

Attn: Brittany Gada, Associate Planner  
Elena Sasin, Associate Planner  
Community Development Department | Planning Division  
12725 SW Millikan Way | Beaverton, OR 97076

May 25, 2023

**RE: ELMONICA MIXED USE (DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003)**

Dear Brittany and Elena,

We are submitting this letter to augment the land use narrative from MIG.

**UPDATES:**

1. The Lot Consolidation Site Plan has been updated to note that a reciprocal access easement has been released.

**SHEETS UPDATED: G0.12**

2. Site Plan

The architectural site plan has been updated to accurately show concrete paving, access paths to trash rooms are all 8' minimum wide now. Additional edits include coordinated electrical vehicle charging stalls west of Building 1 and along the south fence/property line, the removal of one fire hydrant (between Building 2 and the dog area) and the alignment of one new fire hydrant along SW 170<sup>th</sup> Avenue with the TVF&R SPP Site Plan.

**SHEETS UPDATED: A1.01, Civil Site Plans (C4.0, C4.1, C4.2, C4.3, C4.4), photometrics plans E0.09-LU, E0.10-LU**

3. Vehicle Parking

Unit 2-118 in Building 2 is Live/Work (see A2.01-2) and requires 1.25 vehicle parking spaces. The Zoning – Required Parking has been revised on G1.01 outlining that 253 vehicle parking spaces are now required in the project. The total parking requirement for the project is 266 parking spaces. 13 spaces is the maximum reduction for the substitution of bicycle spaces for vehicle parking reduction path (60.30.10.11 I. Reduction for Substitution of Bicycle Parking), therefore 253 parking spaces is the minimum number of spaces required.

Due to the Washington County staff's review of the supplemental traffic analysis dated March 16, 2023, parking spaces were relocated 50 feet from the property line at the W Baseline Road access point. One parking space was removed due to this change in the prior submission. Parking counts have been revised to 272—this includes 254 compliant spaces (253 required with vehicle parking reduction and 1 additional compliant space provided) and 18 additional parallel spaces.

**SHEETS UPDATED: G1.01 and A1.01**

4. Bike Parking

4 bike parking spaces were lost on Level 1 in Building 3 due to the revision of the trash room to allow for two additional dumpsters. Please see item 5 below regarding the Building 3 Level 1 trash room revision.

**SHEETS UPDATED: G1.01, G6.02-3, A1.01 and A2.01-3**

5. Elevations on Buildings 1 and 3 have been updated to match Building 2. Metal railings are now shown on corner units on Level 1, creating a consistent design intent. This is an internal architectural update, not a response to any Land Use item.

**SHEETS UPDATED: A3.11-1, A3.12-1, A3.11-3, A3.12-3 and A3.13-3**

6. Prior email correspondence stated, *“There is an area that staff measure as slightly greater than 150 square feet without architectural features – a couple of options – provide a dimensioned plan that shows that is not the case (it is close enough it could be a measuring +/- issue) or it can be a condition of approval to make the area less than 150 square feet... .”*

Building 2 – East 1 Elevation has been revised to show an additional group of FC panels to the left of the main entrance and the oblique view has been corrected to the right of the main entrance. In accordance with 60.05.15 B, the recess at the main entrance is 5’ 0.5,” greater than an 18” plane change.

Additionally, dimensions have been added to all undifferentiated blank walls on elevations Building 1 – North, Building 2 – East 1 and Building 2 – East 2. See G6.03 and G6.04. Groups of dimensioned FC panels, each measuring 25 SF, or greater, are incorporated into any undifferentiated blank wall that was greater than 150 SF.

**SHEETS UPDATED: G6.03, G6.04, A3.11-1, A3.11-2 and A5.11-2**

**7. Trash**

Language has been added to the overall Narrative stating that Building 5 trash will be wheeled out by the future tenant to the Building 3 staging area across the drive aisle, and that Building 4 will do the same (Building 4 ultimately will have access to all (3) residential trash rooms and loading zones).

As building 3 is mixed-use, residential and 1,500 SF of retail, the level 1 trash room has been enlarged to allow for (6) 4 cubic yard dumpsters, rather than (4).

All dumpsters in residential trash rooms are assumed to have a receptacle size of 4 cubic yards. All trash carts in the residential trash vestibules and/or mixed-use recycling rooms and the trash room in building 5 are assumed to have a receptacle size of 95 gallons (0.52 cubic yards). These sizes have been noted on the enlarged common plans for the residential buildings and the plan for building 5.

**SHEETS UPDATED: A5.11-1, A5.12-2, A2.01-3, A5.11-3, A2.01-5**

Additionally, we are providing the trash calculation table below to facilitate trash room/receptacle sizing with waste management. The specific number of receptacles, use, size, and service will be determined by property owner/management.

