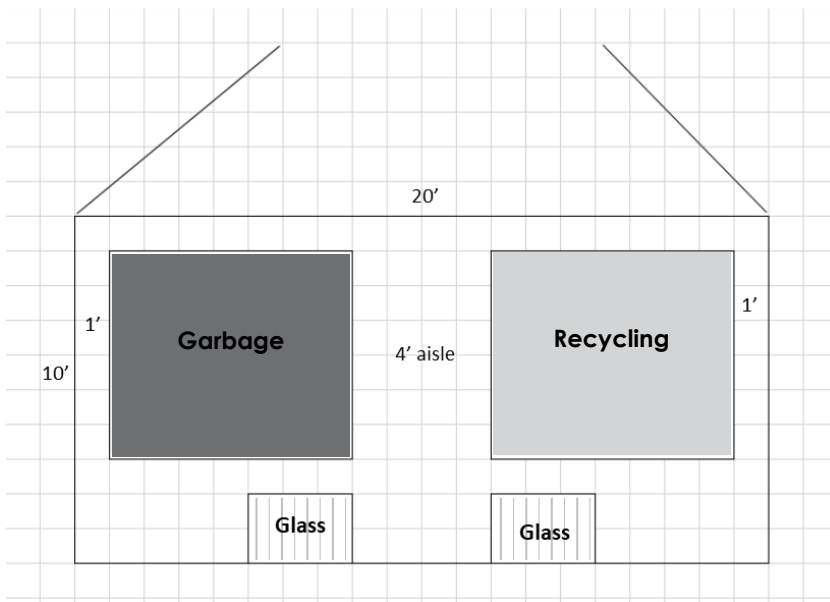
Containers (excludes carts) should have a minimum of one foot clearance on all sides.

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

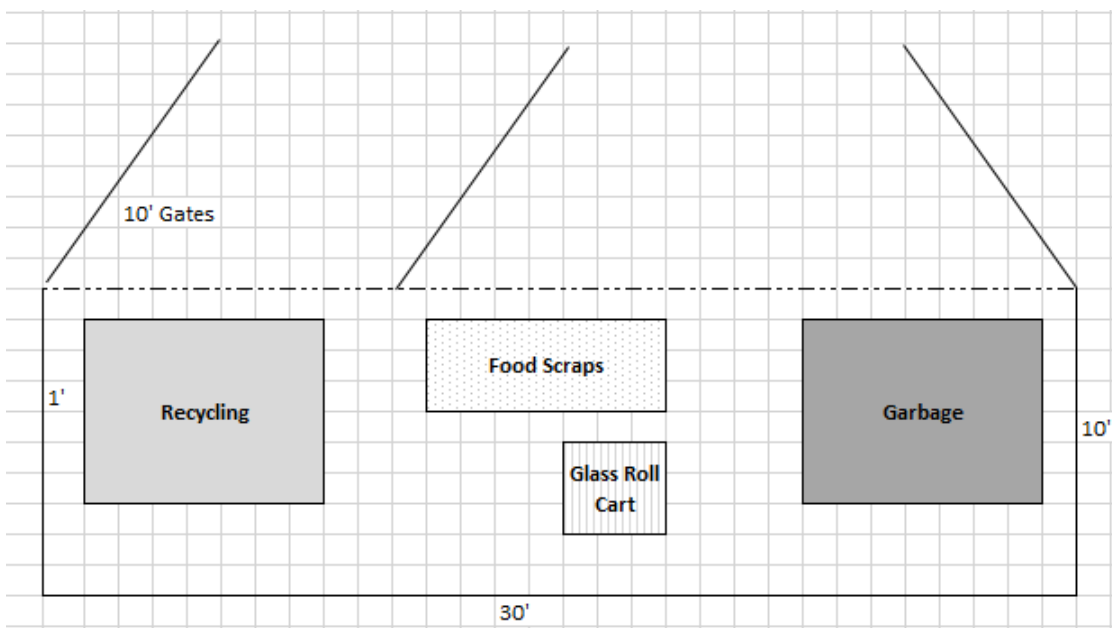
Examples of receptacle layouts

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

A. 10 x 20 (residential – 200 sf)



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





Business food scraps separation requirements

Public benefits of a regional solid waste system

Through its management of the regional solid waste system, Metro seeks to:

- Protect people's health
- Protect the environment
- Get good value for the public's money
- Keep our commitment to the highest and best use of materials
- Be adaptable and responsive in managing materials
- Ensure services are available to all types of customers

In July 2018, the Metro Council adopted a policy that requires certain types of businesses to keep their food scraps out of the garbage starting in 2020.

