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Planning Division  
09/15/2021

12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 [www.beavertonoregon.gov](http://www.beavertonoregon.gov)

October 23, 2020

Kurt Schultz  
SERA Architects  
338 NW 5<sup>th</sup> Ave  
Portland, OR 97209

**Subject: Modera Raleigh (PA2020-0037)**

Dear Kurt Schultz,

Thank you for attending the Pre-Application Conference held on October 7, 2020. 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 but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers 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 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. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Steve Regner  
Senior Planner  
(503) 526-2675

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for  
Modera Raleigh  
PA 2020-0037 on October 7, 2020

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](http://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.

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**PRE-APPLICATION CONFERENCE DATE:** October 7, 2020

## PROJECT INFORMATION:

Project Name: Modera Raeigh

Project Description: Development of 120 units of multi-family housing

Property/Deed Owners: GOS Associates LLC  
620 South Orca Street, Suite 210  
Seattle, WA 98109

Site Address: 4810-4950 SW Western Ave

Tax Map and Lots: 1S115ADD 00100

Zoning: Community Service (CS)

Comp Plan Designation: Community Commercial (CC)

Site Size: Approximately 6.22 Acres

## APPLICANT INFORMATION:

Applicant's Name: Kurt Schultz  
SERA Architects  
338 NW 5th Ave  
Portland, OR 97209

Applicant's Rep: N/A

Phone / e-mail: Kurt Schultz  
(505) 866 - 1981 / kurts@serapdx.com

**PREVIOUS LAND USE HISTORY:** The site has received two substantive land use approvals recently. A conditional use permit (CU2018-0024) allows for hours of operation to exceed 10:00pm, and a food cart pod application (FCP2017-0001) permitted the establishment of a six-cart food cart pod. The site has also been approved for a number of less substantive Type 1 applications, which can be provided upon request.

**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:

<b>Design Review Two or Three</b>	\$2,687 or \$5,909
<i>possible Major Adjustment for Parking</i>	\$3,141

\* **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 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate.

**SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):**

Based on the information presented at the pre-application, a Neighborhood Review Meeting may be required. if applications are a Type 3. Neighborhood Advisory Committee (NAC): Denney Whitford/ Raleigh West Contacts: Ernie Conway: 503-646-5688; Sherry Moore: 503-567-8492

The Neighborhood Meeting packet can be found here:

<https://www.beavertonoregon.gov/DocumentCenter/View/9172/Neighborhood-Meeting-Informational-Packet?bidId=>

If you have any questions about the content of the packet or have other questions, please don't hesitate to reach out to staff.

**CHAPTER 20 (LAND USES):**

Zoning:

**Community Service (CS)**

Applicable Code Sections:

Section 20.10.20 for list of permitted, prohibited and conditional uses.  
Section 20.10.15 (Site Development Requirements).

Comments: In order for your application to be deemed complete, the written narrative is to address how the proposal meets all of the applicable regulations listed above. See “Key Issues / Considerations” herein.

**CHAPTER 30 (NON-CONFORMING 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. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable.

Applicable Application Type(s):

	Application Description	Code Reference	Application Type (process)			
1.	Possible Design Review Two	40.20.15.2	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	Possible Design Review Three	40.20.15.3	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	Major Adjustment for Parking	40.10.15.2	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

**Comments:** In order for your application to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the 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. Please review special requirements in the preparation of written and plan information for a formal application:

- Section 60.05 (Design Review Principles Standards and Guidelines)**
- Section 60.10 (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 60.07 (Drive-Up Window Facilities)
- Section 60.15 (Land Division 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)

**Comments:** For the application(s) listed above to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above. See *Key Issues / Considerations* herein for additional notes. All utilities serving the site are to be underground (60.65). Plans are

to include a calculation in response to 60.30.10. (off-street parking numbers) and illustrate compliance with stall-aisle dimensional standards of 60.30.15. See “Key Issues/Considerations” herein.

The proposal will be subject to the City’s **Design Review Design Principles, Standards and Guidelines**. Applicable Design Standards and Guidelines include those pertaining to a **Permitted Use within a commercial zone for a residential building type**. Please see attached Pre-Application Conference Worksheets (2) for specific list of applicable Design Standards and Guidelines.

**OTHER DEPARTMENT/AGENCY CONTACTS:**

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following 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:

<p>Recommended contact for further information if checked</p> <p><input checked="" type="checkbox"/></p>	<p>Clean Water Services</p> <p><input checked="" type="checkbox"/> (CWS not sent copy of Pre-Application materials)</p> <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 <u>Chapter 3 of the <i>Design and Construction Standards</i></u> at: <a href="http://www.cleanwaterservices.org/permits-development/design-construction-standards">www.cleanwaterservices.org/permits-development/design-construction-standards</a> If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u>pre-screening site assessment form</u>. For more information about CWS environmental review, you may email <a href="mailto:splreview@cleanwaterservices.org">splreview@cleanwaterservices.org</a> or contact <b>Laurie Bunce</b>, CWS Engineering Technician, at (503) 681-3639.</p>
<p><input checked="" type="checkbox"/></p>	<p><b>Carl Werner</b>, Building, City of Beaverton (503) 526-2427 / <a href="mailto:cwerner@beavertonoregon.gov">cwerner@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Plans reviewed. Comment: Building Division permits are required and may run concurrently with Land Use Application.</p>
<p><input type="checkbox"/></p>	<p><b>Steve Brennen</b>, Operations, City of Beaverton (503) 526-2200 / <a href="mailto:sbrennen@beavertonoregon.gov">sbrennen@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Plans reviewed. No comments.</p>
<p><input checked="" type="checkbox"/></p>	<p><b>Thu Mai</b>, Site Development, City of Beaverton (503) 350-3627 / <a href="mailto:tmai@beavertonoregon.gov">tmai@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Plan reviewed. Comments Attached</p>
<p><input checked="" type="checkbox"/></p>	<p><b>Kate McQuillan</b>, Transportation Planning, City of Beaverton (503) 526-2427 / <a href="mailto:kmcquillan@beavertonoregon.gov">kmcquillan@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Plans reviewed. See comments below.</p>
<p><input checked="" type="checkbox"/></p>	<p><b>Treivs Smith</b>, Public Works, Project Manager Western Ave CIP, City of Beaverton (503) 526-2283 / <a href="mailto:tsmith@BeavertonOregon.gov">tsmith@BeavertonOregon.gov</a></p>

	<input checked="" type="checkbox"/> Plans reviewed. See comments below.
<input type="checkbox"/>	<p><b>Naomi Vogel</b>, Washington County Land Use and Transportation (503) 846-7639 <a href="mailto:Naomi_Vogel@co.washington.or.us">Naomi_Vogel@co.washington.or.us</a></p> <input type="checkbox"/> Plans reviewed. No Comments Provided
<input checked="" type="checkbox"/>	<p><b>John Russell</b>, Oregon Department of Transportation</p> <input checked="" type="checkbox"/> Plans reviewed. Comments provided at meeting.

**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. **Land Use Applications** In review of the plans and materials submitted for consideration, staff has identified the following land use applications. Please note that the City of Beaverton allows and staff recommends concurrent review of land use applications.
  - a. **Design Review Two** is available for residential only project that meet all applicable Design Standards. The Design Standards are intended to provide a “safe harbor” approach to designing a project.
  - b. **Possible Design Review Three** is necessary where the project meets a Threshold for Design Review 2 but does not comply with applicable Design Standard(s). Each Design Review Standard has one or more corresponding Design Review Guideline(s) which can be addressed in lieu of the Standard. A Pre-Application Conference Worksheet for Design Review Guidelines has also been included herein.
  - c. **Major Adjustment for Parking.** Applications that do not meet minimum parking requirements must apply for a Major Adjustment for Parking. Applications must demonstrate a particular hardship that prevents a proposal from meeting minimum parking. The proposal shown in the Pre-Application materials appear to be 29 parking spaces short, as tandem parking spaces may only be applied to the individual unit, not the entire development.
  
