



MEMORANDUM

City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: July 15, 2020
Subject: **DR2019-0068 / LLD2019-0002 (Lombard Edge)**

Please find attached the Notice of Decision for **DR2019-0068 / LLD2019-0002 (Lombard Edge)**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2019-0068 / LLD2019-0002 (Lombard Edge) is final unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed; the reasons why a finding, condition, or both is in error as a matter of fact, law, or both; and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2019-0068 / LLD2019-0002 (Lombard Edge) is 4:30 p.m., July 27, 2020.

The complete case file is available for electronic review by contacting Lauren Russell, the project planner. For more information about the project, please contact Lauren Russell, AICP, Associate Planner at 503-526-3718 or russell@beavertonoregon.gov.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Lauren Russell by calling 711-503-526-3718 or email russell@beavertonoregon.gov.



Staff Report

DATE: July 15, 2020

TO: Interested Parties

FROM: Lauren Russell, AICP, Associate Planner

PROPOSAL: **Lombard Edge (DR2019-0068 / LLD2019-0002)**

LOCATION: The site is located at 4870 SW Lombard Avenue, specifically identified as Tax Lot 02300 on Washington County Assessor's Map 1S115BD.

ZONING / NAC: Regional Center – Old Town (RC-OT)
Central Beaverton NAC

SUMMARY: The applicant, West Coast Home Solutions, requests Design Review Two approval for the construction of a new six-unit residential building and Legal Lot Determination approval to determine the legal status of the subject lot.

PROPERTY OWNER: West Coast Home Solutions LLC
PO Box 1969
Lake Oswego, OR 97035

APPLICANT: West Coast Home Solutions
25030 SW Parkway Ave #110
Wilsonville, OR 97070

APPLICANT'S REPRESENTATIVE: Standridge Design, Inc.
Laura Standridge
703 Broadway St Ste 610
Vancouver, WA 98660

RECOMMENDATION: **APPROVAL of Lombard Edge (DR2019-0068 / LLD2019-0002), subject to the conditions of approval identified at the end of this report.**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2019-0068	April 24, 2019	September 26, 2020	September 25, 2020	September 25, 2020
LLD2019-0002	April 24, 2019	September 26, 2020	September 25, 2020	September 25, 2020

* Pursuant to Section 50.25.8 of the Development Code, this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

Zoning	Regional Center – Old Town (RC-OT) District	
Current Development	The site is currently vacant. It contained a one-story detached residential dwelling unit that has recently been demolished.	
Site Size & Location	The site is approximately 0.15 acres in size. It is located on the east side of SW Lombard Avenue between SW 3 rd Street and SW 5 th Street.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: North: RC-OT	Uses: North: Single Family Residential
	South: RC-OT	South: Multifamily Residential
	East: RC-OT	East: Single Family Residential
	West: RC-OT	West: Multifamily and Single Family Residential

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment A:</u>	Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR14
<u>Attachment B:</u>	DR2019-0068 Design Review Two	DR1 – DR19
<u>Attachment C:</u>	LLD2019-0002 Legal Lot Determination	LLD1 – LLD3
<u>Attachment D:</u>	Conditions of Approval	COA1 – COA6

Exhibits

Exhibit 1. Materials Submitted by Staff

Exhibit 1.1 Zoning and Vicinity Map (page SR-5 of this report)

Exhibit 1.2 Aerial Map (page SR-6 of this report)

