



Received
Planning Division
6.11.21

July 8, 2020

Wishcamper Development Partners
Attn: Justin Metcalf
131 South Higgins, Suite P-1
Missoula, MT 59802

Subject: Pre-Application Summary Notes for Blackbird Farms (PA2020-0029)

Dear Mr. Metcalf,

Thank you for attending the Pre-Application Conference held on June 24, 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, however, staff understands that these preliminary plans may change and therefore the applicable code requirements may also change. We look forward to collaborating with you and your team to achieve a mutually successful outcome which both meets the needs of the community and addresses the City's policies and goals. 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) (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,

Elena Sasin
Associate Planner
esasin@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Blackbird Farms PA2020-0029, June 24, 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. 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: June 24, 2020

PROJECT INFORMATION:

Project Name: Blackbird Farms

Project Description: The applicant proposes to create a vertical mixed-use development consisting of 164 affordable multi-family dwelling units and 52,000 sq. ft. of nonresidential uses, as well as associated streets/circulation and stormwater facilities.

Property/Deed Owner: Scott and Nancy Edmonds Living Trust
P.O. Box 1612
Lake Oswego, OR 9703

Site Address: 18043 Scholls Ferry Road

Tax Map and Lot: Tax Map: 2S106B, Tax Lots: 200, 203, 204
Zoning: Washington County AF20
Comp Plan Designation: NR-HD High Density Residential
Site Size: Approximately 10.26, 11.9 and 10.26 acres

APPLICANT INFORMATION:

Applicant's Name: Wishcamper Development Partners
131 South Higgins, Suite P-1
Missoula, MT 59801

Phone: Phone: 406-550-1244 / Justin Metcalf

PREVIOUS LAND USE HISTORY:

Subject property is part of the South Cooper Mountain Community Plan (SCMCP) area and was annexed to the City of Beaverton in January 2013. No additional Land Use applications have been filed with the City of Beaverton. City zoning has not been applied to the site, which is anticipated to occur with development.

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:

Comprehensive Plan Amendment	\$7,779
Conditional Use - PUD	\$4,262
Design Review Two	\$2,687
Land Division – Preliminary Subdivision	\$6,238 + 99/Lot
Zoning Map Amendment	\$4,460
Final Land Division - Subdivision	\$1,589
<i>possible</i> Design Review Three	\$5,909
<i>possible</i> Tree Plan Two	\$1,540

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

No fee increase are scheduled at this time; however, the fees are subject to change. 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. In this case, a proposal that includes a Zoning Map Amendment, Conditional Use - Planned Unit Development and *possible* Design Review Three is subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required if application(s) is Type 3 (Quasi-Judicial ZMA & CPA, possible Design Review Three). Staff always recommend community outreach through a neighborhood meeting. Neighborhood Advisory Committee (NAC): **Neighbors Southwest** Contact: Elliot Otteson, Chair, neighborssouthwest@gmail.com / 503-547-3013

For meetings held at the NAC staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The city also request that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbor@mail@beavertonoregon.gov

CHAPTER 20 (LAND USES):

See “Key Issues / Considerations” herein. Limited Land Use applications will need to address Chapter 20 compliance. See Development Standards of the NS zone in table of 20.10.15.

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):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>
1.	Comprehensive Plan Amendment	<i>Comprehensive Plan: Chapter 1</i>	<i>See Chapter 1 – Amendment Procedures Element</i>
2.	Conditional Use – Planned Unit Development (Threshold #1)	40.15.15.4	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
3.	Design Review Two (Threshold #2 and #3)	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
4.	Land Division – Preliminary Subdivision (Threshold #1)	40.45.15.5	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
5.	Zoning Map Amendment (Threshold #1)	40.97.15.1	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
6.	<i>possible</i> Design Review Three (Threshold #8)	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
7.	<i>possible</i> Tree Plan Two (Threshold #1)	40.85.15.1	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4

Comments: In order for your applications to be deemed complete, a written statement necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narratives 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. (Please note: Should the new zoning district approach be pursued, additional criteria may apply depending on the proposal):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input checked="" type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input checked="" type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input checked="" type="checkbox"/> Section 60.30 (Off-Street Parking) | <input checked="" type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input checked="" type="checkbox"/> Section 60.35 (Planned Unit Development) | <input checked="" type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <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 checked="" type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comprehensive Plan:

The following Comprehensive Plan goals (as checked below) contain policies that may be applicable to your applications. Comprehensive Plan policy response is required for as part of the application for Comprehensive Plan Amendment, Quasi-Judicial Zoning Map Amendment and Conditional Use-Planned Unit Development. Staff recommends additional review of the Comprehensive Plan for any additional applicable criteria. Staff recommends considering these policies in preparation of a written narrative response to approval criteria. Written response provided to specific Plan policies must be adequate for findings that that the proposal will comply with applicable policies of the Comprehensive Plan.