2. **Traffic Impact Analysis.** A traffic memo is required to determined if a Traffic Impact analysis is required. Projects that create 300 trips per day or greater will be required to submit a Traffic Impact Analysis as part of the submittal. Please coordinate with ODOT and City of Beaverton to scope the Traffic Memo and TIA (if required).
  
3. **Western Avenue CIP.** The City of Beaverton is managing a Capitol Improvement Project that will improve Western Avenue from Allen Blvd to Beaverton Hillsdale Highway. Western Avenue frontage improvements along the subject property are expected to be part of the CIP. Improvements to 5<sup>th</sup> Avenue are not part of the project. The project is expected to be bid out for construction in December 2020, and notice to proceed with be issued in later winter 2021. The latest drawings have been included with these notes, as well as dedication and easements currently being pursued to accommodate the improvements.
  
4. **Pedestrian Circulation.** Both the Facilities Review (Section 40.03) and Design Review (Section 60.05) criteria speak to safe and efficient vehicular and pedestrian circulation patterns within the boundaries of

the development and in connection to the surrounding circulation system. The applicant's plans and written narrative should demonstrate compliance with applicable sections. Additional pedestrian connections through the parking lot and site from those shown at the pre-application conference will be needed.

5. **On Site Vehicle Circulation.** Please provide a truck turning templates to demonstrate how fire trucks, garbage trucks, and delivery vehicles are able to safely maneuver on site.
6. **Utilities and Stormwater:** Public utilities (water, sanitary sewer and storm drainage) currently serve the site. Please see the attached notes prepared by Thu Mai, Site Development Division, for more information.
7. **Waste and Recycling.** Please see the Recycling and Garbage Enclosure Guidelines attached.
8. **Service Provider Letters (SPL).** The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
  - a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
  - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires as 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>
  - c. **Beaverton School District (BSD):** All developments that create either lots for single family development (Land Divisions) or dwelling units (Design Review) require a SPL from BSD to address school capacity. Please contact Robert McCracken, Facilities Planning Coordinator, at (503)356-4319 or [robert\\_mccracken@beaverton.k12.or.us](mailto:robert_mccracken@beaverton.k12.or.us)
  - d. **Water Service:** All developments require a Water Service Provider Letter 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](mailto:mailboxengineering@beavertonoregon.gov) once completed.
9. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.
10. **System Development Charges.** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review 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 tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlannin](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlannin)

[g/transportation-development-tax.cfm](#)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or [jkhasho@BeavertonOregon.gov](mailto:jkhasho@BeavertonOregon.gov).

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](mailto:cddmail@BeavertonOregon.gov).

11. **Follow Up.** Please continue to work with staff as you develop your site plans and building design to identify applicable standards. We look forward to working with you on this project and please do not hesitate to contact staff with questions as you work through the process of designing your development. Staff recommend an additional Pre-Application conference once the plans are further refined.



## TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

### Community Development Department

Project Name: **Modera Raleigh**

Pre-Application Conference #: **PA2020-0037**

**Date:** October 15, 2020

**Applicant:** Kurt Schultz, SERA Architects

**Project Planner:** Steve Regner, Senior Planner

**Notes prepared by:** Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  [kmcquillan@beavertonoregon.gov](mailto:kmcquillan@beavertonoregon.gov)

These comments are based on the information provided at the **10/7/20 Pre-Application Conference Meeting** for a proposal at **4810 – 4950 SW Western Avenue**. 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

The pre-application meeting discussed a proposal for 270-unit residential project along SW Western Avenue, an arterial under the jurisdiction of the City of Beaverton. As discussed during the pre-application meeting, the City is in the final design and engineering phases to improve SW Western Avenue between Allen Boulevard and Beaverton-Hillsdale Highway which includes the portion of SW Western Avenue along the site's frontage.

**The comments below intentionally do not take in to account the City's street improvements on SW Western Avenue. The applicant will need to coordinate with the City's Public Works Department on the timing and the phasing for both the development proposal and the public street improvements.** The transportation requirements during the land use application process (such as needed right of way dedication, frontage improvements, etc.) may change based on discussions with the Public Works Department and/or the status of the street improvements.

### REQUIREMENTS TO BE ADDRESSED

#### *Right of Way Dedication*

You may be required to dedicate public street right of way on SW Western Avenue, a street classified as Arterial as well as SW 5<sup>th</sup> Avenue, a street classified as a Local Street (BDC 60.55.30, and EDM Standard Drawing 200-1 and 4). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

**Traffic Impact Analysis**

A Traffic Impact Analysis is required for this proposal and will need to address all the requirements laid out in Section 60.55.20 of the Development Code. Prior to commencement of work, the applicant should submit a memo from a traffic engineer that describes the scope and assumptions of the TIA. After receipt of the memo, staff will contact the applicant's traffic engineer to discuss any required modifications, request a revised scope and subsequently approve commencement of work. Please note - The TIA will not be accepted without prior approval of the written scope of work.

**Frontage Improvements**

Construct sidewalk improvements to the minimum standards on both SW Western Avenue and SW 5<sup>th</sup> Street. (EDM Standard Drawings 200-1)

The proposed development is within a Commercial or Multiple Use Zone, and will likely need to undergo a Design Review application (2 or 3). An alternative sidewalk design of ten (10) foot curb-tight sidewalk with tree wells is required (BDC 60.05.20.7, and EDM Standard Drawing 216).

*\*As discussed during the pre-application meeting, the City is planning to reconstruct SW Western Avenue in the near future with a unique street cross-section. Should the timing of this proposal and the City's street improvement project necessitate that the development proposal construct street improvements, the applicant will be required to provide the same cross-section that the City's Public Works Department is planning for SW Western Avenue.*

Replace substandard sidewalk ramps along the site's frontage(s) to SW Western Avenue and SW 5<sup>th</sup> Street including driveways 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 frontage on SW Western Avenue and SW 5<sup>th</sup> Street.

**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.

The proposed parking areas must meet parking circulation and dimensions that meet BDC 60.30.15 and 60.30.20. Two-way drive aisles shall be a minimum of 24-feet.

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 see BDC 60.05.20 for all applicable standards.

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

Driveway(s) 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)

Shared or common driveways will be required to write and record a cross-over and maintenance easement during either final plat review, or through the Site Development permitting process.

## 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 40.55). 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](http://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](mailto:jkhasho@BeavertonOregon.gov).

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](mailto:cddmail@BeavertonOregon.gov).

## OTHER REVIEWING TRANSPORTATION AGENCIES

**OREGON DEPARTMENT OF TRANSPORTATION** – The proposed development is within close proximity to SW Beaverton Hillsdale Highway, a street that is maintained by the Oregon Department of Transportation (ODOT). ODOT may have additional requirements or permits. Please contact Marah Danielson at (503) 731-8258, or [marah.b.danielson@odot.state.or.us](mailto:marah.b.danielson@odot.state.or.us).

Applicant is required to contact ODOT before preparing a traffic impact analysis to review the proposed scope of work.



# 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. 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 efficiency and environmental sustainability

The least expensive garbage collection service for the rate payer (owner or tenant) is one that minimizes the number of service stops per week. Service of a larger container collected less frequently provides the customer with the opportunity to save a considerable amount of money compared to service with a smaller container serviced more frequently. Enclosures, and the truck access to them, should be designed to enable the most cost-effective and efficient service possible.

Designing for the most cost-effective option possible also reduces local truck traffic, saving money on road maintenance and repair and reducing the city's green-house gas emissions and environmental impact.

## 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 and oil collection 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 12 feet vertical clearance is necessary to allow lids to be opened and closed.

### Inadequate gates

Gates should be large enough for the service truck to directly access the receptacles without the driver needing to manually move them.