What types of materials are included in the food scraps program?

The program is for food scraps only. Food scraps include excess, spoiled or unusable and inedible food such as waste from fruits, vegetables, meats, dairy products, fish, shellfish, nuts, seeds, grains, coffee grounds and similar material that results from the storage, preparation, cooking, handling, selling or serving of food for human consumption. Food scraps do not include large amounts of oils and meats that are collected for rendering or other beneficial uses or any food fit for human consumption that has been set aside, stored properly and is accepted for donation.

It is important to note that the program covers food scraps that are generated "back-of-house." Back-of-house is the area of business operation where food preparation areas and kitchens are located and that is not accessible to customers. The food scraps separation requirement *does not apply* to food that is generated front-of-house. Front-of-house is the area of a business accessible to customers where food is consumed and where some establishments' customers are asked to dispose of garbage and food scraps, such as at quick-serve restaurants. A business may choose to include front-of-house food scraps in its collection program, but the business must take full responsibility for ensuring that the food scraps are free of non-food items, such as cups, napkins, cutlery and other materials, before placing the food scraps in their collection bin.

What types of businesses are required to participate in the food scraps separation program?

Grocery Stores: Establishments that sell food and beverages including grocery stores, warehouse clubs, wholesalers, and specialty food stores.

Restaurants: Establishments that prepare meals, snacks and beverages, to customers' order, for immediate consumption on and off premises. This includes organizations and corporate campuses with full service and on-site cafeterias as well as catering companies.

Lodging and Hotels: Establishments primarily engaged in providing short-term lodging with full service restaurants or on-site food preparation.

Hospitals: Establishments, licensed as hospitals, with full-service restaurants or on-site food preparation.

Nursing and Residential Care Facilities: Establishments primarily engaged in providing residential care with full-service restaurants or on-site food preparation. This includes retirement and assisted living facilities.

Correctional Facilities: Jails, prisons, or other place of incarceration with on-site cafeterias or food preparation.

Business food scraps collection requirements

Colleges and Universities: Higher-education institutions with full-service restaurants or on-site food preparation including those that offer two- to four-year programs in the arts and sciences, technical and vocational schools, and junior and community colleges.

Elementary and Secondary Education: Schools with on-site cafeterias or food preparation including a centralized kitchen that prepares food for delivery to multiple school locations.

Food and Beverage Manufacturers: Establishments primarily engaged in producing food and beverage products such as fruit and vegetable canning, chocolate and confectionery manufacturing, meat, poultry and seafood processing, commercial bakeries, and breweries.

I own or manage a food service business described above. When does my business need to have a food scraps separation program in place to comply with the requirements?

Business Group 1:

- **Implementation period begins March 31, 2020.**
- **Businesses that generate 1,000 pounds or more of food scraps per week.**
(Equivalent to about four 60-gallon roll carts per week)



Business Group 2:

- **Implementation period begins March 31, 2021.**
- **Businesses that generate 500 pounds or more of food scraps per week.**
(Equivalent to about two 60-gallon roll carts per week)



Business Group 3:

- **Implementation period begins September 30, 2022.**
- **Businesses that generate 250 pounds or more of food scraps per week.**
(Equivalent to about one 60-gallon roll cart per week)



(Conversion Factors: 800 pounds per yard and 4 pounds per gallon; 60-gallon roll cart = 240 pounds)

How do I know when my business needs to comply with the requirement?

The **Food Scraps Generation Estimation Guide** (see page 4) will help you estimate the quantity of food scraps your business generates and determine when your business needs to comply with the requirements.

If your business has practices in place to prevent food waste, you may generate less than indicated by industry averages. Individual estimates may also vary depending on the type of food service. For example, full-service, sit-down restaurants are more likely to generate higher quantities of food scraps compared to quick-serve or take-out restaurants. Technical assistance specialists from your city or county's garbage and recycling department can help you estimate your food scraps generation levels through free on-site assistance. They will also help with program set-up, training and problem-solving.