Exhibit 2. Public Comment

Exhibit 2.1 Letter from Lauren Layman, received February 26, 2020

Exhibit 2.2 Email from Terry Smith, received June 17, 2020

Exhibit 2.3 Email from Lauren Layman, received June 20, 2020

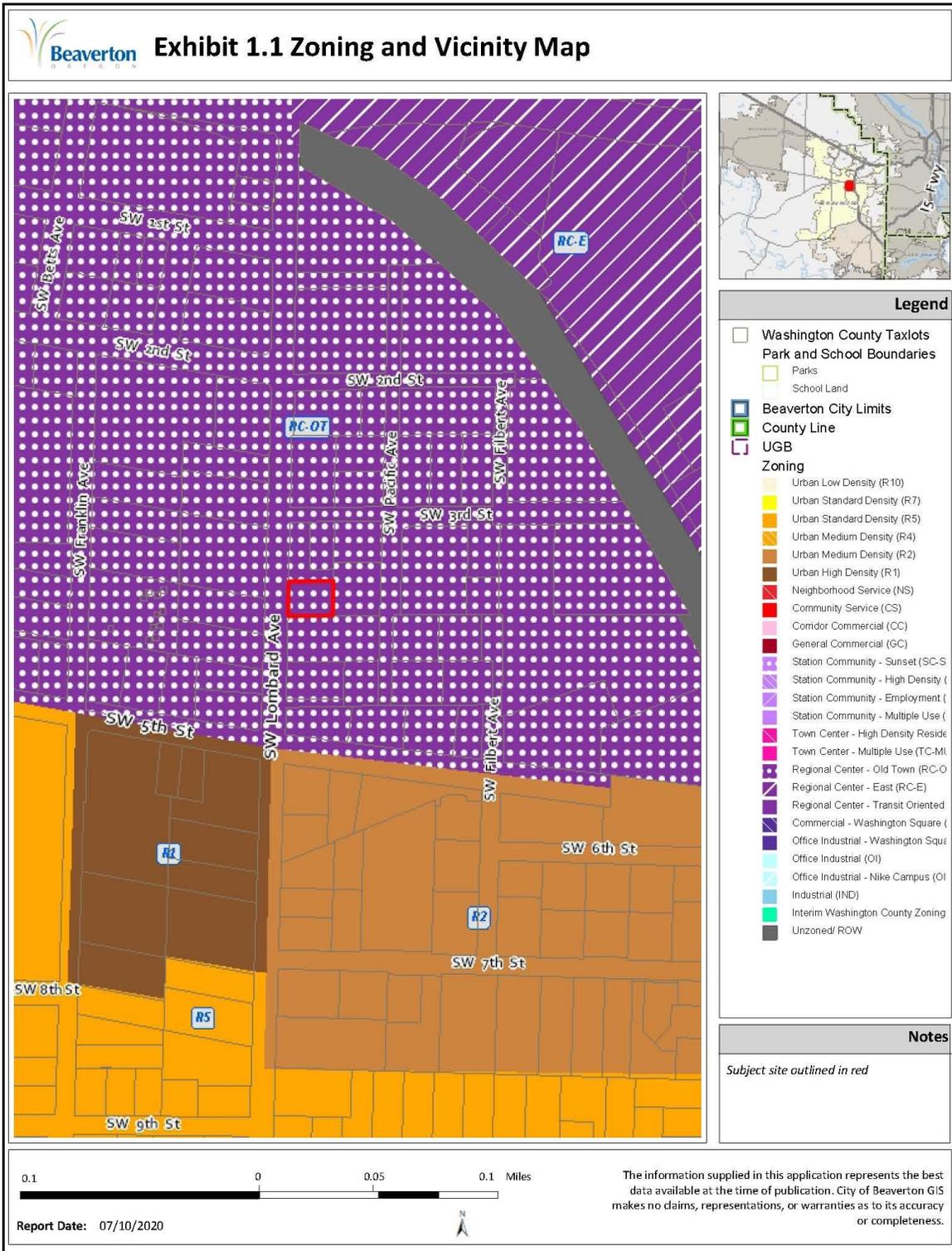
Exhibit 3. Materials Submitted by the Applicant