Gates must lock in the open and closed position and not have a center post. Gates should lock in the open position at a minimum of a 120 degree angle.

### Location

Trucks should be able to safely re-enter traffic without the need to back out onto public roadways. An enclosure at the end of an alley or in a place without adequate room for service vehicles to maneuver creates a dangerous situation for collection staff, as well as for vehicles 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](mailto: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.).

Land Use	Garbage	Mixed recycling	Glass recycling	Food waste
Multi-family residential	0.20 cubic yards per living unit	0.10 cubic yards per living unit	1 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

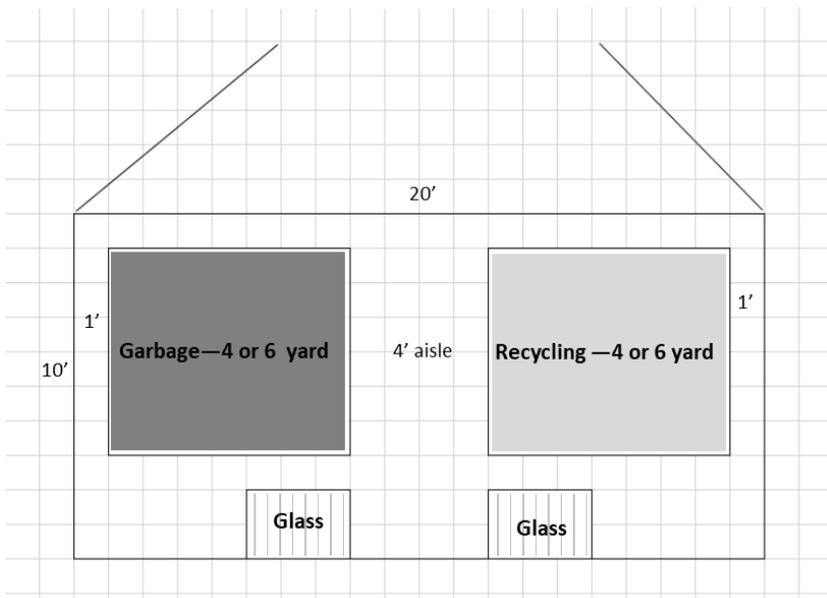
Containers (excludes carts) should have a minimum of one foot clearance on all sides.

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)

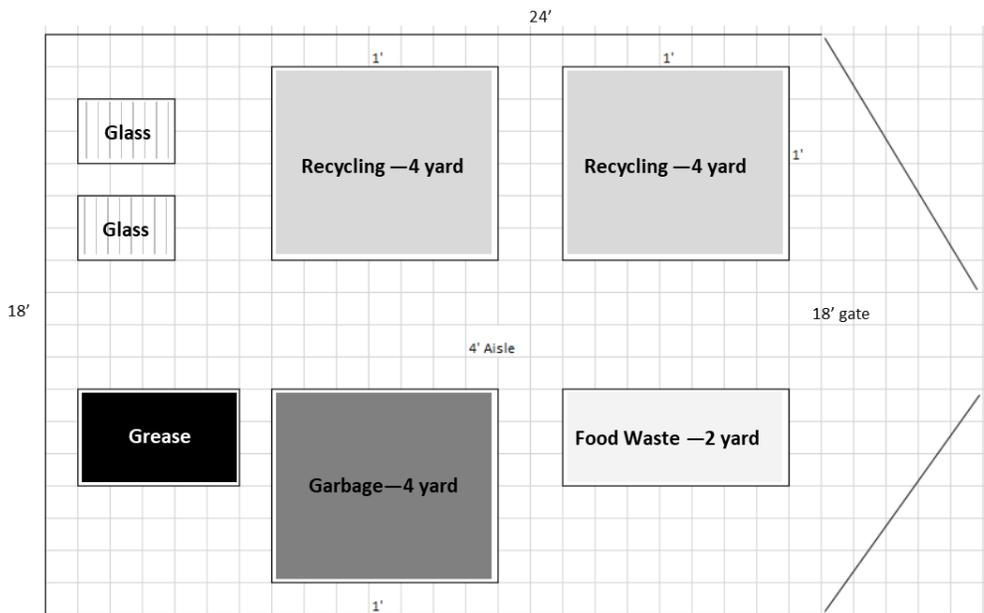
## Examples of receptacle layouts

- 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 twelve foot vertical clearance to open lids (from ground to top of lid).
- Provide a gate wide enough to easily remove receptacles for collection (one foot clearance).  
No center post.

A. 10 x 20 (residential – 200 sf)



B. 18 x 24 (commercial w/food scraps – 432 sf)





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

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## PRE-APPLICATION CONFERENCE MEETING SUMMARY

### Site Development & Engineering

---

**Project Name:** Modera Raleigh

**Pre-Application Conference Number:** PA2020-0037

**Date:** October 7, 2020

**Prepared by:** Thu Mai-Site Development Division

**Ph:** (971) 727-5809 **Fx:** (503) 526-2550 **Email:** [tmai@BeavertonOregon.gov](mailto:tmai@BeavertonOregon.gov)

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#### 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. 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.

The City of Beaverton's sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There are 48" storm drain onsite and 12" storm drain on SW Western Avenue and SW 5<sup>th</sup> Street. The 48" pipe is undersized and will need to be upsized to a 60" pipe. Presume the pipe material is Reinforced Concrete Pipe. Permanent structures and trees will not be allowed inside the 48" storm drain's easement. There are 8" and 18" sanitary sewer mains on SW Western Avenue and SW 5<sup>th</sup> Street, respectively. A meeting with the City's Engineering staff and consultant team will be scheduled to discuss the proposed storm drain's size and alignment and other options.

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, see next page for contact information.

There are 8" and 12" water mains located on the subject site and SW 5<sup>th</sup> Street, respectively. With this proposed development, the water mains mentioned above may need to be looped through the site and a 15' wide public water easement will need to be dedicated to the City over those lines. A meeting with the City's Engineering staff and consultant team will be scheduled to discuss the proposed onsite water main's size, alignment, and looping requirements.

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.

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.

Please review provisions of City Development Code Chapter 60 & City Code 9.05.110 and 9.05.115 for grading standards.

A sanitary sewer flow determination report prepared by a professional civil engineer will be required with this application. Please refer to CWS DCS Section 5.04.1 for sanitary conveyance flow determination standards. The sanitary sewer flows will be used by the City and CWS to determine if any of the existing sanitary sewer mains will need to be upsized by the developer.

Street tree plantings and storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

Design feasibility for driveway and sidewalk ramp design to meet ADA standards will need to be shown with the land use application.

The City has a Capital Improvement Project (CIP) planned for Western Avenue. The project is scheduled to start construction in Spring 2021. Strong coordination will be required with the CIP project. If the development project requires street cuts that occur after paving of the City of Beaverton's Western Avenue project (CIP project #3328), roadway pavement shall be restored per Section 192 of the 2019 Engineering Design Manual.

The plans or other submittals must document how a future building is elevated or entire structure is dry-flood proofed per FEMA definitions. See next page for flood elevation information. FEMA Elevation certificate(s) will be required for all structures any tax lot with FEMA delineated floodplain.

Floodplain regulations are found in Chapter 60 of the City Development Code, Chapter 9.05 of the City Code, and Chapter 5, Section 5.10 of CWS DCS

The plans or other submittals must document how a future building is elevated or entire structure is dry-flood proofed per FEMA definitions. The 100-year base flood elevation (BFE) as currently mapped, is at 208.6 feet NAVD-88. The building design flood elevation (DFE) minimum finish floor or dry flood-proofing elevation is 209.6 feet NAVD-88. Motor vehicle long-term parking can occur at or below 1 foot of the 100-year BFE, 207.6 feet NAVD-88. Short term parking is allowed only at an elevation at or above elevation 207.5 feet NAVD-88 which is one foot below the 10-year flood event 208.5 feet NAVD-88. Within the mapped floodway, only vehicle maneuvering is allowed; no designated parking or other stationary use is allowed. Survey datum information on site plans must be documented with the land use application. Within the floodplain, the flood conveyance and storage of the site at each 1-foot contour must be preserved or enhanced with a zero-rise certification by a registered professional engineer.