<u>Chapter 1 (Procedures Element):</u>	<u>Chapter 5 (Public Facilities & Services Element):</u>
<input checked="" type="checkbox"/> 1.4.2 (Quasi-Judicial Amendments)	<input checked="" type="checkbox"/> 5.8.1 (Adequate Parks & Recreation Facilities) Policy e
<input checked="" type="checkbox"/> 1.5.1 (Criteria for Amending the Comprehensive Plan)	
<u>Chapter 3 (Land Use Element):</u>	<u>Chapter 6 (Transportation Element):</u>
<input checked="" type="checkbox"/> 3.1.1 (Encourage development and land use patterns that support a variety of transportation options) Policies: a, b, c, d	<input checked="" type="checkbox"/> 6.2.1 (Enhance Beaverton's Livability) Policies a, d, and e
<input checked="" type="checkbox"/> 3.2.1 (Provide for thoughtful and strategic infill and redevelopment) Policies: a, b, c,	<input checked="" type="checkbox"/> 6.2.2 (Balanced Transportation System) Policies c through j

<input checked="" type="checkbox"/> 3.3.1 (Promote sustainable development, resilience and resource protection) Policies: a, b, d,	<input checked="" type="checkbox"/> 6.2.3 (Safe Transportation System) Policies b, d, and e through h
<input checked="" type="checkbox"/> 3.7.1 (Enhanced Commercial Centers and Corridors) Policies: a, b, c	<input checked="" type="checkbox"/> 6.2.5 (Accessible Transportation Facilities) Policy a
<input checked="" type="checkbox"/> 3.7.3 (Community Commercial: Provide for commercial services that serve the surrounding community, with limited auto-oriented uses) Policies: a, b, c, d, e, f	
Chapter 4 (Housing Element):	Chapter 7 (Natural, Cultural, Historic, Scenic, Energy & Groundwater Resources Element):
<input checked="" type="checkbox"/> 4.2.1 (Provide a variety of housing types that meet the needs and preferences of residents) Policies: a, f	<input checked="" type="checkbox"/> 7.1.1 (Balance Development Right) Policies b and c
<input checked="" type="checkbox"/> 4.5.1 (Livability) Policies: a, e, f, g, h	<input checked="" type="checkbox"/> 7.3.1 (Significant Natural Resources) Policies a through h
	<input checked="" type="checkbox"/> 7.3.3 (Significant Wetlands) Policies a through c

South Cooper Mountain Community Plan: Changes to the applied Comprehensive Plan designations for properties in the SCMCP area must show compliance with applicable SCMCP policies. Proposals which include PUD applications must also demonstrate compliance with applicable SCMCP policies. The following policies may be applicable:

- Land Use Implementation Policies: 3, 4 and 5
- Neighborhood and Housing Policies: 1 and 2
- Street Policies: 1, 2, 3, 5, 6, 7, 8, 10, 11
- Bicycle and Pedestrian Framework Policies: 1, 2, 3
- Natural Resource Policies: 1 and 2
- Urban Forestry Policies: 1, 2, and 3
- Scenic View Policies: 1
- Infrastructure Policies: 1 and 7

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> <input checked="" type="checkbox"/>	<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 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 Chapter 3 of the Design and Construction Standards at: www.cleanwaterservices.org/permits-development/design-construction-standards</p>
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	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.
<input checked="" type="checkbox"/>	Carl Werner , Senior Structural Plans Examiner, City of Beaverton (503) 526-2593 / cwerner@beavertonoregon.gov <input checked="" type="checkbox"/> Comment: Plans reviewed. Typical building permits for new buildings will be required eventually.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input checked="" type="checkbox"/> Comment: No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Naomi Patibandla , Site Development, City of Beaverton (503) 256-2513 / npatibandla@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input checked="" type="checkbox"/>	Kate McQuillan, AICP, Transportation, City of Beaverton (503) 526-2427/ kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input checked="" type="checkbox"/>	Elizabeth Cole, Recycling Program, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Informational documentation attached.
<input checked="" type="checkbox"/>	Naomi Vogel, Planner, County of Washington Naomi_vogel@co.washington.or.us <input checked="" type="checkbox"/> Plan reviewed. Written comments not provided.

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 concurrent review of land use applications.