Exhibit 3.1 Submittal Package

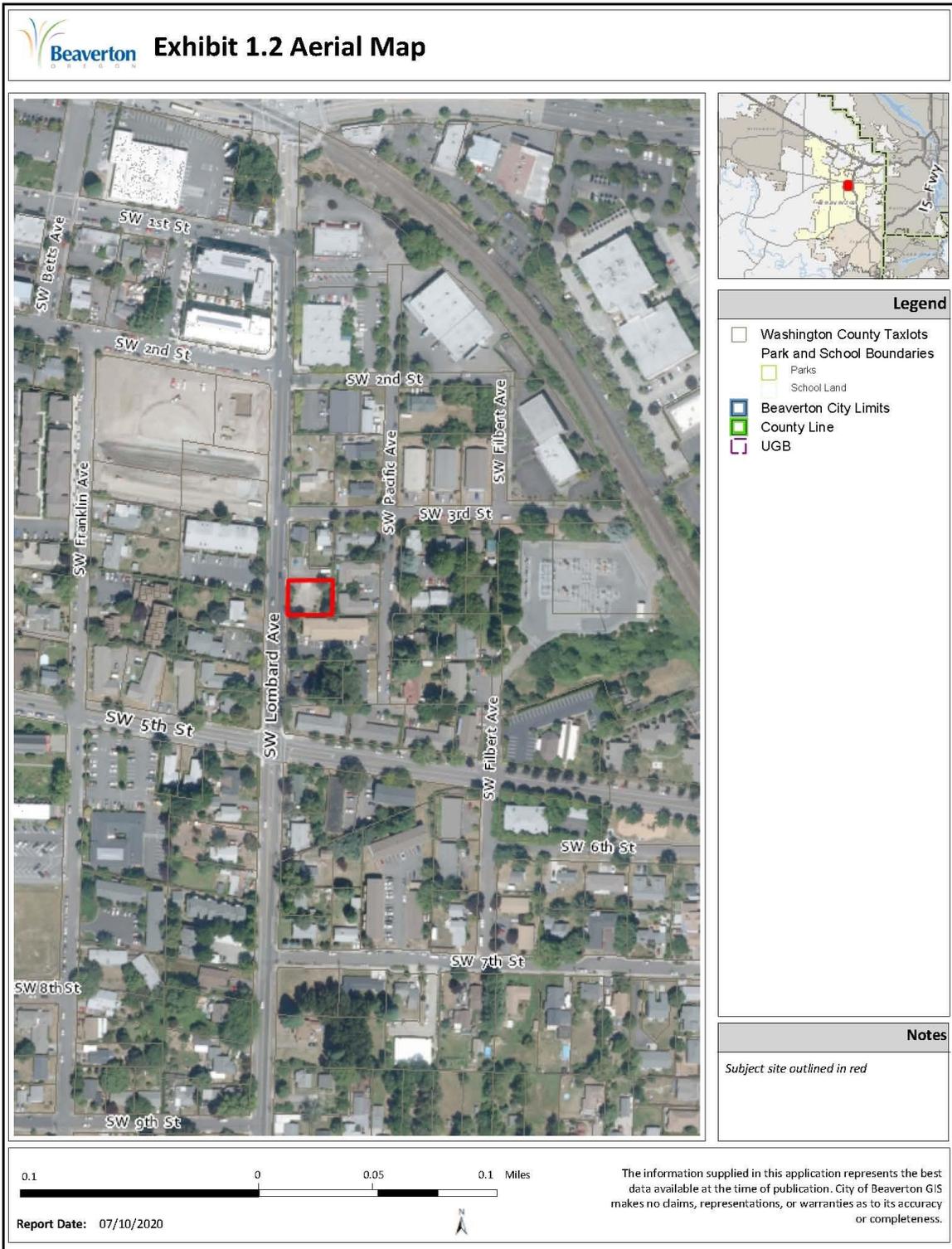
Exhibit 4. Agency Comment

None received

Lombard Edge
DR2019-0068 / LLD2019-0002



Lombard Edge
DR2019-0068 / LLD2019-0002



**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Lombard Edge
APPROVAL of DR2019-0068 / LLD2019-0002**

Section 40.03.1 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- **All twelve (12) criteria are applicable to the submitted Design Review Two application as submitted.**
- **Facilities Review Committee criteria do not apply to the Legal Lot Determination application.**

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, stormwater drainage and retention, transportation, and fire protection.