**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://www.beavertonoregon.gov/formcenter/public-works-18/asbuilt-information-request-form-133>

**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 <a href="mailto:sitedevelopment@beavertonoregon.gov">sitedevelopment@beavertonoregon.gov</a></p>
<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>City of Beaverton utility system &amp; SPL's</p> <p>Contact: Engineering at (503) 526-2269 or <a href="mailto:engineering@beavertonoregon.gov">engineering@beavertonoregon.gov</a></p>
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit</p> <p>Contact: DFM Jeremy Foster at (503) 259-1414 or <a href="mailto:Jeremy.Foster@tvfr.com">Jeremy.Foster@tvfr.com</a></p>
<input checked="" type="checkbox"/>	<p>Clean Water Services District</p> <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs</li> </ul> <p>Contact: Lindsey Obermiller at (503) 681-3653 or email <a href="mailto:SPLReview@cleanwaterservices.org">SPLReview@cleanwaterservices.org</a></p>
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p>

	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> DEQ 1200-C Erosion Control Permit (for disturbance of 5 or more acres) - Submit to City of Beaverton Site Development for processing: 503-350-4021</li> </ul>
<input checked="" type="checkbox"/>	Mapped FEMA Floodplain
<input checked="" type="checkbox"/>	Map Number 41067C0531E <b>w/LOMR 4/7/2017</b>
<input checked="" type="checkbox"/>	<p>Level of 100-year flood in vicinity of the site, Base Flood Elevation (BFE):</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Cut and fill grading balance required</li> <li><input checked="" type="checkbox"/> Must flood proof* non-residential building</li> </ul> <p>*ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood Resistant Construction)</p> <p>OR</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Certified minimum finish floor required</li> <li><input checked="" type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above BFE</li> </ul>
<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 5280 SF the design engineer shall perform a capacity and condition analysis of existing downstream storm facilities.
<input checked="" type="checkbox"/>	Submit City of Beaverton Stormwater Management Worksheet
<input type="checkbox"/>	<p>Storm water facilities required</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity</li> <li><input checked="" type="checkbox"/> Hydromodification</li> <li><input checked="" type="checkbox"/> Quality Treatment</li> </ul> <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>

EXHIBIT A

City of Beaverton  
SW Western Avenue Improvement Project  
August 04, 2020  
OWNER: GOS Associates, LLC  
A Washington Limited Liability Company  
Page 1 of 4

Project No. 3328  
Map & Tax Lot No. 1S115AD- 00100  
Property No. 3

**PARCEL 1 (Right-Of-Way Dedication)**

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter and Southwest One-Quarter of Section 14, Township 1 South, Range 1 West, of the Willamette Meridian, City of Beaverton, Washington County, Oregon, being a portion of that tract of land as described by Parcel "A" of Quit Claim Deed to GOS Associates, LLC, a Washington Limited Liability Company, recorded October 22, 2008 as Document No. 2008-087395, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

**Beginning** at a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+30.00;

Thence northerly, in a straight line, to a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+48.47;

Thence westerly, in a straight line, to a point 62.92 feet right of Existing S.W. Western Avenue Centerline Station 36+48.47, said point being the beginning of a 23.00 foot radius curve to the right, having a central angle of 89°48'45";

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N43°03'42"W, 32.47 feet) 36.05 feet to a point 40.00 feet right of Existing S.W. Western Avenue Centerline Station 36+71.47;

Thence northerly, in a straight line, to a point 40.00 feet right of Existing S.W. Western Avenue Centerline Station 42+25.00.

EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053).

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. 5th Street.

The stationing used to describe this parcel is based on the Existing Centerline of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053), being more particularly described as follows:

CENTERLINE DESCRIPTION FOR A PORTION OF SW WESTERN AVENUE (C.R. 2030/C.R. 2053 T/J)

A road centerline situated in the Northwest One-Quarter and the Southwest One-Quarter of Section 14, and the Northwest One-Quarter of Section 23, all within Township 1 South, Range 1 West of the Willamette Meridian in the City of Beaverton, Washington County, Oregon, being more particularly described as follows:

**Commencing** at a found 2-inch brass disk in monument box, marking the Section Corner common to Sections 14, 15, 22 and 23, Township 1 South, Range 1 West of the Willamette Meridian, City of Beaverton, Washington County Oregon per U.S.B.T. Book 3, Pages 553-557, Washington County Survey Records;

Thence S88°36'33"E, along the centerline of SW Allen Boulevard (C.R. 484/C.R. 2053 T/J) a distance of 350.13 feet to a point of curvature;

Thence along the arc of a 770.00 foot radius curve to the right through a central angle of 14°46'40" (the long chord bears S81°13'13"E, 198.05 feet) 198.60 feet to the intersection with the centerline of SW Western Avenue (C.R. 2030/C.R. 2053 T/J) at SW Western Avenue Centerline Station 10+00.00 and the **True Point of Beginning**;

Thence N01°50'40"E, along the centerline of said SW Western Avenue 3,550.00 feet to SW Western Avenue Centerline Station 45+50.00 and the terminus of this centerline description, from which a 1 inch iron pipe with illegible yellow plastic cap, marking the One-Quarter Corner common to Section 14 and Section 15, Township 1 South, Range 1 West, of the Willamette Meridian, per Survey No. 15,038, Washington County Survey Records bears S33°31'27"W, 1057.74 feet;

The parcel of land to which this description applies contains 5,652 square feet more or less.

**PARCEL 2 (Public Utility Easement)**

A parcel of land, as shown on attached Exhibit "B", lying in the Northwest One-Quarter and Southwest One-Quarter of Section 14, Township 1 South, Range 1 West, of the Willamette Meridian, City of Beaverton, Washington County, Oregon, being a portion of that tract of land as described by Parcel "A" of Quit Claim Deed to GOS Associates, LLC, a Washington Limited Liability Company, recorded October 22, 2008 as Document No. 2008-087395, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

**Beginning** at a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+30.00;

Thence northerly, in a straight line, to a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+56.63;

Thence westerly, in a straight line, to a point 63.43 feet right of Existing S.W. Western Avenue Centerline Station 36+56.47, said point being the beginning of a 15.00 foot radius curve to the right, having a central angle of 91°37'42”;

Thence northwesterly along the arc of said curve to the right (the long chord of which bears N43°58'11”W, 21.51 feet) 23.99 feet to a point 48.00 feet right of Existing S.W. Western Avenue Centerline Station 36+71.47;

Thence northerly, in a straight line, to a point 48.00 feet right of Existing S.W. Western Avenue Centerline Station 42+25.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053).

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. 5th Street.

The stationing used to describe this parcel is based on the Existing Centerline of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053), being more particularly described in Parcel 1:

The parcel of land to which this description applies contains 4,624 square feet more or less.

**PARCEL 3 (Temporary Construction Easement)**

A parcel of land, as shown on attached Exhibit “B”, lying in the Northwest One-Quarter and Southwest One-Quarter of Section 14, Township 1 South, Range 1 West, of the Willamette Meridian, City of Beaverton, Washington County, Oregon, being a portion of that tract of land as described by Parcel “A” of Quit Claim Deed to GOS Associates, LLC, a Washington Limited Liability Company, recorded October 22, 2008 as Document No. 2008-087395, Washington County Deed Records, said parcel being that portion of said property lying westerly of the following described line, said line is to be lengthened or shortened to terminate at the boundary lines of said property;

**Beginning** at a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+30.00;

Thence northerly, in a straight line, to a point 68.89 feet right of Existing S.W. Western Avenue Centerline Station 36+86.91;

Thence westerly, in a straight line, to a point 58.00 feet right of Existing S.W. Western Avenue Centerline Station 36+86.91;

Thence northerly, in a straight line, to a point 58.00 feet right of Existing S.W. Western Avenue Centerline Station 39+76.19;

Thence westerly, in a straight line, to a point 48.00 feet right of Existing S.W. Western Avenue Centerline Station 39+76.19;

Thence northerly, in a straight line, to a point 48.00 feet right of Existing S.W. Western Avenue Centerline Station 42+25.00.

