

Received
Planning Division
05/30/2024



October 20, 2023

Harper Houf Peterson Righellis, Inc.
Attn: Brad Kilby
206 SE Spokane Street, Suite 200
Portland, OR 97202

Subject: Pre-Application Summary Notes for Denney Road Project

Dear Brad Kilby,

Thank you for attending the Pre-Application Conference held on September 27, 2023. 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) 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,

Lauren Russell, AICP
Associate Planner
503-278-0318

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Denney Road Project PA2023-00637, September 27, 2023

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: September 27, 2023

PROJECT INFORMATION:

Project Name:	Denney Road Project
Project Description:	Improvements to the Denney Road right of way from SW 105 th Avenue east to SW Scholls Ferry Road, including adding bike lanes, curb and gutter, planters, and sidewalk.
Property/Deed Owner:	The City of Beaverton maintains SW Denney Road and Washington County maintains SW Scholls Ferry Road. There are also 52 properties with frontage on this stretch of SW Denney Road that could be impacted by this proposal.
Site Address:	There are 52 properties with frontage on this stretch of SW Denney Road that could be impacted by this proposal.
Tax Map and Lot:	There are 52 properties with frontage on this stretch of SW Denney Road that could be impacted by this proposal.
Zoning:	Of the 52 properties that could be impacted by this proposal, one is Community Service (CS), 13 are Residential Mixed A (RMA), 22 are Residential Mixed B, and 16 are Residential Mixed C.
Comp Plan Designation:	Of the 52 properties that could be impacted by this proposal, one is Employment Area (EMP) and 51 are Lower Density Neighborhoods (LDN).
Site Size:	There are 52 properties with frontage on this stretch of SW Denney Road that could be impacted by this proposal.

APPLICANT INFORMATION:

Applicant's Name:	Matt Costigan Washington County Capital Project Services 1400 SE Walnut Street Hillsboro, OR 97123
Phone / Email:	503-846-7825 / matthew_costigan@washingtoncountyor.gov

Applicant	Brad Kilby
Representative's Name:	Harper Houf Peterson Righellis, Inc. 206 SE Spokane Street, Suite 200 Portland, OR 97202
Phone / Email:	503-221-1131 / brack@hhpr.com

PREVIOUS LAND USE HISTORY: None

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/materials provided, the identified estimated application fees (**land use only**) are as follows:

Public Transportation Facility	\$3,744.30*
Sidewalk Design Modification	\$476.70*
Tree Plan Two	\$5,673.15*
<i>possible</i> Design Review Compliance Letter	\$476.70*

See **Key Issues/Considerations** herein for description of applications and associated process.

*Please note that beginning on July 1, 2022, a 5% technology fee will be assessed on all applications. The fees shown above include this fee. Also beginning on July 1, 2022, projects that require multiple applications that are reviewed concurrently per BDC Section 50.15.3 shall be charged 100% of the highest application fee and 75% of the remaining application fees. The fees shown above do not reflect this discount.

No fee increase is scheduled at this time; however, the fees are subject to change each February. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website www.beavertonoregon.gov/bib prior to submittal of your application to confirm the current application fee(s).

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. For example, a proposal that includes a **Public Transportation Facility** application is subject to a **Type 2** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is not required for this proposal, which is a Type 2 application.

Neighborhood Advisory Committee (NAC): **Denney Whitford / Raleigh West**

Contacts: Ernie Conway, e-citizen@consistency.net / 503-646-5688
Sherry Moore, abiding1968@aol.com / 503-567-8492

CHAPTER 20 (LAND USES):

Zoning: Residential Mixed A (RMA), Residential Mixed B (RMB), and Residential Mixed C (RMC)
Applicable Code Sections: 20.05.15 – Site Development Standards

Standard	RMA Zone	RMB Zone	RMC Zone
Minimum Land Area	2,000 square feet / unit	N/A	N/A
Minimum Lot Area – Single-Detached and Duplex	1,500 square feet	3,000 square feet	5,000 square feet
Minimum Lot Area – Triplex and Quadplex	3,000 square feet	4,000 square feet	5,000 square feet
Minimum Lot Area – Townhouse	1,100 square feet	1,300 square feet	1,500 square feet
Minimum Front Yard Setback	10 feet	10 feet	10 feet
Minimum Side Yard Setback	5 feet	5 feet	5 feet
Minimum Garage Setback	No greater than 5 feet or a minimum of 18.5 feet	18.5 feet	18.5 feet

Zoning: Community Service (CS)

Applicable Code Sections: 20.10.15 – Site Development Standards

Minimum Parcel Area – Non-Residential: 7,000 square feet
Minimum Lot Width: 70 feet
Minimum Lot Depth: 100 feet
Minimum Front Yard Setback: None
Minimum Side Yard Setback Abutting Street: None

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

Section 30.25.3: Where an existing street setback or required landscaping must be reduced by a public dedication, rendering an existing structure nonconforming, the setback or landscaping requirements of this ordinance which are no longer met as a result of the dedication shall not apply to the structure or landscaping. Further encroachment into the setback or reduction of landscaping beyond the reduction caused by the public dedication is not permitted.