Public Water

The property is served by City of Beaverton water service and the applicant has stated that the water services are adequate to service the proposed development. The existing water lateral, which will be upgraded based on the final fixture count, will connect the proposed building to the existing 12-inch water main in SW Lombard Avenue. City Public Works staff reviewed the proposal and stated in their Service Provider Letter that there will be adequate capacity to service the proposed development. The Committee finds that adequate water service can be provided to the site to serve the proposed development.

Sanitary Sewer

The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the

proposed development. A new sanitary sewer line will connect the proposed building to the existing eight-inch sanitary sewer main in SW Lombard Avenue. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage and Retention

The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. There is an existing 10-inch storm gravity main in SW Lombard Avenue. Proposed drainage improvements include a new structural flow through planter. Stormwater will pass through a catch basin with sump prior to draining to the planter and the overflow will convey treated runoff to the public system in SW Lombard Avenue where it will continue to a regional system.

The applicant has provided a Preliminary Stormwater Report for the quantity and quality of stormwater resulting from the proposed field improvements. While the Stormwater Report states that the proposed stormwater facilities are adequate to service the site, the Committee recommends conditions of approval to address specific stormwater facility requirements pursuant to CWS standards. As conditioned, the Committee finds that adequate stormwater drainage and detention service can be provided to the site to serve the proposed development.

Transportation

The applicant states that SW Lombard Avenue is a three-lane Collector and that adequate right-of-way will be provided through dedication to allow for improvements that meet City code and the Engineering Design Manual. The applicant's site plans contain frontage improvements that will accommodate the bike lane and taper for a turn lane to the south within the SW Lombard Avenue right-of-way.

Fire Protection

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed and approved the proposed development's site plan. TVF&R had no comments or concerns regarding the proposal and did not require any conditions of approval. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Schools

The proposed development is within the boundaries of the Beaverton School District (BSD). The applicant has provided a Service Provider Letter from BSD staff confirming that there will be sufficient capacity to accommodate new students resulting from the proposed development. Therefore, the Committee finds that adequate school capacity can be provided to serve the proposed development.

Transit Improvements

The site is located within one-tenth mile from Trimet’s Bus Line 53-Arctic/Allen, Bus Line 78-Denney/Kerr Parkway, and Bus Line 88-Hart/198th. Bus Line 53 runs on a loop to Beaverton Transit Center during the weekday morning and evening rush hour only. Bus Line 78 connects Beaverton, Washington Square, Tigard, and Lake Oswego. Bus Line 88 runs between Willow Creek Transit Center, Aloha, and Beaverton. The site is located within one-quarter mile from two frequent service bus lines: Bus Line 54-Beaverton-Hillsdale Highway and Bus Line 76-Hall/Greenburg. Bus Line 54 connects Beaverton Transit Center, Raleigh Hills, Hillsdale, and Portland City Center. Bus Line 76 runs between Tualatin, Tigard, Washington Square, and Beaverton. The site is also located within one-half mile of Beaverton Transit Center, which provides connections to WES Commuter Rail, Max Blue and Red Lines, Bus Line 20-Burnside/Stark, Bus Line 52-Farmington/185th, Bus Line 57-TV Highway/Forest Grove, Bus Line 58-Canyon Road, and Bus Line 61-Marquam Hill/Beaverton. Therefore, the Committee finds that there are adequate transit services to serve the proposed development.