EXCEPTING therefrom the above described Parcel 1.

ALSO EXCEPTING therefrom the above described Parcel 2.

ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053).

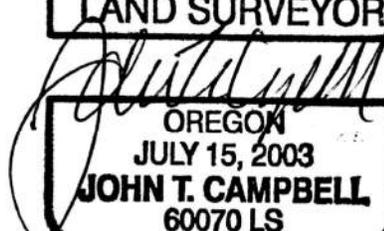
ALSO EXCEPTING therefrom that portion lying within the existing right-of-way of S.W. 5th Street.

The stationing used to describe this parcel is based on the Existing Centerline of S.W. Western Avenue (C.R. 2030/TJ C.R. 2053), being more particularly described in Parcel 1:

The parcel of land to which this description applies contains 3,480 square feet more or less.

This centerline stationing and basis of bearings of this legal description is the same as that shown on Survey Number 33,410, Washington County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 15, 2003  
JOHN T. CAMPBELL  
60070 LS

EXPIRES: 12-31-21

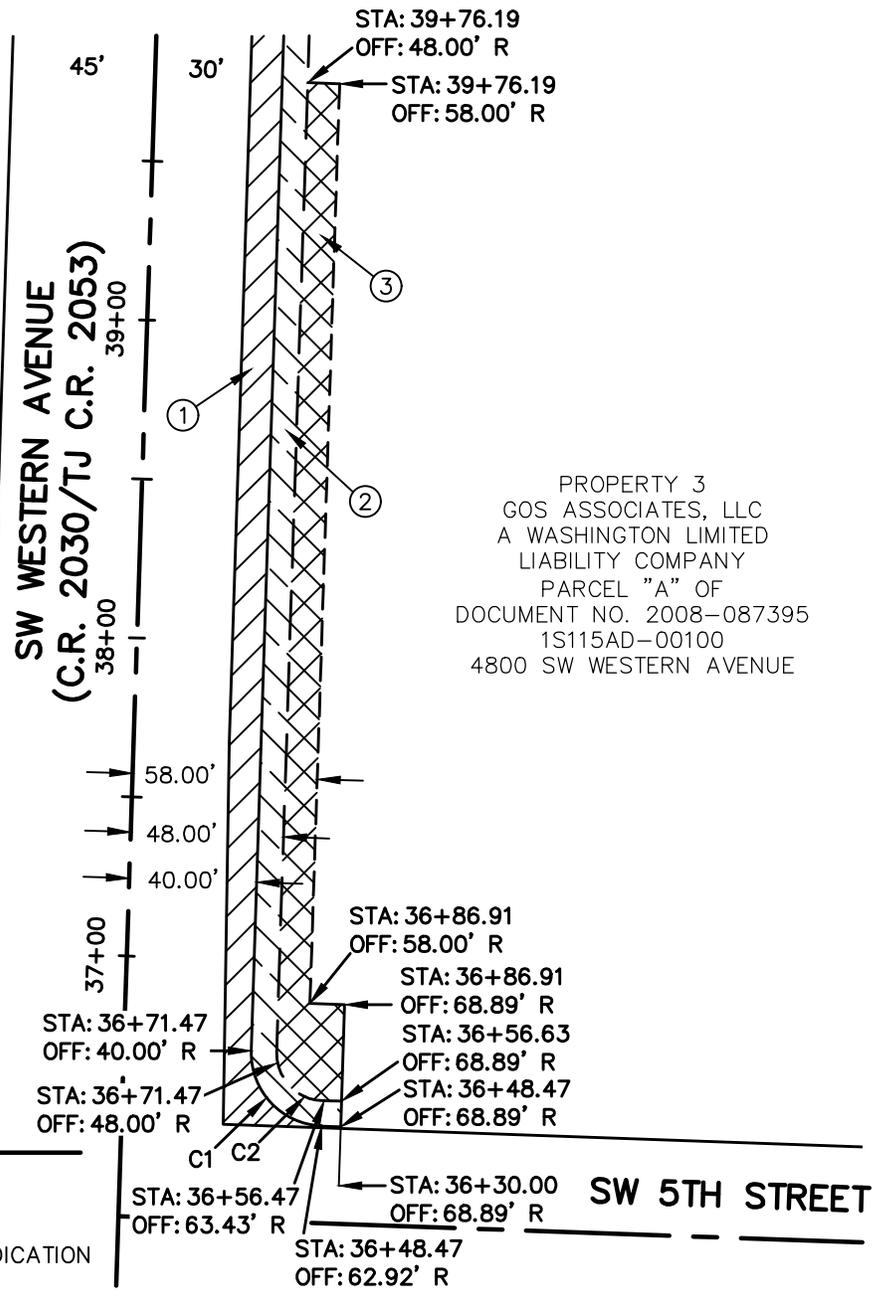
**EXHIBIT "B"**  
PROJECT FILE NO. 3



SCALE  
1" = 60'

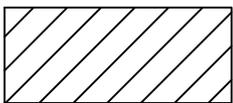
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R=23.00'  
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21.51'

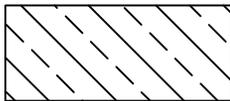


PROPERTY 3  
GOS ASSOCIATES, LLC  
A WASHINGTON LIMITED  
LIABILITY COMPANY  
PARCEL "A" OF  
DOCUMENT NO. 2008-087395  
1S115AD-00100  
4800 SW WESTERN AVENUE

**LEGEND**



① PARCEL 1  
RIGHT OF WAY DEDICATION  
± 5,652 SQ.FT.



② PARCEL 2  
PUBLIC UTILITY EASEMENT  
± 4,624 SQ.FT.



③ PARCEL 3  
TEMPORARY CONSTRUCTION  
EASEMENT  
± 3,480 SQ.FT.



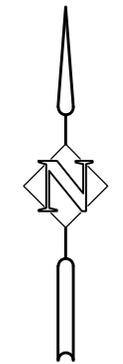
**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