Comprehensive Plan Amendment (CPA) (Quasi-Judicial). Land Use Map changes are processed as CPA applications subject to the procedures identified in Chapter 1 of the Comprehensive Plan. The subject site currently has a Land Use designation of Neighborhood – High Density, which only supports the implementation of the R1 zoning district. However, the R1 zoning district does not permit any commercial uses outright. To be able to apply a different zoning district (other than R1) to a zone that could support commercial and residential for example, a change to the Land Use Map must be approved. City staff recommend exploring the Community Need to determine if we want to pursue

Commercial Land Use designation which supports three different Commercial zones. Additionally, changes to the applied Comprehensive Plan designations for properties in the South Cooper Mountain Community Plan (SCMCP) area must show compliance with applicable SCMCP policies. Land Use Implementation Policies 4 and 5 address modifications to the Land Use Map. Changes between land use districts should generally balance with existing designated areas. In an effort to support a better transition between surrounding residentially zoned properties and proposed commercial zone, city staff encourage the applicant to consider limiting the CPA to properties located south of SW Mountainside Way.

Zoning Map Amendment (ZMA) (Type 3). The subject site currently retains Washington County's AF-20 an Agricultural/Forest Use zoning. In order to develop the subject site, City of Beaverton zoning must first be applied to the property as the current AF-20 zoning district would not allow for urban development. As mentioned previously, the "default" zone supported by the existing underlying Land Use designation is R1. However, to enable commercial uses on the site in addition to residential uses, city staff recommend exploring the Corridor Commercial (CC). The CC zone is supported by the Community Commercial Land Use designation and allows for a variety of commercial uses, as well as residential.

Conditional Use-Planned Unit Development (PUD) (Type 3). PUD applications are required for all developments over 10 acres in size in the SCMCP area. PUD approval criteria, including special requirements in section 60.35 should be addressed. Compliance with the SCMCP is addressed through the PUD application.

Design Review Two or possible Three (Type 2 or 3). New construction of attached residential dwellings in any zone where attached dwellings are a Permitted or Conditional Use, are at minimum, subject to the Design Review Two process, as is the new construction of non-residential floor area of up to a certain size.

The Design Review Three application may be necessary if one or more of the following thresholds are met; the proposal which meets the Design Review Two thresholds for the building size but does not meet all applicable Design Standards or the construction of non-residential floor area exceeds the size limitations outlined in the Design Review Two thresholds. If the Design Review Three application is required because the proposal does not meet one or more of the applicable Design Standards, the application may address a combination of Design Standards and Design Guidelines. In such a situation, the public hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only. However, if the Design Review Three application is needed as a result of the proposed building size the application must address Design Guidelines only. Design Guidelines and Standards both implement the Design principles which are more general statements that guide development of the built environment Design. Where Standards are intended to provide a "safe harbor" approach to designing a project, the Guidelines allow for more flexibility and originality. Design Guidelines are also intended to recognize unique circumstances where corresponding standards are found to be unnecessary or undesirable. Design Review Standards are found in Section 60.05.15 and Design Review Guidelines begin in Section 60.05.35 of the Beaverton Development Code.

Preliminary Subdivision (LD) (Type 2). A Preliminary Subdivision application is required for the for a land division exceeding three new lots, such as the proposed subdivision. Preliminary Plats should be provided with the land use application which identifies proposed lots, tracts, and streets.

possible Tree Plan Two (TP) (Type 2). All trees within mapped natural resources areas are considered significant or protected trees for the purpose of tree protection. Removal of any protected trees require a Tree Plan Two application. Removal of greater than 5 Community Trees or 10% of Community Trees on the subject site requires Tree Plan Two approval. Community Trees are defined as trees which are non-fruit bearing trees greater than 10 inches in diameter.

A tree inventory should be provided which identifies the size, location, species and health of the trees on the site and indicates which trees are proposed to be removed. Tree Plan sheets should show the boundaries of any mapped natural resources on the subject site.

Final Land Division (LD) (Type 1). A Final Land Division application is required to ensure that the recorded subdivision is consistent with prior approvals. Final Land Divisions may be applied for once utility construction is substantially complete.

2. **Facilities Review Approval Criteria.** Written response to the Facilities Review approval criteria is necessary (Section 40.03 of the Development Code). Applicant’s narrative should respond to how critical facilities and services can be provided to the development at the subdivision phase. Responses to Facilities Review approval criteria will also be required with Design Review and should address utility provisions, site access, etc.