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Applicant’s written response to Section 40.03.2 (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):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Public Transportation Facility (Thresholds #2, #3)	<u>40.57.15.1</u>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	Sidewalk Design Modification (Threshold #1)	<u>40.58.15.1</u>	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	Tree Plan Two (Thresholds #1, #3)	<u>40.90.15.2</u>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
	<i>possible</i> Design Review Compliance Letter (Threshold #1)	<u>40.20.15.1</u>	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

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:

- | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input checked="" type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.11 (Food Cart Pod Regulations) |
| <input type="checkbox"/> Section 60.12 (Habitat Friendly Development Practices) | <input checked="" type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading Requirements) |
| <input type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities and Service Provision) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.50 (Special Use Regulations) | <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) |
| <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) | <input checked="" type="checkbox"/> Section 60.65 (Utility Undergrounding) |
| <input type="checkbox"/> Section 60.67 (Significant Natural Resources) | <input type="checkbox"/> Section 60.70 (Wireless Communication) |

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:

<p>Recommended contact for further information if checked</p> <p><input checked="" type="checkbox"/></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 Service Provider Letter (SPL)</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 Design and Construction Standards</u> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>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 pre-screening site assessment form. For more information about CWS environmental review, you may email splreview@cleanwaterservices.org or contact Laurie Bunce, CWS Engineering Technician, at (503) 681-3639.</p>
<p><input type="checkbox"/></p>	<p>Carl Werner, Building, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov</p> <p><input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Kimberlee McArthur, Building / Floodplain Manager, City of Beaverton (503) 526-2524 / kimberleemcarthur@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> This project is on the fringe of a floodplain. Please hire a floodplain consultant to determine if any portion of the road will end up being in the floodplain and therefore needing to meet the FEMA requirements.</p>
<p><input type="checkbox"/></p>	<p>Steve Brennen, Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov</p> <p><input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Silas Shields, Site Development, City of Beaverton (503) 350-4055 / sshields@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Plan reviewed. Comments attached.</p>
<p><input checked="" type="checkbox"/></p>	<p>Kate McQuillan, Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Plan reviewed. Comments attached.</p>

<input type="checkbox"/>	<p>Elizabeth Cole, Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov</p> <p><input type="checkbox"/> No written comments provided to date / not expected.</p>
<input type="checkbox"/>	<p>Naomi Vogel, Washington County (503) 846-7639 / naomi_vogel@washingtoncountyor.gov</p> <p><input type="checkbox"/> No written comments provided to date / not expected.</p>
<input checked="" type="checkbox"/>	<p>Michelle Wyffels, TriMet (503) 962-2180 / wyffelsm@trimet.org</p> <p><input checked="" type="checkbox"/> TriMet would appreciate the opportunity to work with staff on the placement of the bus stops. They are particularly interested in relocating the stops to work with the new marked crossing at SW 103rd Avenue.</p>
<input checked="" type="checkbox"/>	<p>Peter Swinton, Tualatin Hills Park & Recreation District (971) 724-8439 / p.swinton@thprd.org</p> <p><input checked="" type="checkbox"/> THPRD is interested in opportunities to improve signage on Denney indicating that the regional trail goes north on SW 105th Avenue.</p>

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.** A **Public Transportation Facility** application (Section 40.57.15.1) will be required for the modification of a Collector when the work includes construction activities outside a public right of way or easement, including contractor staging areas and stockpiling of materials, and the work involves the acquisition of new right of way.

The key approval criteria for Public Transportation Facility applications are:

- 40.57.15.1.C.4: The proposal meets all applicable design standards for the classification of the subject road as specified by the Engineering Design Manual and Standard Drawings unless the applicable provisions have been modified by the City Engineer by separate process.
- 40.57.15.1.C.5: The alignment of the new or extended transportation facility is consistent with the general location shown in the Comprehensive Plan Transportation Element.
- 40.57.15.1.C.6: Any interim improvements have been designed to accommodate future improvement of the facility to ultimate standards.

A **Sidewalk Design Modification** application (Section 40.58.15.1) will be required when the sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified. In the project's written statement please explain which of the criteria in Section 40.58.15.1.C.3 exists along each property where the standards are proposed to be modified (for example, the sidewalk along properties A, B, and C is proposed to be modified because an existing utility device prevents the construction of a standard sidewalk and the sidewalk along properties D and E is proposed to be modified because of the location of an existing Significant Tree Grove).