Business food scraps collection requirements

The Estimation Guide was developed based on industry data from published reports and studies including work done by the California Department of Resources Recycling and Recovery (CalRecycle). CalRecycle conducts periodic in-depth studies of waste generated by businesses to better understand the types and amounts of materials generated. The per-employee generation rates for each business type used in the Food Scraps Generation Estimation Guide were developed based on these in-depth studies. These rates represent industry averages that can be used to help estimate the quantity for food scraps your business generates. This source data is also used by the U.S. Environmental Protection Agency and other agencies for similar purposes. Metro will continue to refine the Food Scraps Generation Estimation Guide as updated or improved data become available.

How does the food scraps separation requirement apply to:

Businesses that are part of a chain with multiple locations? The requirement is based on the amount of food waste generated per location, rather than the entire chain. For example, if one location generates 1,000 pounds of food scraps per week or more, that location is part of Group 1. If another location produces less than 1,000 pounds of food scraps per week, that location is subject to the requirement at a later date.

Facilities with multiple buildings with common ownership such as a college or corporate campus? The requirement is based on the total amount generated by all food-related operations such as cafeterias and catering for the entire campus. If the campus as a whole generates 1,000 pounds of food scraps per week or more, then the campus is included in Group 1, even if no single building on the campus disposes of more than 1,000 pounds of food scraps per week.

Businesses in a shopping mall or multi-tenant building with shared garbage collection service? The requirement is based on the amount of food scraps generated at each individual business located in the mall or building, rather than the total amount generated by all the food-related businesses located in the mall or building. For example, if one business generates 1,000 pounds of food scraps per week, that business is subject to the requirement in Group 1.

I read this document and it didn't answer all of my questions. Who can I call for more information?

Call Metro at 503-234-3000 to speak with someone who may be able to answer any questions about this policy that are not addressed here.

Business food scraps collection requirements

Food Scraps Generation Estimation Guide

To estimate the quantity of food scraps your business generates and determine when you likely need to have a food scraps separation system in place, select your business category and enter the number of full-time employees that work at your business.

Grocery stores	# of full-time employees	× 4000 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Restaurants¹	# of full-time employees	× 2760 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Lodging and hotels	# of full-time employees	× 1200 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Hospitals	# of full-time employees	× 300 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Nursing and residential care facilities	# of full-time employees	× 300 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Correctional facilities	# of full-time employees	× 1700 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Colleges and universities	# of full-time employees	× 300 pounds of food scraps per employee per year	÷ 52 weeks per year	= pounds of food scraps per week
Elementary and secondary schools	Elementary and secondary schools will be included in Group 3, starting in September 2022, regardless of the amounts of food scraps they generate.			
Food and beverage manufacturers	Food scraps generation and handling vary widely by food product manufacturer. City and county technical assistance staff will help these businesses determine if and when they will need to have a program in place.			

Source for Business Generation Estimates: Cascadia Consulting Group. *2014 Generator-Based Characterization of Commercial Sector Disposal and Diversion in California*. Publication # DRRR 2015-1543. California Department of Resources and Recycling and Recovery, September 2015.
<http://www.calrecycle.ca.gov/publications/Documents/1543/20151543.pdf>

¹For organizations and corporate campuses with full service and on-site cafeterias that are not included as another business category such as hospitals, colleges and universities or correctional facilities, enter the number of full-time employees involved with food preparation and service.

Multifamily minimum volume requirement estimation guide

In December 2020 the Metro Council adopted a policy that requires minimum per unit service volumes to be provided to multifamily garbage and recycling customers.

Why this guide?

This Estimation Guide was developed to determine the minimum weekly volumes of garbage, recycling and glass service required by [Metro administrative rule 5.15 - 2040](#) at apartment and condo homes. The requirement is a minimum, additional service volume will likely be needed to adequately serve your site and avoid overflows of garbage, recycling and glass. The recommended volumes are included in this guide and are likely to be the best starting point for determining adequate service volume.

Table 1. Required weekly per unit minimum volumes

Garbage	Acceptable recyclable materials	Source-separated glass
20 gallons per unit per week	20 gallons per unit per week	1 gallon per unit per week

Table 2. Recommended weekly per unit volumes

Garbage	Acceptable recyclable materials	Source-separated glass
40 gallons per unit per week	40 gallons per unit per week	3 gallon per unit per week

Use the volume estimation guide

To use this guide enter the number of units present at the multifamily site into the unit count box below.

