



MEMORANDUM

Response to Staff Findings re: Application Requirements

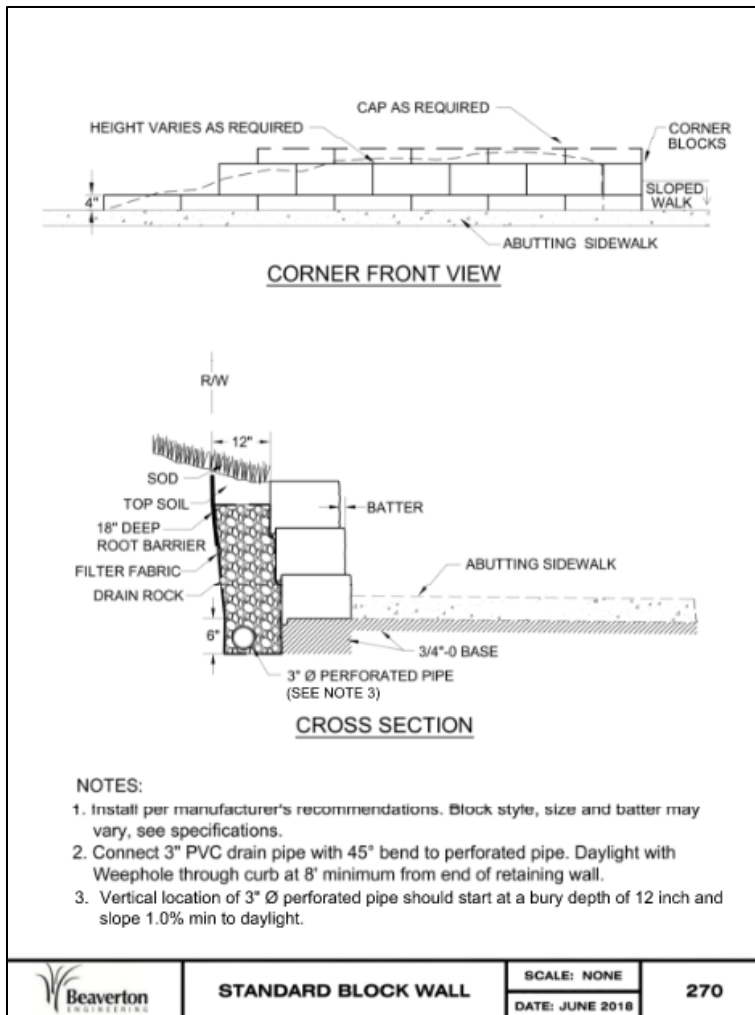
Sexton Mountain Pump House (CU2021-0018/DR2021-0125/PD2021-0006)

DATE January 19, 2022
TO Brett Cannon, Associate Planner
FROM Matt Hastie and Emma Porricolo, APG
CC Shelia Sahu, City of Beaverton Engineering
Adam Odell, Stantec

This memo summarizes the applicant's response to additional requirements identified by City staff during email and meeting conversations as part of the application review process. These issues are proposed to be addressed through a combination of the following additional information and conditions of approval.

- 1) **Retaining Wall Design.** Staff noted that Code section 60.05.28.8 reads, "*Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer.*" Additional information is required to address the highlighted text.

Applicant Response. The proposed retaining wall is less than six (6) feet in height. While the proposed retaining wall is more than 50' in length, much of the wall will not be visible from either the north or the west, given that it will be obscured or screened a combination of buildings, vegetation and topography, including vegetation proposed as part of the landscaping plan included in the application. Only a small portion of the wall likely will be visible from areas beyond the site. That said, the retaining wall will be constructed in a way that provide variation in wall via a set of "offset planes" with both the planes of the surfaces of the individual CMU bricks varying and each row of bricks being offset from each other. These variations are illustrated in the example photo below and illustrations below. In addition, landscaping placed on top of the wall can be located so that it droops over the wall. This will provide additional visual variation and screening of the wall itself.



- 2) **Lighting Standards.** Staff notes that in response to Code section 60.05.30.1.A, the applicant states that the lighting for the facility will meet the City’s Technical Lighting Standards but that

the application does not include a photometric analysis or other information that demonstrates compliance with specific standards, including lighting level thresholds at the property line.

Applicant Response. The applicant is amenable to a condition of approval that requires us to provide additional information showing how we meet the City's technical lighting requirements, specifically the requirement that proposed lighting does not exceed 0.5 foot-candles at the property line. In general, this requirement is expected to be met through a combination of the placement of proposed light fixtures, the design of shielding associated with the fixtures, the distance to the property line, and the location of the lighting in relation to structures and topography that help further reduce light impacts at the adjacent property lines.

- 3) **Buffering and Screening Requirements.** Staff notes that Code section Landscape buffers are required for non-residential uses abutting residential uses in all residential zoning districts, [Table 60.05-2](#) Note 7 specifies, "*A minimum 20 foot buffer developed to a B3 standard is required for non-residential land uses and parks abutting a residential use in a residential zoning district. This standard shall apply only to side and rear property lines that abut residentially zoned properties.*" Staff has requested that we address how the buffer is being met or doesn't apply to the rear (west) property line in the vicinity of 15048 SW Telluride Terrace.

Applicant Response. The western portion of the site will meet the requirements of section 60.05.25.13 through a combination of the following factors:

- *Additional plantings.* The applicant will plant additional evergreen shrubs in the area between Telluride Avenue and the rest of the site which will meet the L2 standard. These plantings will be shown on a revised landscape plan which will be provided in response to a condition of approval.
- *Continued maintenance of the existing natural open space area located between the entrance road and the homes to the west of the site.* The applicant also notes that this area exceeds 40' in width. It currently includes a mix of grass and trees. The area is maintained by the Tualatin Hills Park and Recreation District through an informal agreement with the City of Beaverton. No changes to this approach are planned and no structures are planned to be built in this area in the future.