The key approval criteria for Sidewalk Design Modification applications are:

- 40.58.15.1.C.3: One or more of the following criteria are satisfied:
 - That there exist local topographic conditions, which would result in any of the following:
 - A sidewalk that is located above or below the top surface of a finished curb.
 - A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.
 - That there exist local physical conditions such as:
 - An existing structure prevents the construction of a standard sidewalk.
 - An existing utility device prevents the construction of a standard sidewalk.
 - Rock outcroppings prevent the construction of a standard sidewalk without blasting.
 - That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.
 - That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.
- 40.58.15.1.C.4: The proposal complies with provisions of Section 60.55.25. (Street and Bicycle and Pedestrian Connection Requirements) and 60.55.30 (Minimum Street Widths).
- 40.58.15.1.C.6: The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.

A **Tree Plan Two** application (Section 40.90.15.2) will be required for the removal of five or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one calendar year period, except as allowed in Section 40.90.10.1, and for the removal of up to and including 75% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services. A copy of the original Beaverton Tree Inventory determination for Significant Grove 13 is attached for reference.

The key approval criteria for Tree Plan Two applications are:

- 40.90.15.2.C.6: If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.
- 40.90.15.2.C.8: If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.
- 40.90.15.2.C.9: If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.
- 40.90.15.2.C.10: The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources).
- 40.90.15.2.C.11: Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

A **Design Review Compliance Letter** application (Section 40.20.15.1) will be required for minor design changes to an existing site zoned Community Service (CS) including but not limited to modification of up to

15% on-site landscaping with no reduction in required landscaping; modification of off-street parking and maneuvering area with no increase to the paved area of the site; addition or modification of new fences, retaining walls, or both; and changing of existing grade.

2. **Modifying Driveways and Grades of Residentially-Zoned Properties.** No land use application is required to modify the driveways or grading for any of the residentially-zoned properties because that scope of work does not meet any of the thresholds for a Single-Detached and Middle Housing Design Review application. These changes are subject to the City Code rather than the Development Code. City Code Section 9.05.110.E states that the beginning of an excavation shall be located one-half its vertical height but not less than ten feet from an adjoining property line. Request for waiver of this requirement may be made to the city engineer by presentation of detailed plans along with appropriate substantiating evidence in the form of a written opinion of a soils engineer or engineering geologist to support justification for the waiver. Please reach out to Site Development to ask about how to modify grading through their process.

3. **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/>

4. **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/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.

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.

5. **Beaverton Electronic Permitting System (BEPS).** Effective April 3, 2023, all new Land Use Applications must be submitted through BEPS (<https://prod.buildinginbeaverton.org/>), which includes 24/7 access to an online portal with comprehensive project tracking and the ability to pay fees online. For more information, including instructions, visit: <https://www.beavertonoregon.gov/1543/Electronic-Permitting-System>

BEAVERTON TREE INVENTORY

ADDRESS: Denny Rd (S.W.) between
East city limits + 104th
North Side

CROSS STREETS: Rollingwood, Oakwood

LOT SIZE: _____

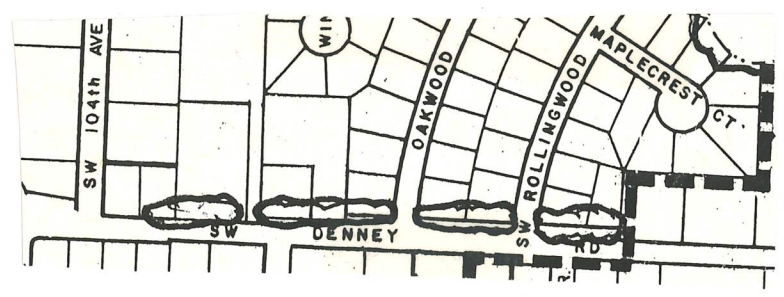
Number of trees over 3" DBH
(DBH: Diameter at breast height)
Formula for DBH

Diameter = Circumference divided by pi (3.1416)

- Species:
- | | |
|--------------|-----|
| 1. Pines 25" | |
| 2. Oaks 25" | 8. |
| 3. | 9. |
| 4. | 10. |
| 5. | 11. |
| 6. | 12. |
| 7. | 13. |
| | 14. |

Groves - number of trees 10 Average DBH 30"
Number of Street Trees _____
Define street trees _____

Draw lot showing corresponding trees from above list:



BEAVERTON TREE INVENTORY

Location Denny Rd

GROVE RATING SHEET

Rating Scale

- 1 - No significant value
- 2 - Little significant value
- 3 - Some significant value
- 4 - Has significant value
- 5 - Has a very significant value