3. **Off-Street Loading.** Non-residential uses of a certain size may require off-street loading berths. For example (Section 60.25.15):

Use:	Aggregate Floor Area	Berths Required	Type of Berth
Department stores, retail establishments, funeral homes, restaurants, and commercial establishments not otherwise specified.	7,000 - 24,000	1	B
	24,001 - 50,000	2	B
	50,001 - 100,000	3	B
	each additional 50,000 or fraction thereof	1 additional	B

Type B berths shall be at least 30 feet long by 12 feet wide by 14 feet 6 inches high, inside dimensions with 30 feet maneuvering apron.

4. **Parking.** The complete parking ratio table can be found in Section 60.30.10.5.A of the Beaverton Development Code. Based on the submitted plans, the following potential uses were identified:

Attached Dwellings	Required Parking Spaces (Minimum)
One Bedroom (Per Unit)	1.25
Two Bedrooms (Per Unit)	1.50
Three or More Bedroom (Per Unit)	1.75
Retail	3.30 (per 1,000 sq.ft.)
Eating and Drinking Establishments	10 (per 1,000 sq.ft.)

Bicycle parking spaces will also be required at a rate specified in the table found in Section 60.30.10.5.B of the Beaverton Development Code. For attached residential structures, a minimum of one long-term bicycle parking space per unit is require as well as a minimum of one space per 20 units of short-term bicycle spaces. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. These long-term spaces must be within a shelter or covered. Short-term bicycle parking spaces are intended to serve persons that will likely depart within two hours. Short-term bicycle parking is encouraged to be located on site within 50 feet of a primary entrance but not more than 100 feet from a primary entrance.

5. **Pedestrian Oriented Design.** Although the subject site does not include a Major Pedestrian Route, the subject site is located west of Main Street which is designated as a Major Pedestrian Route and will be designed with pedestrian-oriented features. Such features encourage cars to travel more slowly and in turn create more welcoming pedestrian environments. Staff recommend reviewing the pedestrian oriented design and consider extending it onto the subject site.

6. **Connections:** Street connections and trail connections will need to be consistent with concepts in the adopted South Cooper Mountain Community Plan. SW Mountainside Way will need to be extended to connect to The Ridge's site, completing the gap for a key collector street. City of Beaverton transportation staff encourage the local streets providing access to the lots from Mountainside Way and/or Scholls Ferry be dedicated public streets however the City is open to the streets being private. The local street standards for a public street also apply to private streets. Staff also advise that the north-south connection between the Main Street site to the east and Lots 3 & 4 of Blackbird Farms to the west continue north to SW Mountainside Way to create a public four-way intersection. Lastly, Transportation planning staff consider the pedestrian circulation and the overall trail network throughout the PUD (and how connections are provided to neighboring sites throughout South Cooper Mountain) to be key factors in reviewing future land use applications. Additional Transportation comments, prepared by Kate McQuillan, Senior Planner, are attached.

7. **Building Locations and Orientations.** Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet. Building subject to the street frontage requirements shall be located within 20 feet of the property line, and the area between landscaped (Section 60.05.15.6). Buildings subject to the street frontage standard shall have at least one primary building entrance oriented toward an abutting street or public pedestrian way.

8. **Annexation to THPRD & CWS.** Annexation to THPRD and CWS is required with the development of the site. Please contact Washington County Planning for information on application, fees and timelines. Staff suggests making the application early in the process.

9. **Phasing Plan.** Right-of-way dedication and public utility easements will be conditioned with the initial Planned Unit Development decision for the overall site. A detailed phasing plan will be required to demonstrate how access and utility needs will be met for intended and potential uses. Physical improvements will be required on an "as-needed" basis with development.

10. **Traffic Impact Analysis and Right-of-Way.** A Traffic Impact Analysis (TIA) will be required. Requirements for the TIA are outlined 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. Scholls Ferry Road is within Washington County's jurisdiction, therefore should also be part of the scoping process for the TIA. Right-of-way dedications and improvements will be required. Please see City of Beaverton Transportation comments provided by Kate McQuillan, Senior Planner, included herein for more information. The TIA should be scoped with the City of Beaverton and Washington County traffic engineers prior to beginning work.

11. **Recycling and Waste Reduction Program Comments.**

Please plan for all lines of service (garbage, mixed recycling, glass recycling and food scraps collection), meaning the waste enclosure(s) should have space for three containers and access to them. Additional information can be found in the 'Recycling & Garbage Enclosure Guidelines' document included herein.

12. **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

[g/transportation-development-tax.cfm](http://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.