**TRASH CALCULATIONS TABLE - 2023-05-25**

<b>BUILDING 1 - 90 UNITS</b>			
MINIMUM YARDS OF SERVICE WEEKLY		RECOMMENDED YARDS OF SERVICE WEEKLY	
GARBAGE	8.43	GARBAGE	16.83
RECYCLING	8.42	RECYCLING	16.83
GLASS (GALLONS)	85	GLASS (GALLONS)	255
<b>TRASH RECEPTACLES IN BUILDING 1</b>			
LEVEL 1 - TRASH ROOM			
4 CUBIC YARD DUMPSTERS	4		
<b>TOTAL CUBIC YARDS</b>	<b>16</b>		
LEVEL 1 - TRASH VESTIBLE		LEVELS 2-5 - TRASH & MIXED RECYCLING	
95-GALLON CART (TRASH)	0.52	TRASH CHUTE	-
95-GALLON CART (RECYCLING)	0.52	95-GALLON CART (RECYCLING)	0.52
95-GALLON CART (GLASS)	0.52	95-GALLON CART (GLASS)	0.52
<b>TOTAL CUBIC YARDS</b>	<b>1.56</b>	<b>TOTAL CUBIC YARDS PER LEVEL</b>	<b>1.04</b>

<b>BUILDING 2 - 81 UNITS</b>			
<b>MINIMUM YARDS OF SERVICE WEEKLY</b>		<b>RECOMMENDED YARDS OF SERVICE WEEKLY</b>	
GARBAGE	8.02	GARBAGE	16.04
RECYCLING	8.02	RECYCLING	16.04
GLASS (GALLONS)	81	GLASS (GALLONS)	243
<b>TRASH RECEPTACLES IN BUILDING 2</b>			
<b>LEVEL 1 - TRASH ROOM</b>			
4 CUBIC YARD DUMPSTERS	5		
<b>TOTAL CUBIC YARDS</b>	<b>20</b>		
<b>LEVEL 1 - TRASH VESTIBLE</b>		<b>LEVELS 2-5 - TRASH &amp; MIXED RECYCLING</b>	
95-GALLON CART (TRASH)	0.52	TRASH CHUTE	-
95-GALLON CART (RECYCLING)	0.52	95-GALLON CART (RECYCLING)	0.52
95-GALLON CART (GLASS)	0.52	95-GALLON CART (GLASS)	0.52
<b>TOTAL CUBIC YARDS</b>	<b>1.56</b>	<b>TOTAL CUBIC YARDS PER LEVEL</b>	<b>1.04</b>

<b>BUILDING 3 - 85 UNITS AND 1500 SF OF RETAIL, USE CURRENTLY UNKNOWN</b>			
<b>RESIDENTIAL - MINIMUM YARDS OF SERVICE WEEKLY</b>		<b>RESIDENTIAL - RECOMMENDED YARDS OF SERVICE WEEKLY</b>	
GARBAGE	8.42	GARBAGE	16.83
RECYCLING	8.42	RECYCLING	16.83
GLASS (GALLONS)	85	GLASS (GALLONS)	255
<b>RETAIL - MINIMUM YARDS OF SERVICE WEEKLY</b>		<b>RETAIL - RECOMMENDED YARDS OF SERVICE WEEKLY*</b>	
GARBAGE	n/a	GARBAGE	0.6
RECYCLING	n/a	RECYCLING	0.6
GLASS (GALLONS)	n/a	GLASS (GALLONS)	6.6
<b>TRASH RECEPTACLES IN BUILDING 3</b>			
<b>LEVEL 1 - TRASH ROOM</b>			
4 CUBIC YARD DUMPSTERS	6		
<b>TOTAL CUBIC YARDS</b>	<b>24</b>		
<b>LEVEL 1 - TRASH VESTIBLE</b>		<b>LEVELS 2-5 - TRASH &amp; MIXED RECYCLING</b>	
95-GALLON CART (TRASH)	0.52	TRASH CHUTE	-
95-GALLON CART (RECYCLING)	0.52	95-GALLON CART (RECYCLING)	0.52
95-GALLON CART (GLASS)	0.52	95-GALLON CART (GLASS)	0.52
<b>TOTAL CUBIC YARDS</b>	<b>1.56</b>	<b>TOTAL CUBIC YARDS PER LEVEL</b>	<b>1.04</b>

**BUILDING 4 - AMENINTY - TO BE CARRIED BY STAFF TO BUILDING 2 TRASH ROOM. SEE NARRATIVE.**

**BUILDING 5 - 1500 SF OF RETAIL, USE CURRENTLY KNOWN - TO BE WHEELED OUT BY FUTURE TENANT TO BUILDING 3 TRASH ROOM AND STAGING AREA. SEE NARRATIVE.**

RETAIL - MINIMUM YARDS OF SERVICE WEEKLY		RETAIL - RECOMMENDED YARDS OF SERVICE WEEKLY*	
GARBAGE	n/a	GARBAGE	0.6
RECYCLING	n/a	RECYCLING	0.6
GLASS (GALLONS)	n/a	GLASS (GALLONS)	6.6

