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Planning Division
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12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 www.beavertonoregon.gov

February 12, 2021

Stacy Connery
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223

**Subject: Pre-Application Summary Notes for West End District COA Modification
(PA2021-0006)**

Dear Ms. Connery,

Thank you for attending the Pre-Application Conference held on February 10, 2021. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Sambo Kirkman
Senior Planner
(503) 214-0843

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for West End District COA Modification PA 2021-0006, February 10, 2021

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: February 10, 2021

PROJECT INFORMATION:

Project Name: West End District COA Modification

Project Description: Modification of conditions associated with the land use approval of the residential and commercial development known as the West End District.

Property/Deed Owners: Sisters of St. Mary
4440 SW 148th Avenue, Beaverton, Oregon 97007

Site Address: 3855 SW Murray Boulevard

Tax Map and Lots: 1S108DD 100, 200, 300

Zoning: GC General Commercial

Comp Plan Designation: Regional Commercial

Site Size: Approximately 13.37 acres

APPLICANT INFORMATION:

Applicant's Name: West End Beaverton LLC, Attn: Fred Gast
703 Broadway Street, Suite #510 Vancouver, WA 98660

Applicant's Rep: Pacific Community Design, Inc. Attn: Stacy Connery
12564 SW Main Street, Tigard, OR 97223
Stacy Connery

Phone / e-mail: 503.941.9484/ e-mail: stacy@pacific-community.com

PREVIOUS LAND USE HISTORY:

Subject property is part of a previously developed parcel with a big box store and associated tenant spaces as well as a gas station that have been demolished and a site is currently under construction with 424-residential units and 31,000 square foot commercial mixed-use development. The following land use application were approved for the subject site:

- DR2020-0002 West End District Modification
- DR2020-0132 West End Trash Enclosures
- DR2019-0088 West End District Stockpile
- PA2018-0061 West End District Mixed Use Pre-App
- DR2018-0149 West End District

- LD2018-0034 West End District Lot Consolidation
- LD2018-0035 West End District Lot Consolidation
- LO2018-0006 West End District Loading Determination
- SDM2018-0010 West End District Sidewalk Design Modification

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:

Design Review Three (Modification of a Decision) \$5,909
(excludes 3.5% technology fee assessed)

* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is not required with the modification of a decision.

CHAPTER 20 (LAND USES):

Zoning: See “*Key Issues / Considerations*” herein. Limited Land Use applications will need to address Chapter 20 compliance. See Development Standards of the GC 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

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type (process)</u>
1.	Design Review Three	40.20.15.3	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4

Comments: In order for your application to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information if checked

Clean Water Services

(CWS not sent copy of Pre-Application materials)

The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish technical requirements for the design and construction of sanitary and surface water management systems built as part of residential or commercial development. Pursuant to City Development Code Section 50.25.1.F, in order for the application to be deemed complete the applicant is required to submit documentation from CWS stating that water quality will not be adversely affected by the proposal. For most development proposals, CWS typically issues a "Service Provider Letter". Alternatively, CWS may issue a statement indicating no water quality sensitive areas exist on or within 200 feet of the subject site. Development activity subject to CWS review is defined in Section 1.02.14 of the CWS Design & Construction Standards. For more information contact: **Lindsey Obermiller** (503) 681.3653.

Jeremy Foster, Tualatin Valley Fire & Rescue
503 259-1414 / jeremy.foster@tvfr.com

No comments provided

Tim Boatwright, Building, City of Beaverton
(503) 526-2409 / tboatwright@beavertonoregon.gov

Plans reviewed. No comments

Steve Brennen, Operations, City of Beaverton
(503) 526-2200 / sbrennen@beavertonoregon.gov

Plans reviewed. No comments.

Naomi Patibandla, Site Development, City of Beaverton
(503)526-2513 / apatibandla@beavertonoregon.gov

Plan reviewed. Written comments below.

Jabra Khasho, Transportation, City of Beaverton
(503)526-2221 / jkhasho@beavertonoregon.gov

Plans reviewed. No comments.

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications** In review of the plans and materials submitted for consideration, staff has identified the following land use applications. Please note that the City of Beaverton allows and staff recommends concurrent review of land use applications.
 - a. **Design Review Three.** (Type 3) The proposed modification of a decision is to the conditions of approval associated with the Design Review Three approval. Pursuant to Beaverton Development Code Section 50.95, the modification is to be processed through the same procedure as the original application. The application will not only include the approval criteria of the original application, but the requirements established in Section 50.95.
2. **Recordation of Easements and Dedications.** Your application submittal will need to 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.