Condition Assessment

- 1 - Poor condition
Unhealthy with parts dead or dying
- 2 - Fair condition
O.K. health - but needing care
- 3 - Good condition
Healthy (May still need care)

GROVE ANALYSIS

RATING

1) Grove is relatively mature and evenly aged

4

Comments 50 yrs +/- 25' Ave
P. Pines + white OAKs

2) Grove has purity of species composition or is of a rare and unusual nature

3

Comments P. Pine + OAK mix

3) Grove is in a healthy growing condition

2

Comments _____

4) Grove has a crucial function and/or aesthetic relationship to a natural resource

5

Comments upland to wetland one north
← Along Street ROW

TOTAL 14





TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: Denney Road Project

Pre-Application Conference #: PA2023-00637

Date: September 29, 2023

Applicant: Matt Costigan, Washington County, Applicant
Brad Kilby, HHRP, Inc., Applicant's Representative

Project Planner: Lauren Russell, AICP, Associate Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  @beavertonoregon.gov

These comments are based on the information provided at the **9/27/23 Pre-Application Conference Meeting** for a proposal along **SW Denney Road between SW 105th Avenue and SW Scholls Ferry Road**. 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 conference discussed a joint Washington County and City of Beaverton transportation capital project to improve SW Denney Road between roughly SW 105th Avenue and SW Scholls Ferry Road. The project will be required to obtain a Public Transportation Facilities (PTF) land use application which requires applicants to address the Facilities Review approval criteria under BDC 40.03.2. To respond to the approval criteria, the applicant team can find [Chapter 6 \(Transportation\) of the City's Comprehensive Plan on the City's online code platform](#). As discussed during the pre-application meeting, property own authorization for this project will likely be a formal adopted document from the Washington County Board of Commissioners.

Typical development requirements will not be applicable to this project including property dedication and frontage improvements that would otherwise be conditions of approval to proposed developments when the impacts are roughly proportional. Design Exception Request to the City's Engineering Design Manual can be submitted at any time and would go through City's Public Works Department. Lastly, for the proposed Sidewalk Design Modification, please provide clear site plans indicating which segments of the street are proposed to

include sidewalks and/or planter strips with widths narrower than what is required in the City's adopted street standards.

Lastly, please note that the Beaverton Development Code has recently been amended to implement statewide requirements for middle housing. The potential for Design Review for private property impacts adjacent to the road project may be subject to the newer Single Detached and Middle Housing Design review based on the zoning district(s). This newer Design Review contains standards for driveways and vehicle circulation areas that are different from the rest of the Beaverton Development Code.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication as a condition of approval to the proposal is not anticipated at this time.

Traffic Impact Analysis

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

Frontage Improvements

Frontage improvements as conditions of approval associated with the proposal are not identified at this time.

Off-Street Loading Requirements

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

Off-Street Parking (Vehicles and Bicycles)

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

Bicycle and Pedestrian Circulation

Bicycle and pedestrian circulation requirements do not apply.

Access / Driveways

New or modified driveway(s) must meet 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)

Single Detached Dwellings and Middle Housing developments in the RMA, RMB and RMC zoning districts subject to Middle House Design Review must meet the standards and/or guidelines for driveway location, driveway approaches and driveway length.

- For Single Detached Dwellings, Duplexes, Triplexes, and Quadplexes: BDC 60.05.60.2 and the following standards/guidelines: S7/G7a and G7b, S8/G8, S9/G9a and G9b, S10/G10, S11/G11a and G11b
- For Townhomes – BDC 60.05.60.3 and the following standards/guidelines: S8/G8a and G8b, S9/G9, S10/G10a and G10b, S11/G11a and G11b.
- For Cottage Clusters – BDC 60.05.60.4 and the following standards/guidelines: S23/G23, S24/G24a and G24b, S25/G25a and G25b, and S27/G27a and G27b.

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 40.55). This land use application requires that the applicant demonstrate approval criteria can be met. Without meeting the approval criteria, the standard sidewalk standards shall apply.

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>

OTHER REVIEWING TRANSPORTATION AGENCIES

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)



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: Denney Road Project

Pre-Application Conference Number: PA2023-00637

Date: September 27, 2023

Prepared by: Silas Shields-Site Development Division

Ph: (503) 536-3766 **Email:** sshields@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.

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).

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.

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.

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>

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

<input checked="" type="checkbox"/>	<p>City of Beaverton permit- Engineering Site Development</p> <p>Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov</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>
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> • <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
<input checked="" type="checkbox"/>	<p>Submit City of Beaverton Stormwater Management Worksheet</p>
<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

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.

Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.