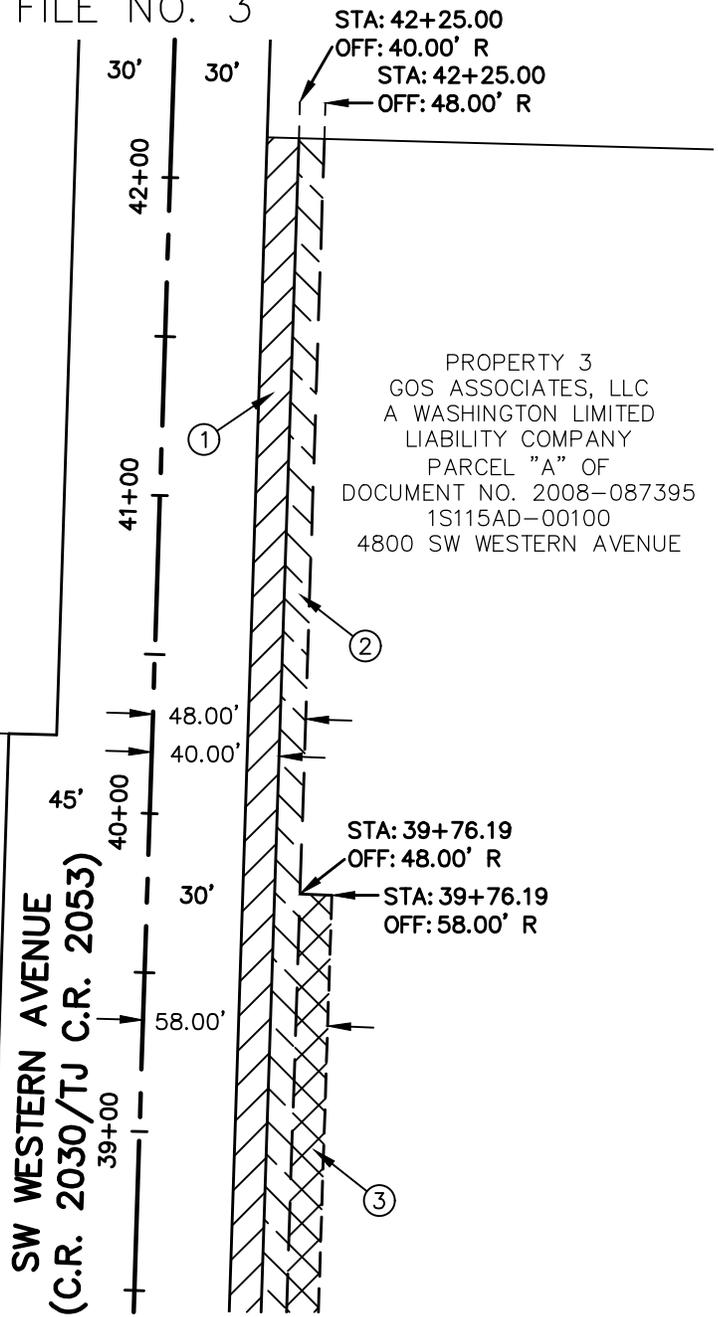
205 SE Spokane Street Suite 200 Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171  
BVN-24 TMW 8/04/2020 PAGE 1 OF 2

SEE ATTACHED  
LEGAL DESCRIPTION

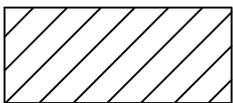
**EXHIBIT "B"**  
PROJECT FILE NO. 3



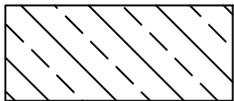
SCALE  
1" = 60'



**LEGEND**



① PARCEL 1  
RIGHT OF WAY DEDICATION  
± 5,652 SQ.FT.



② PARCEL 2  
PUBLIC UTILITY EASEMENT  
± 4,624 SQ.FT.



③ PARCEL 3  
TEMPORARY CONSTRUCTION  
EASEMENT  
± 3,480 SQ.FT.



**Harper  
Houf Peterson  
Righellis Inc.**

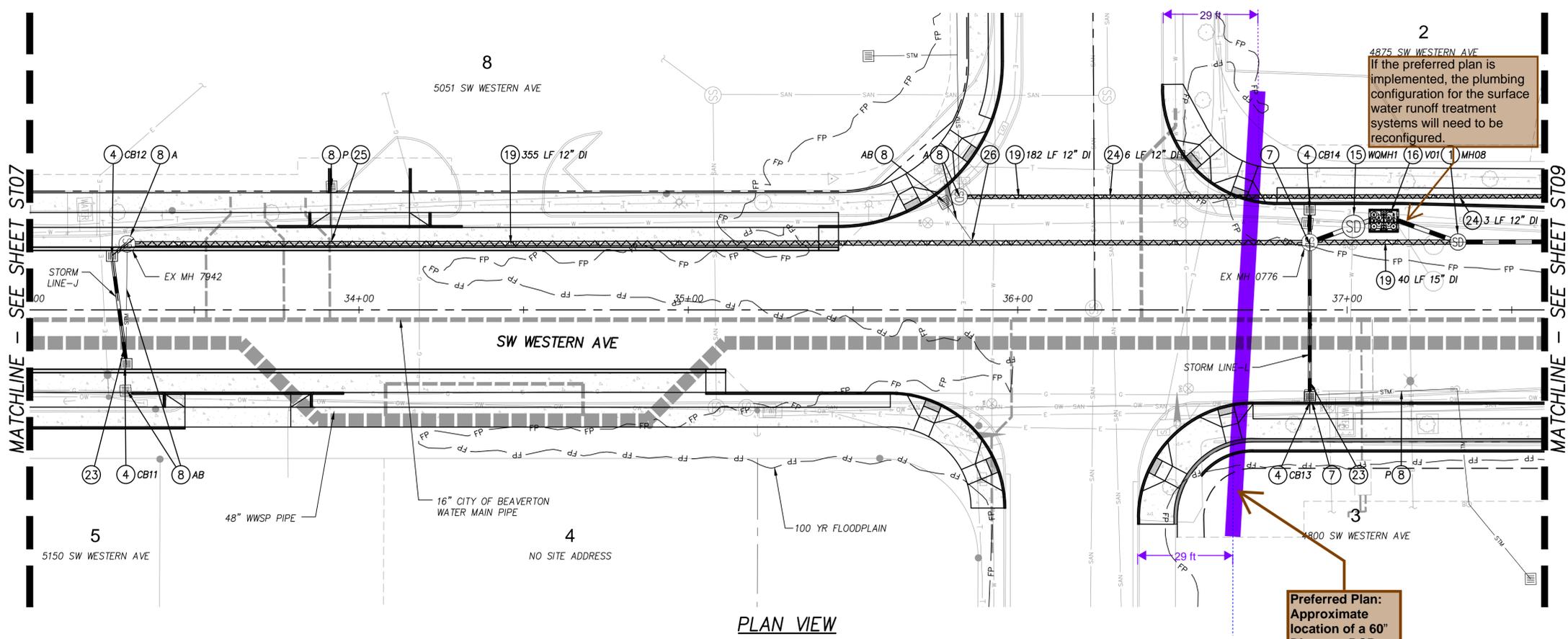
ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street Suite 200 Portland, OR 97202  
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171  
BVN-24 TMW 8/04/2020 PAGE 2 OF 2