- 13. Preliminary Utility Plan.** Preliminary Utility Plan is to show how the proposed development can connect to all critical facilities (water, sewer and storm drainage). All existing on-site overhead utilities (poles and wires) must be placed underground per Section 60.65 of the Development Code. 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. All development in South Cooper Mountain must meet SLOPES V requirements per EDM Section 550. Please see attached notes prepared by Silas Shields for additional Site Development comments.
- 14. 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
- 15. 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.
- 16. Continued Coordination.** We look forward to working with you and your team as the project evolves. Please do not hesitate to contact us with any questions.



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: **SCM Blackbird Farms**

Pre-Application Conference #: **PA2020-0029**

Date: July 1, 2020

Applicant: Justin Metcalf, Wishcamper Development Partners, Applicant
Li Alligood, Otak, Inc., Applicant's Representative

Project Planner: Elena Sasin, Associate Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  kmcquillan@beavertonoregon.gov

These comments are based on the information provided at the **6/23/20 Pre-Application Conference Meeting** for a proposal at **18043 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 meeting discussed a proposal for a Planned Unit Development (PUD) for four (4) future lots that will largely be multifamily affordable housing – with the option for commercial development on Lot 4 closest to SW Scholls Ferry Road. The proposal includes developing Lot 1 with approximately 135 affordable housing units, with the remaining three lots to be developed at a future date. Street connections and trail connections will need to be consistent with concepts in the adopted South Cooper Mountain Community Plan. SW Mountainside Way will need to be extended to connect to The Ridge's site, completing the gap for a key collector street. City of Beaverton transportation staff encourage the local streets providing access to the lots from Mountainside Way and/or Scholls Ferry be dedicated public streets however the City is open to the streets being private. The local street standards for a public street also apply to private streets. Staff also advise that the north-south connection between the Main Street site to the east and Lots 3 & 4 of Blackbird Farms to the west continue north to SW Mountainside Way to create a public four-way intersection. Lastly, Transportation planning staff consider the pedestrian circulation and the overall trail network throughout the PUD (and how connections are provided to neighboring sites throughout South Cooper Mountain) to be key factors in reviewing future land use applications.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

- You will be required to dedicate public street right of way for SW Mountainside Way, a street classified as Collector (BDC 60.55.30, and EDM Standard Drawing 200-2). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

- You will be required to dedicate public street right of way on SW Scholls Ferry Road, an arterial street maintained by Washington County. The City will defer to the respective agency to provide the amount of frontage required for the right of way dedication. (BDC 60.55.10. 1 and 5)

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 full half street improvements along the site's frontage of SW Scholls Ferry Road to the Washington County's street standard. (BDC 60.55.10)
*Note that Washington County / the Oregon Department of Transportation defer to the City's street standards for sidewalks and landscape buffers (EDM Standard Drawings 200).

- Complete the street extension of SW Mountainside Way consistent with street standards for a Collector street (BDC Sec 60.55.25, EDM Standard Drawings 200-2):

- Provide on-street lighting consistent with EDM Section 450 and as recommended in a required lighting analysis for frontages along all public streets maintained by the City of Beaverton as well as any private streets.

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-foot 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 meets 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)

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.

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). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or 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.

OTHER REVIEWING TRANSPORTATION AGENCIES

WASHINGTON COUNTY - The proposed development has frontage on SW Scholls Ferry Road which is maintained by Washington County. The County may have additional requirements or permits. Please contact Naomi Vogel at (503) 846-7639, or Naomi.Vogel@co.washington.or.us.

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

TUALATIN HILLS PARKS AND RECREATION DISTRICT - The proposed development is in close proximity to an existing or future park / trail as identified in the THPRD Functional Plan.. Note that City staff may route future land use applications to THPRD 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: Blackbird Farms

Pre-Application Conference Number: PA2020-0029

Date: June 24, 2020

Prepared by: Silas Shields-Site Development Division

Ph: (503) 350-4055 **Fx:** (503) 526-2550 **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. The project was reviewed for compliance with City of Beaverton (COB) 2019 Engineering Design Manual (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. All development in South Cooper Mountain must meet SLOPES V requirements per EDM Section 550.

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. Please review SCM community masterplan and coordinate with Engineering division for this area utility planning. See next page for contact information.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. City of Beaverton is also the water provider for this site. With the land use application, show how utilities tie in with the adjacent developments. Provide elevations and show tie-ins with public system in Scholls Ferry Road.

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.

Show utility tie-in elevations to verify design feasibility for onsite plumbing, especially for below grade construction. Please review provisions of City Development Code Chapter 60 & City Code 9.05.110 and 9.05.115 for grading standards.

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.

Verify that no buildings or other structures encroach on the wetland buffer along the north boundary of the site. On the preliminary plans, it appears that the proposed clubhouse is encroaching on this buffer.

With the land use application, submit an updated permit from the Department of State Lands as the previous permit has expired August 6, 2019.