_____ Unit count

Table 3. Required weekly per unit minimum volumes

Garbage		Acceptable recyclable materials		Source-separated glass	
Unit count x 20 gallons	= gallons of service per week	Unit count x 20 gallons	= gallons of service per week	Unit count x 1 gallon	= gallons of service per week
Unit count x 20 ÷ 202 gallons per yard	= yards of service per week	Unit count x 20 ÷ 202 gallons per yard	= yards of service per week	N/A	

Table 4. Recommended weekly per unit volumes

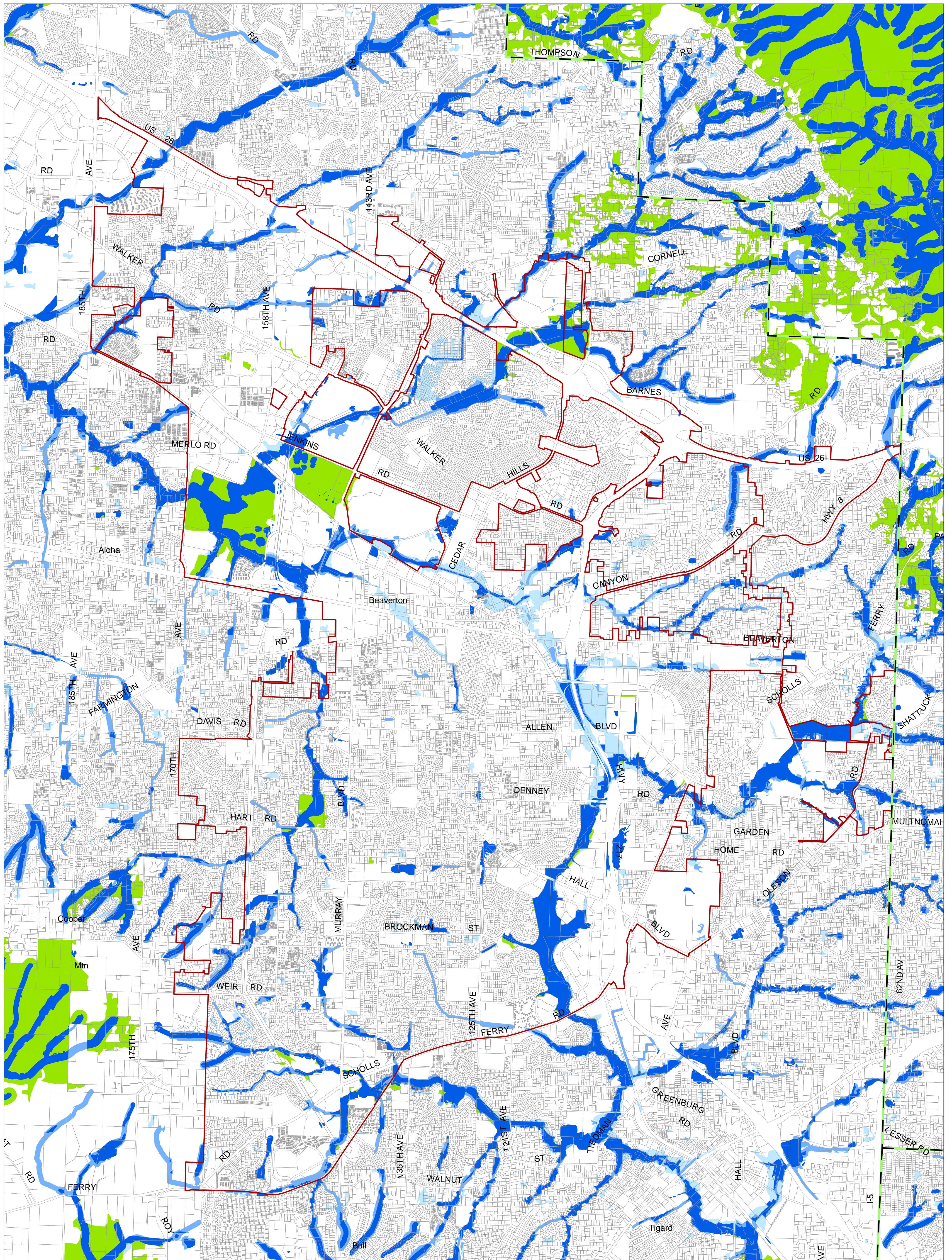
Garbage		Acceptable recyclable materials		Source-separated glass	
Unit count x 40 gallons	= gallons of service per week	Unit count x 40 gallons	= gallons of service per week	Unit count x 3 gallon	= gallons of service per week
Unit count x 40 ÷ 202 gallons per yard	= yards of service per week	Unit count x 40 ÷ 202 gallons per yard	= yards of service per week	N/A	

Compactor volumes are calculated differently, this calculator does not apply to compactors.