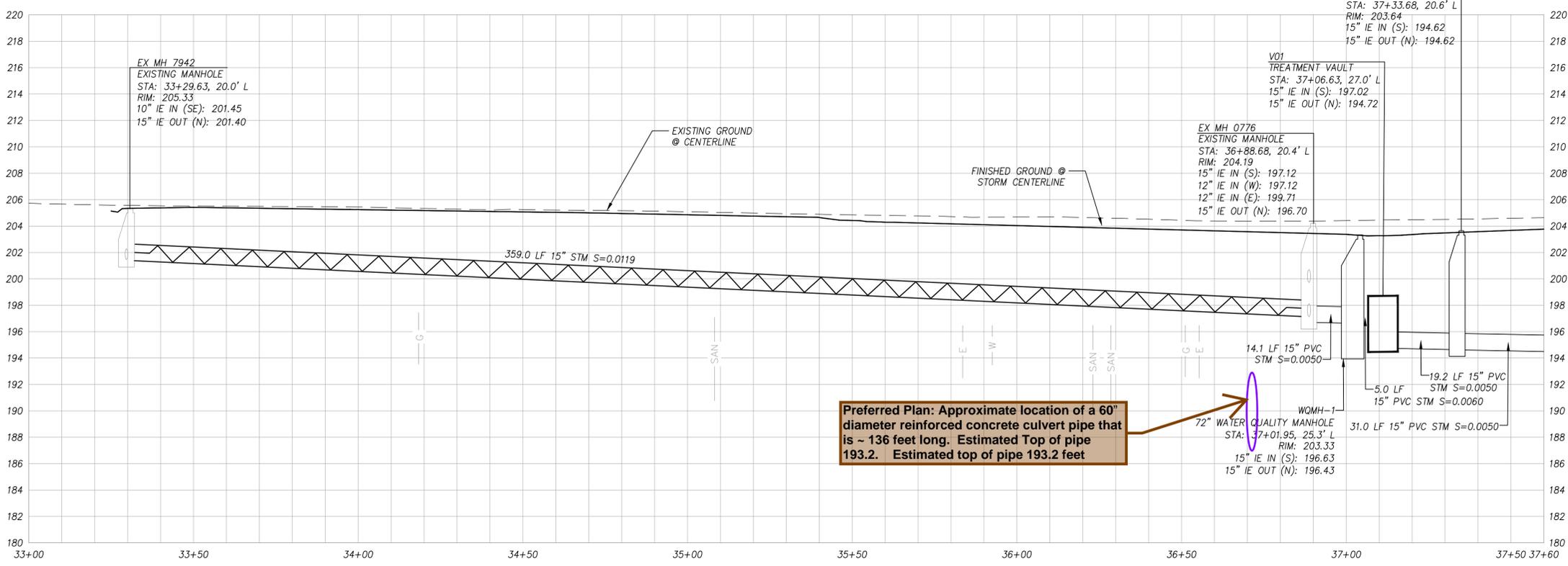
SEE ATTACHED  
LEGAL DESCRIPTION



P:\B\N\ (City of Beaverton)\B\N-24 (Western Avenue)\B\N24-DWG(S)\Sheets\B\N24-ST-STORM PLAN AND PROFILE.dwg



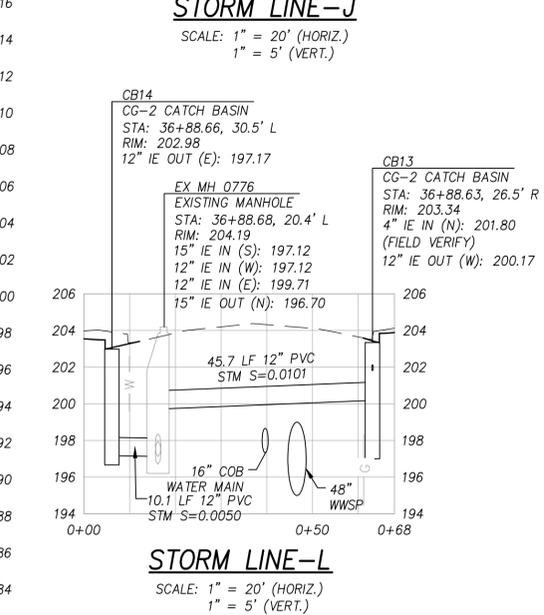
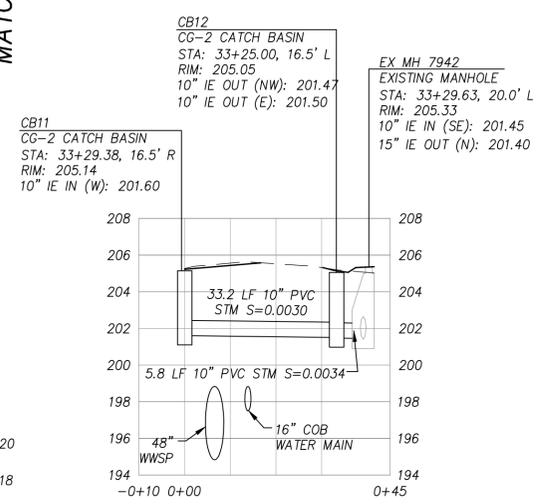
PLAN VIEW



SW WESTERN AVE - STA 33+00 TO 37+60

SCALE: 1" = 20' (H)  
1" = 5' (V)

- CONSTRUCTION NOTES**
- CONSTRUCT STORM SEWER MANHOLE PER CITY DRAWING NO. 330. SEE DETAIL ON SHEET D03. SEE PLAN FOR INVERTS AND DATA.
  - CONSTRUCT CG-2 INLET CATCH BASIN AND LATERALS. SEE CWS DRAWING NO. 300 AND 320 ON SHEET D03. SEE PLAN FOR INVERTS AND DATA.
  - CONNECT TO EXISTING PIPE (P) OR MANHOLE (M) PER DETAIL ON SHEET D03.
  - PROTECT (P), REMOVE (R), MINOR ADJUST TO FINISH GRADE (A) OR PLUG AND ABANDON (AB) EXISTING STORM STRUCTURE AND PIPING AS REQUIRED AND DIRECTED. UPON REMOVAL, FILL ANY VOID WITH CONTROLLED DENSITY FILL (CDF).
  - CONSTRUCT WATER QUALITY MANHOLE PER DETAIL ON SHEET D02.
  - CONSTRUCT 8x6 STORMFILTER VAULT. SEE DETAIL SF806 ON DETAIL SHEET D02.
  - CURED-IN-PLACE PIPE LINE TO REHABILITATE EXISTING STORM LINE. REFER TO PLAN AND PROFILE FOR EXISTING SIZE AND LENGTH.
  - EXISTING ABANDONED CATCH BASIN WITHIN TRENCH LINE.
  - SPOT REPAIR EXISTING STORM PIPE PRIOR TO CIPP. INSTALL STORM PIPE, LENGTH AND SIZE NOTED ON PLAN.
  - LATERAL TO BE PROTECTED. RECONNECT FOLLOWING PIPE LINING.
  - ABANDON EXISTING LATERAL.



90% SUBMITTAL

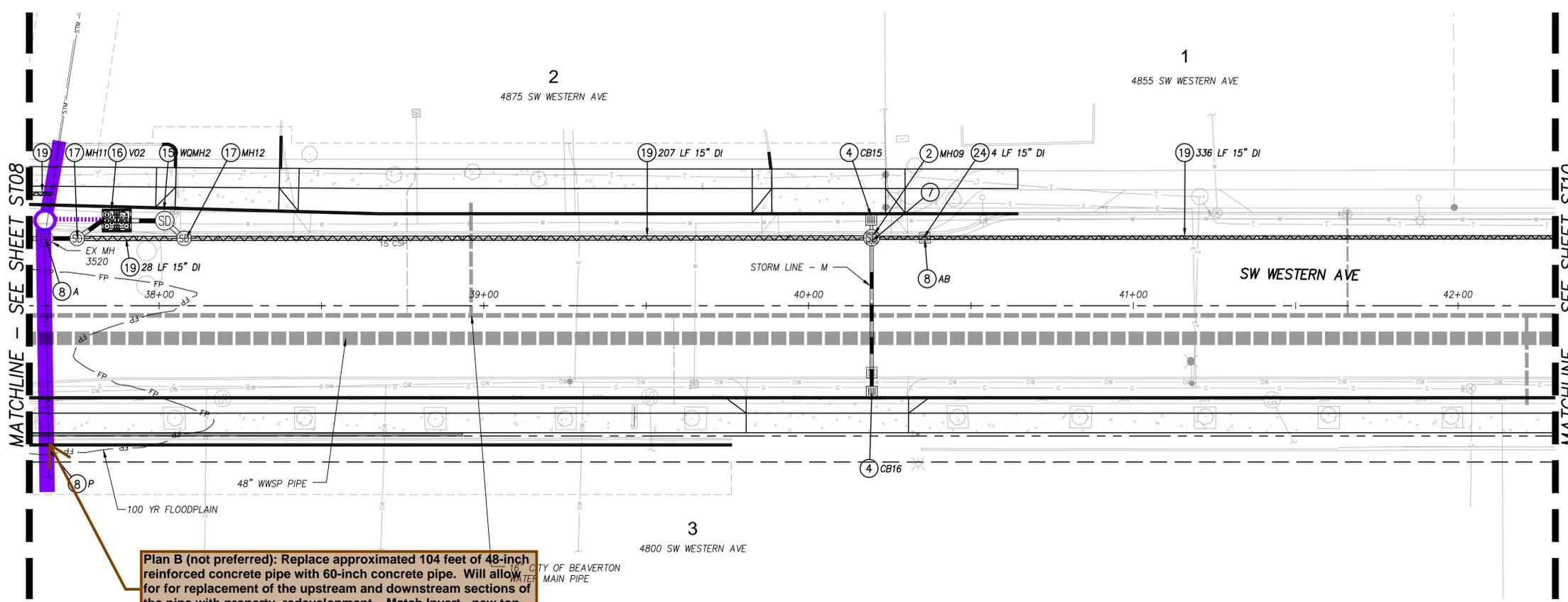
STORM PLAN & PROFILE  
SW WESTERN AVE IMPROVEMENTS  
BEAVERTON, OREGON

**Harper Houf Peterson Righellis Inc.**  
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS  
200 SE Spokane Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

