

Francis Dardis

From: Chris Brehmer <CBREHMER@kittelerson.com>
Sent: Friday, May 19, 2023 2:21 PM
To: kmcquillan@beavertonoregon.gov
Cc: Julia Kuhn; Khasho, Jabra (jkhasko@beavertonoregon.gov); Kali Bader (kali@rembold.com); Chad Fackler; Francis Dardis; Brittany Gada
Subject: Trip Generation for Live/Work Unit at Elmonica Mixed Use/Facilities Review

Hi Kate –

We received the May 17 Facilities Review request highlighted below related to trip generation for a single live/work unit. Because there are no trip rates specific to live/work units in the *Trip Generation Manual*, we've treated live/work units as market rate apartments for trip purposes. The thinking in this case and with similar past projects has been that, while the resident doesn't need to commute to work (reduced trips), there could be an occasional delivery or work related activity that offsets the potential residential trip savings.

We understand there is a single live/work unit proposed on site and do not see a basis to change the TIA trip estimates based on the considerations listed above. We hope this e-mail addresses staff's request from the Facilities Review Committee. Please let us know if something more is required.

Thank you,
Chris & Julia

From: Brittany Gada <bgada@beavertonoregon.gov>
Sent: Wednesday, May 17, 2023 10:49 AM
To: Francis Dardis <francisd@ankrommoisan.com>
Cc: Kali Bader <kali@rembold.com>; Elena Sasin <esasin@beavertonoregon.gov>; Carrie Brennecke <cbrennecke@migcom.com>
Subject: Facilities Review Follow Up Notes

Hi Francis,

Please see the write up below that includes the new comments that were shared during the Facilities Review Meeting this morning. Please let me know if you have any questions about this information, anything that was discussed during the meeting, or next steps.

- There was one change to the Planning comments that were shared with applicant on May 8th. Comments indicated that one of the 16 provided bike parking spaces does not meet the 2-foot spacing requirement from a wall. Since 15 short-term bike parking spaces are required by the code, no changes are needed to the proposed short-term bike parking space locations. The one space that is too close to the wall may remain and will be considered non-conforming. Thus, 15 short-term bike parking spaces will be provided based on the current plans.
- Live/Work Unit:
 - Live/Work Units are a separate land use per BDC 20.20.20. It is a permitted land use. Currently, the narrative does not reference the proposed live/work land use that is shown on the floor plans.
 - To keep the live/work unit in the proposal, please update the following:
 - Narrative sections: BDC 20.20.20, BDC 20.25.10.C (Note: Building 2 becomes non-residential due to the live/work unit), Vehicle and bike parking requirements of BDC 60.30 (Note: Bike parking for live work follows multi-dwelling).

- Update TIA or provide a brief supplemental memo that includes the live/work unit in a revised trip generation calculation to add to the record. Questions about this can be addressed to Kate McQuillan (kmcquillan@beavertonoregon.gov).
- City Arborist Comments: Questions may be addressed to Jered Lane, City Arborist (jlane@beavertonoregon.gov)
 - Off-Site Tree Protection: Beaverton’s City Arborist reviewed the plans and is concerned that proposed tree protection is insufficient to prevent damage to off-site trees along SW property line. The City Arborist recommends working with a certified arborist to prepare a tree protection plan and have the arborist onsite for any root cutting in the tree protection zones. The tree protection plan does not need to be submitted to the City. Rather, this is recommended for the applicant team to undertake privately to prevent or mitigate damage to off-site trees to prevent the need for another Tree Plan application in the future should other Community Trees require removal pursuant to BDC 40.90.15).
 - The applicant may also consider adding off-site Community Trees that are expected to be damaged by development activity to the current Tree Plan Two application with TriMet consent for removal. However, this would require re-noticing the project to include the TriMet property and a continuance of the land use process. TriMet shares the City Arborist’s concerns about potential damage to a tree on its property.
 - Ash Trees: Ash trees are listed on the plans that should be substituted for a different type of tree. Emerald Ash Borer is in the area and the trees will not survive without long term insecticide treatment. This is a best practice and not a land use requirement. If the applicant wishes to change Ash trees to a different species, it should be done now to prevent the need for future Design Review prior to Site Development Permit issuance (Type 1 DRCL).
- Trash/Recycling Capacity and Service Comments:
 - Please add details to the narrative regarding trash and recycling service for Buildings 4 and 5 (how will the hauler access the waste receptacles for service?).
 - Beaverton’s Waste and Recycling Program Coordinator has outstanding concerns about the proposed trash and recycling capacity for Building 3. Although this is not a land use issue and will not be enforced through the land use process, the proposal does not comply with the [City Code](#)’s minimum capacity requirements. These requirements of the City Code enforce Metro’s regional service requirements, so the project does not comply with Metro regional standards. The City’s [Solid Waste & Administrative Rules](#) place a fine on non-compliance with the regional service standard minimum at a daily fine of \$500 for the first infraction, \$1000 for the second infraction and \$1,500 for the third and subsequent infractions. Please work directly with Elizabeth Cole (ecole@beavertonoregon.gov) to identify capacity requirements to meet the minimum regional service standard if you have questions about the administrative rules.
 - Depending on the scope of work necessary to remedy this issue post-construction, site changes to bring Building 3 into compliance with the minimum regional service standard could trigger lengthy land use and permitting processes during which time the property owner could be incurring costly daily fines. Because of this, staff recommends that changes are made to resolve this issue during this land use process.

Thank you,

Brittany Gada, AICP

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