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.

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.

Any affected overhead utilities, as well as new connections into the site must be placed underground.

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 sitedevelopment@beavertonoregon.gov</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>Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.</p>
<input checked="" type="checkbox"/>	<p>City of Beaverton utility system & SPL's</p> <p>Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov</p>
<input checked="" type="checkbox"/>	<p>Washington County</p> <p>For work within, access, or construction access to SW Scholls Ferry Road.</p> <p>Note: Storm and sanitary sewer in County roads inside City limits are City owned and maintained.</p> <p>Some street lights on County roads are City owned.</p> <p>Contact DLUT at (503) 846-7623 or email roadpermits@co.washington.or.us.</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/>Facilities and access permits • <input checked="" type="checkbox"/>Right of Way permits • <input type="checkbox"/>Utilities permits
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit</p> <p>Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com</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> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Connection to CWS owned and maintained systems– Contact: Permit Staff at (503) 681-5100
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> • <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
<input checked="" type="checkbox"/>	<p>US Army Corps of Engineers</p>

	Contact: Michael LaDoucer at (503) 808-4337 or email Michael.a.ladouceur@usace.army.mil
<input checked="" type="checkbox"/>	Oregon Department of State Lands Contact: Russ Klassen at (503) 986-5244
<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"/>	Geotechnical report may be required
<input checked="" type="checkbox"/>	Submit City of Beaverton Stormwater Management Worksheet
<input checked="" type="checkbox"/>	Storm water facilities required <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 <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>

Request for Service Provider Statement



Please, complete and submit this form, via mail or electronically, to the Beaverton School District. The District will review and issue a service provider statement to you directly. The District will not send the service provider statement to the city or county.

Service Provider Statement Requests
Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

Applicant Information

Owner Name

Applicant Name

Address

Phone

Email

Where the District will return the service provider statement.

Project Information

Project Name

Project name should match land use submittal

Project Address (or approx. location)

Jurisdiction

Unincorp. Washington County City of Hillsboro

City of Beaverton City of Tigard

Taxlot ID(s)

Please, attach a taxlot map w/ location marked.

Project Description

Please, attach a site plan.

Does this project require a comprehensive plan amendment or zoning change? Yes No

Residential Units Proposed

	Unit Count
Single-Family Detached	<input type="text"/>
Single-Family Attached	<input type="text"/>
Multi-Family	<input type="text"/>

Notes on approximate phasing

Questions? Please contact Robert McCracken, Facilities Planning Coordinator
503.356.4319
robert_mccracken@beaverton.k12.or.us

This information is requested to inform future enrollment planning.



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

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 must be in both quantity and location reasonably similar to garbage and must be convenient for tenants to use.

Solid Waste & Recycling Administrative Rules state that garbage and recycling receptacles must be accessible. See [administrative rules](#) section E.3.d et seq. for more details.

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.

Beaverton Code [4.08.530](#) requires all businesses to recycle. Beaverton currently has a voluntary food scraps collection program for food-generating businesses like grocery stores and restaurants. Beaverton is considering making this a mandatory policy and food scrap collection should be considered when planning waste enclosures and spaces.

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 needing 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/lots should be designed to accommodate trucks with a turn radius of 55 feet, overhead clearance of 14 feet and weight of 55,000 lbs.

Lack of bumpers

Bumpers or curbing should be on the ground or mounted on the walls in the interior of the enclosure to protect from wear and tear.

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.

Table A: Service level recommendations

All recommendations below assume once a week service as it is the preferred level of service and most cost-effective (food may be an exception to this rule due to its weight). Once a week service, also reduces truck traffic and green-house gas emissions. 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

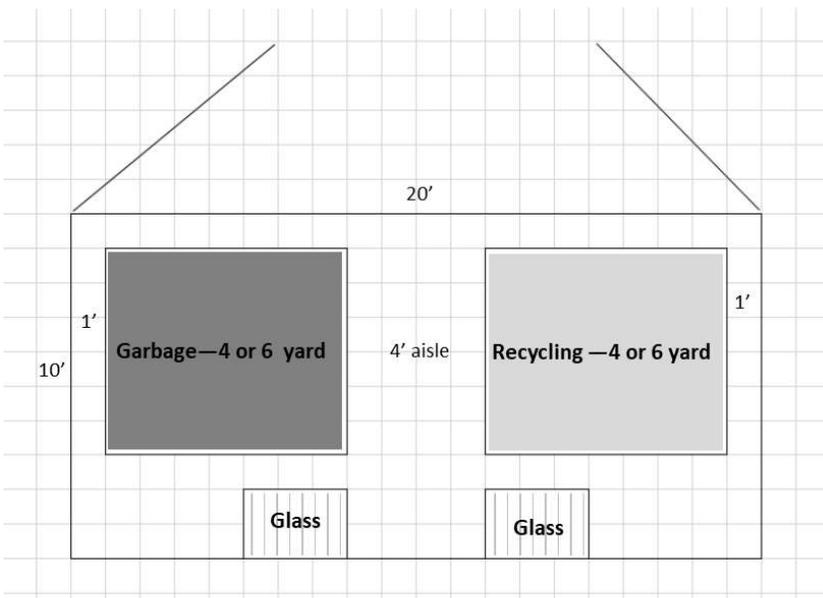
Containers (excludes carts) should have a minimum of one foot clearance on all sides.

