



M E M O R A N D U M

DATE: February 16, 2021

TO: Sambo Kirkman, Senior Planner
City of Beaverton Planning Division

FROM: Stacy Connery, AICP

Project Name: West End District COA Modification

Re: Completeness Response
(DR2021-0008)

This memo addresses the preliminary staff comments identified by the Facilities Review Committee for the Design Review III application submitted by Pacific Community Design, Inc. on behalf of Fred Gast of West End Beaverton, LLC to modify the conditions of approval for West End District Design Review III application DR2018-0149. Explanations are provided below on how each incomplete item is addressed:

PRELIMINARY STAFF COMMENTS (NOT COMPLETENESS ITEMS):

While not strictly completeness items, the following are matters that will need to be addressed prior to the Facilities Review Committee meeting. Please note that this list may not be exhaustive of all potential issues that may arise during development but are items that came to the attention of staff during completeness review:

- **Please include documentation of all dedications and easements that have been recorded with the county. Any remaining easements or dedications will be required prior to issuance of a final occupancy permit.**

Response: The following table identifies easements and dedications recorded to support development of West End District. Copies of the recorded documents are provided as Attachment 'A'.

Type	Description	Benefitting	Document Number
Sewer	Partial Release and Quitclaim	Clean Water Services	Doc. 2020-052309
Storm	Private Stormwater Facilities Agreement	City of Beaverton	Docs. 2020-094664 and 2019-091187
	Water Quality Preservation and Storm and Surface Water Drainage	Clean Water Services	Doc. 2020-003015
Electric	Easement	PGE	Doc. 2020-123622
	Quitclaim Deed		Doc. 2020-123471
Slope	Partial Vacation	Washington County with City of Beaverton Concurrence	Docs. 2020-132128 and 2020-114354
Right-of-Way/ Access	Release of Access Easement	Oregon Department of Transportation	Doc. 2020-049102
	Quitclaim Deed		Doc. 2020-049103
	Donation Deed		Doc. 2020-049104
	Indenture of Access		Doc. 2020-014981
	Right-of-Way Dedication Deed		Doc. 2019-092667
No-Build	Declaration of No-Build Easement	n/a	Doc. 2020-010410

The following table identifies remaining easements required to support development of West End District that will be recorded prior to final occupancy. Copies of documents will be provided to the City upon recording.

Type	Description	Benefitting
Water	Waterline Easement (see Easement Reference Note #1 on Unrecorded Draft Plat)	City of Beaverton
	Release of 10-ft. Waterline Easement Doc. 80-035165	n/a
Sewer	Sanitary Sewer Easement (see Easement Reference Note #2 on Unrecorded Draft Plat)	City of Beaverton
	Sanitary Sewer Easement (see Easement Reference Note #9 on Unrecorded Draft Plat)	
Right-of-Way/ Access	6-foot PUE along TV Highway (see Sheet 1 of Unrecorded Draft Plat)	Public
	Public Access Restriction Along Street Frontages (see Note #2 on Unrecorded Draft Plat Page 7)	

A copy of the Unrecorded Draft Plat is included as Attachment 'B' as reference only.

Thank you.

Attachments:

- A - Copies of Recorded Documents
- B - Copy of Unrecorded Draft Plat for Reference Only