**REGISTERED PROFESSIONAL ENGINEER**  
No. 70,863 P.E.  
OREGON  
PRELIMINARY  
No. 16,514 P.L.S.  
BENJAMIN R. R. JR.  
EXPIRES: 12/31/21

DESIGNED:	HHPR TEAM	DRAWN:	HHPR TEAM	CHECKED:	BRA	DATE:	6-26-20
DATE:		NO.		DESCRIPTION			

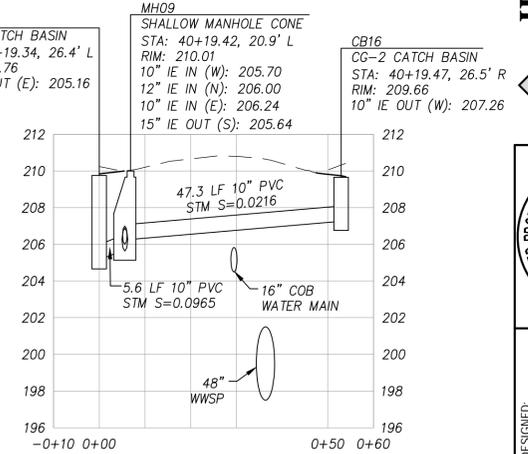
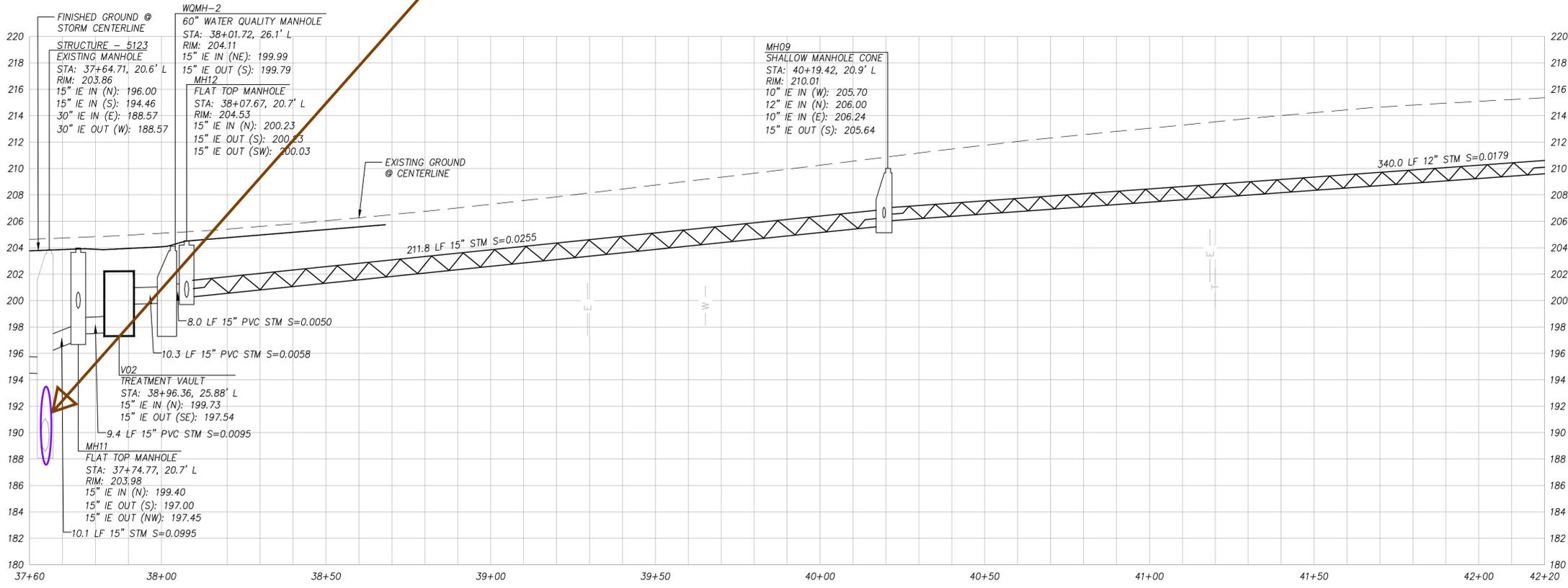
SHEET NO. **ST08**  
JOB NO. BVN-24



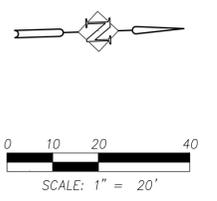
**Plan B (not preferred):** Replace approximated 104 feet of 48-inch reinforced concrete pipe with 60-inch concrete pipe. Will allow for replacement of the upstream and downstream sections of the pipe with property redevelopment. Match Invert - new top of pipe ~193.2 feet

**PLAN VIEW**

- CONSTRUCTION NOTES**
- ② CONSTRUCT STORM SEWER SHALLOW MANHOLE CONE PER CITY DRAWING NO. 336. SEE DETAIL ON SHEET D03. SEE PLAN FOR INVERTS AND DATA.
  - ④ CONSTRUCT CG-2 INLET CATCH BASIN AND LATERALS. SEE CWS DRAWING NO. 300 AND 320 ON SHEET D03. SEE PLAN FOR INVERTS AND DATA.
  - ⑦ CONNECT TO EXISTING PIPE (P) OR MANHOLE (M) PER DETAIL ON SHEET D03
  - ⑧ PROTECT (P), REMOVE (R), MINOR ADJUST TO FINISH GRADE (A) OR PLUG AND ABANDON (AB) EXISTING STORM STRUCTURE AND PIPING AS REQUIRED AND DIRECTED. UPON REMOVAL, FILL ANY VOID WITH CONTROLLED DENSITY FILL (CDF).
  - ⑮ CONSTRUCT WATER QUALITY MANHOLE PER DETAIL ON SHEET D02
  - ⑯ CONSTRUCT 8x6 STORMFILTER VAULT. SEE DETAIL SF806 ON DETAIL SHEET D02.
  - ⑰ CONSTRUCT FLAT TOP STORM SEWER MANHOLE WITH IMPACT SLAB PER CWS DWG 050. SEE DETAIL ON SHEET D03. SEE PLAN FOR INVERTS AND DATA.
  - ⑲ CURED-IN-PLACE PIPE LINE TO REHABILITATE EXISTING STORM LINE. REFER TO PLAN AND PROFILE FOR EXISTING SIZE AND LENGTH.
  - ⑳ SPOT REPAIR EXISTING STORM PIPE PRIOR TO CIPP. INSTALL STORM PIPE, LENGTH AND SIZE NOTED ON PLAN.



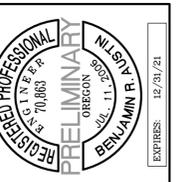
**STORM LINE - M**  
SCALE: 1" = 20' (HORIZ.)



**SW WESTERN AVE - STA 37+60 TO 42+20**  
SCALE: 1" = 20' (H)  
1" = 5' (V)

**STORM PLAN & PROFILE**  
**SW WESTERN AVE IMPROVEMENTS**  
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DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

DATE	NO.	DESCRIPTION

SHEET NO.  
**ST09**  
JOB NO.  
BVN-24

**90% SUBMITTAL**

P:\BVN\City of Beaverton\BVN-24 (Western Avenue)\BVN24-DWG(S)\Sheets\BVN24-ST-Storm Plan and Profile.dwg