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)

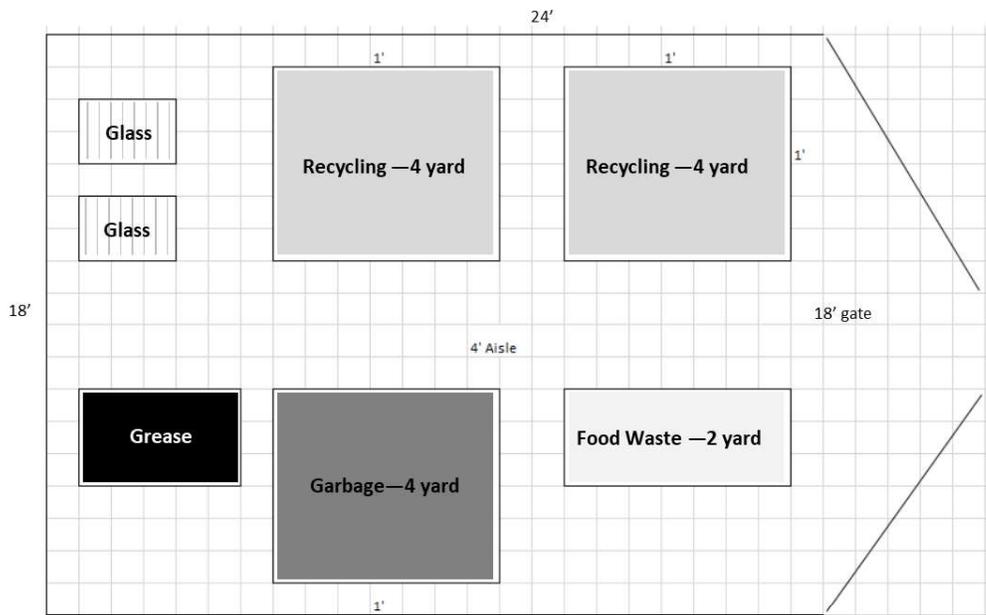
Examples of receptacle layouts

- 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)



Applicant Instructions – TVF&R Service Provider Letter

City of Beaverton

1. Complete the TVF&R Permit Application. The form is fillable at <https://www.tvfr.com/Permit-Application>
2. Complete the Fire Department Access and Water Supply Permit Checklist.
3. Prepare one plan sheet (labeled FS-1) that clearly shows all access and water supply requirements of the Fire Department Access and Water Supply Permit Checklist.
4. Send electronically to jeremy.foster@tvfr.com, or mail/drop off (2) copies to:
TVF&R
C/O Jeremy Foster
11945 SW 70th Ave.
Tigard, OR 97223
5. Once approved, one paper copy or an electronically stamped and approved plan will be returned. The approved plan and permit application will need to be submitted with your land use application to the City of Beaverton Land Use Department.

If you have any questions, please contact Deputy Fire Marshal Jeremy Foster at 503-259-1400, or jeremy.foster@tvfr.com.

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

REV 10-23-2018

Project Information

Applicant Name: _____
Address: _____
Phone: _____
Email: _____
Site Address: _____
City: _____
Map & Tax Lot #: _____
Business Name: _____
Land Use/Building Jurisdiction: _____
Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Permit/Review Type (check one):

- Land Use Review
- Site/Civil Project
- Building Permit Review
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- Explosives Blasting (Blasting plan is required)
- Other Hazardous Materials (Exterior)
- TVFR/Fire Code Review (other)
- Tents, Canopies, or Temporary Membrane Structures (in excess of 1,200 square feet)
- Temporary Haunted House or similar
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # _____
Permit Type: _____
Submittal Date: _____
Assigned To: _____
Due Date: _____

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee _____ Date _____
Conditions: _____