Table 5. Gallons to cubic yards conversion table

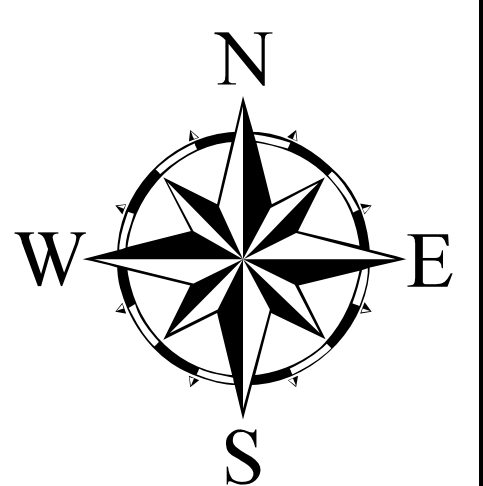
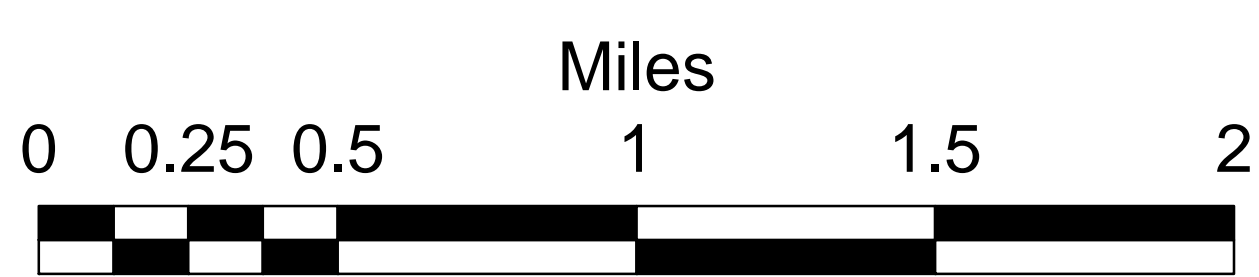
Gallons	Cubic yards
202 gallons	1 yard
303 gallons	1.5 yards
404 gallons	2 yards
606 gallons	3 yards
808 gallons	4 yards
1,212 gallons	6 yards
2,020 gallons	10 yards
4,040 gallons	20 yards

Volume III Habitat Benefit Areas Map



Legend

- Upland Wildlife Habitat Class A
- Riparian Wildlife Habitat Class I
- Riparian Wildlife Habitat Class II
- Riparian Wildlife Habitat Class III
- Beaverton City Limits
- County Line



Request for Service Provider Statement



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

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

Applicant Information

Owner Name

Applicant Name

Address

Phone

Email

Where the District will return the service provider statement.

Project Information

Project Name

Project Address (or approx. location)

Jursidiction Unincorp. Washington County City of Hillsboro
 City of Beaverton City of Tigard

Project name should match land use submittal

Taxlot ID(s)

Please, attach a taxlot map w/ location marked.

Project Description

Please, attach a site plan.

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

Residential Units Proposed

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

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

This information is requested to inform future enrollment planning.



Engineering Department
12725 SW Millikan Way | PO Box 4755 | Beaverton, OR 97076
p: 503-526-2269

www.BeavertonOregon.gov

Remit Form to: MailboxEngineering@BeavertonOregon.gov

Water Service Provider Letter (SPL)

Please include plan sheets showing proposed improvements

yellow highlight mandatory info

PRE-APPLICATION DATE: _____

APPLICANT: _____

SITE INFORMATION:

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

Contact: _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: _____

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

OWNER(S): _____

Contact: _____

Company: _____

Address: _____

Requesting new meter or replacement of existing meter with larger size?

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

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

EXISTING USE: _____ PROPOSED USE: _____

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

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

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

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

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

SIGNATURE: _____ TITLE: _____ DATE: _____

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

SIGNATURE: _____ TITLE: _____ DATE: _____