  

TRASH RECEPTACLES IN BUILDING 5	
LEVEL 1 - TRASH VESTIBLE	
95-GALLON CART (TRASH)	0.52
95-GALLON CART (TRASH)	0.52
95-GALLON CART (RECYCLING)	0.52
95-GALLON CART (GLASS)	0.52
<b>TOTAL CUBIC YARDS</b>	<b>2.08</b>

\*ASSUMPTION FOR RETAIL RECOMMENDED YARDS OF SERVICE WEEKLY BASED UPON A RATIO COMPARISON OF 1,500 SF RETAIL SPACE TO THE RECOMMENDED SERVICE FOR 8,000 SF OF RETAIL SPACE OUTLINED IN THE CITY OF BEAVERTON RECYCLING AND GARBAGE ENCLOSURE GUIDELINES, SEE TABLE 1 (LAND USE FOR RETAIL - 3 YARDS PER 8,000 SF FOR GARBAGE, 3 YARDS PER 8,000 SF FOR MIXED RECYCLING AND 35 GALLONS PER 8,000 SF FOR GLASS).

**8. 6' Cedar Fence**

The 6' Cedar Fence (Landscape Fence Type I) has been slightly adjusted to align with landscape at the north end of Building 1. Where this fence is situated along the property line/LIGHT RAIL ROW, it is slightly inside the property line, but with a footing that aligns exactly with the property line; we can't put the footing on ODOT land. The very narrow band of landscaping between the property line and the center of the fence posts will be grass and easily maintained with a weed wacker. See typical footing section detail 4/L812, Construction Details for Fence Type I. Fence will not drop in height (see comment below re: TriMet comments) and no grounding will be needed because the fence is wood, not metal.

**SHEETS UPDATED/REFERENCED: A1.01, L301, L308, L306, L303, L812**

**9.** The TriMet concerns about fence height near the pedestrian crossing point do not apply. There is no fence at the southeast corner of the site to obscure the view of the south-bound crossing; the 6' high fence securing the parking area is well beyond the 101' safe-stopping distance cited in the follow-up comments from TriMet.

**10.** Metal "No Trespassing," signs have been added to the 6' cedar fence (Landscape Fence Type I).

**SHEETS UPDATED: L812**

**11.** Landscaping has been revised to be ground cover only near the dog-walk area to allow the vehicle bumper overhang.

**SHEETS UPDATED: L305, L505**

**12.** Tree islands and landscape planters have been revised where fire hydrants / FDCs are located.

**SHEETS UPDATED: L302, L304, L305, L502, L504, L505**

13. The substandard bike rack has been corrected (we now have one extra short-term bike parking space).

**SHEETS UPDATED/REFERENCED: L301, L302, L304**

14. T-17 is a cluster of protected trees that will be managed by an arborist once site construction begins.

**SHEETS UPDATED: L100**

15. Photometrics plans have been revised to include the SE corner of the site and the various site edges along the REACH site that were missing the light levels.

**SHEETS UPDATED: E0.10-LU**

16. The photometric plans now have the pedestrian paths / egress paths overlaid.

**SHEETS UPDATED: E0.10-LU, E0.11-LU**

17. Parking area adjacent to Building 2 has been revised to show the correct Civil background on the photometric plans.

**SHEETS UPDATED: E0.09-LU, E0.10-LU, E0.11-LU**

18. Comments from TVWD:

*There is adequate water to serve the site, but the size of taps are not specified for the combined fire/domestic and separate irrigation*

*There are also two existing TVWD water services on 170th that are to be abandoned, and one of them incorrectly states abandoning a City meter and coordinating with the City. As both are TVWD services, coordination with TVWD is needed for both*

The fire hydrants and fire department connections were adjusted to match what was approved in the TVF&R SPP site plan. No other changes have been made at this time. Additional pipe sizes will be added to the plans once we coordinate further with the project team and the SDP engineers; we will ensure the pipes are adequately sized to meet the required demands from the plumbing and fire sprinkler designers.

**SHEETS UPDATED: C4.1, C4.4**

19. The offsite ROW drawings show a 10' sidewalk with curbside tree wells approved by TriMet. We added back (5) trees, so the total tree count is still (4) less than code, but given the rather complex frontage configuration, it isn't possible to locate (4) more trees along SW 170<sup>th</sup> Avenue. We are faced with similar conflicts along Baseline; there simply is too much going on along that frontage to provide more trees. The light pole conflict along SW 170<sup>th</sup> Avenue has also been corrected. The light pole electrical J-box is flush with the sidewalk and does not obstruct foot traffic.

**SHEETS UPDATED: C400.2**

Thank you.



Francis Dardis

Associate Principal/Project Manager