See Attached Conditions: Yes No

Site Inspection Required: Yes No
Call 503-259-1414 for inspections

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature _____ Emp ID _____ Date _____



www.tvfr.com

**Command & Business Operations Center
and North Operating Center**
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
Description of Proposed Work:		Jurisdiction: City of Beav
Bldg. Square Footage:	Type of Construction: Choose type _____	Fire Sprinklers: Y <input type="checkbox"/> N <input type="checkbox"/>
Fire Alarms: Y <input type="checkbox"/> N <input type="checkbox"/>	Bldg. Height: (Measured to gutter line or top of parapet)	

Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
1	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Fire service plans shall have all information on one plan sheet and labeled as FS-1.	OFC 105.4.2
2	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)	OFC 503.1.1
3	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide located at: http://www.tvfr.com/DocumentCenter/View/1296 .	OFC 503.2.5 & D103.1
4	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access.	D104.1
5	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y <input type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of	OFC D105.1, D105.2

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				the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement.	
8	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building.	OFC D105.3, D105.4
10	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses.	OFC D104.3
11	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OFC 503.2.1 & D103.1
12	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.	OFC D103.6
15	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background	OFC 503.3
16	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant.	OFC D103.1
17	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested.	OFC 503.2.3
19	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.	OFC 503.2.4 & D103.3
20	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).	OFC D103.2
21	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2

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	Y <input type="checkbox"/>	N <input type="checkbox"/>			
22	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Intersections shall be level (maximum 5%) with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
23	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.	OFC D103.2
24	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Gates securing fire apparatus roads shall comply with all of the following: <ol style="list-style-type: none"> 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width). 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved. 3. Electric gates shall be equipped with a means for operation by fire department personnel. 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325. 	OFC D103.5, & 503.6
25	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards <i>Standard Specification for Highway Bridges</i> . Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
26	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project.	OFC Appendix B
27	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where a portion of a commercial building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.	OFC 507.5.1
28	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
29	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal.	OFC C102.1
30	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided.	OFC 507.5.6 & OFC 312
31	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved.	OFC 912.2.1 & NFPA 13
32	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. http://www.tvfr.com/DocumentCenter/View/1296 <ul style="list-style-type: none"> • Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. • Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. 	OFC 510, Appendix F, & OSSC 915
33	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	A Knox box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via	OFC 506.1

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			www.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.	



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: _____

APPLICANT:

SITE INFORMATION:

Contact: _____

Tax Map(s): _____ Lot Number(s): _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: _____

Nearest cross-street (or directions to site): _____

OWNER(S):

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: Single Fam. N Multi-Fam. Y INDUSTRIAL/COMMERCIAL: Type of Use: _____ CONDITIONAL USE: No. of Students/Employees/Etc.: _____
No. of Units: _____ Gross Floor Area _____ SQ. FT. Gross Floor Area _____ SQ FT.

Average Daily Demand (gallons/day): _____ Peak Daily Demand (gallons/day): _____ Peak Hour (gallons/day): _____

FIRE FLOW REQUIRED: (gpm): _____ IRRIGATION FLOW REQUIRED: (gpm): _____

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TWWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

Signature box with fields for SIGNATURE, TITLE, and DATE.

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

Signature box with fields for SIGNATURE, TITLE, and DATE.

PA2020-0029 Blackbird Farms

June 24, 2020

Zoom Virtual Meeting Attendance

Jody Yates - COB Site Development Manager

Jeannine Rustad; THPRD; jrustad@thprd.org; 971-770-6371

Li Alligood, land use planner (li.alligood@otak.com)

Miles Glowacki - Neighborhood & Public Involvement - mglowacki@BeavertonOregon.gov

Elizabeth Cole - COB Recycling, ecole@BeavertonOregon.gov

Mike Peebles, Otak - civil engineer mike.peebles@otak.com

Jana Fox - COB Planning jfox@beavertonoregon.gov

Lawrence Arnbrister larnbrister@beavertonoregon.com 503-526-2408

Naomi Patibandla, Plan Review Manager, Site Development Division, City of Beaverton, npatibandla@beavertonoregon.gov, (503) 526-2513

Elena Sasin COB esasin@beavertonoregon.gov

Naomi Vogel - Washington County, naomi_vogel@co.washington.or.us

Silas Shields - COB - Site Development Plan Reviewer - sshields@beavertonoregon.gov

Jabra Khasho, City Transportation Engineer 503-526-2221

Kyle Childers, Otak - Civil Engineer, kyle.childers@otak.com

Kate McQuillan, Senior Transportation Planner, City of Beaverton, kmcquillan@beavertonoregon.gov, 503-526-2427