Police Protection

The City of Beaverton Police will continue to serve the development site. The Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities

The applicant states that the proposed right-of-way dedication will allow the frontage improvements along SW Lombard Avenue to meet City standards in accordance with the Transportation Systems Plan. The existing public sidewalk is

approximately four feet wide and there is no bicycle lane located along the property's frontage, although one does begin just north of the subject site. The applicant's frontage improvements will include a 10-foot wide sidewalk with tree wells and an extension of the bicycle lane south along the property's frontage. As stated above in the findings for Approval Criterion 40.03.1.A, the Committee recommends a condition of approval requiring the applicant to demonstrate that lighting levels in the public right of way along the site's frontage meet the City's lighting standards. As conditioned, the Committee finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available with adequate capacity to serve the development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The Committee refers to the Chapter 20 use and site development requirements tables at the end of this report.

Therefore, the Committee finds that the proposal meets the approval criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this attachment, which evaluates the proposal as it relates to the applicable Code

requirements of Chapter 60. Staff provides findings for the Design Review Two request within Attachment B of this report.

60.30 Off-Street Parking

Per Beaverton Development Code (BDC) Section 60.30.10.6, for site located in Regional Center Parking District 1, the minimum parking ratio requirement for motor vehicles is 0.75 parking space per dwelling unit. The maximum parking ratio requirement for motor vehicles is two (2) spaces per dwelling unit. For a residential building comprised of six (6) two-bedroom attached dwelling units, the minimum parking requirement is five (5) spaces and the maximum allowed is 12 spaces. The applicant proposes six (6) parking spaces, which meets the minimum parking requirement. The six (6) spaces are at least 8.5 feet wide and 18.5 feet long, which meets the minimum dimensions for any required parking spaces for residential uses (BDC Section 60.30.10).

Per BDC Section 60.30.10.5.B, the minimum parking ratio requirement for short-term bicycle parking is two (2) spaces or one (1) space per 20 dwelling units, whichever is greater. The minimum parking ratio requirement for long-term bicycle parking is one (1) space per dwelling unit. For a multi-dwelling residential building comprised of six (6) dwelling units, the minimum parking requirement is two (2) short-term bicycle parking spaces and six (6) long-term bicycle parking spaces. The applicant states two (2) short-term bicycle parking spaces will be provided at the front of the building and six (6) long-term bicycle parking spaces will be provided on the covered deck of each dwelling unit.

Per BDC Section 60.30.10.2.B.3, short-term bicycle parking spaces must be designed to the standards of the Engineering Design Manual. Section 340 of the Engineering and Design Manual provides minimum spacing standards between bicycle parking spaces and walls, buildings, and structures to ensure that bicycle users have adequate space to access the parking space. The applicant's site plans show the short-term bicycle parking spaces near the front entrance of the building in very close proximity to both the building wall and a fence along the southern property line. As proposed, the minimum spacing standards defined within Engineering Design Manual Section 340 may not be met. Therefore, the Committee recommends a condition of approval requiring the applicant to resubmit plans demonstrating that the two (2) short-term bicycle parking spaces meet the design standards for bicycle parking with the Engineering Design Manual Section 340 as required by BDC Section 60.30.10.2.B.

Per BDC Section 60.30.10.2.B.2, long-term bicycle parking spaces must be covered or sheltered to protect the bicycles from prolonged direct exposure to the elements. Providing long-term bicycle parking spaces on each dwelling unit's covered deck would meet this requirement; however, the applicant's floor plans do not show any bicycle parking spaces on the covered decks. Therefore, the Committee recommends a condition of approval to requiring the applicant to resubmit plans demonstrating that the long-term bicycle parking spaces are

located on each unit's covered deck, interior to the unit or in an area that meets the bicycle parking standards in the Engineering Design Manual.

Section 60.55 Transportation Facilities

The applicant states that all transportation facilities will be designed in accordance with the City code and Engineering Design Manual. SW Lombard Avenue is a three-lane Collector and adequate right-of-way will be dedicated to provide improvements that meet City standards. The applicant states that the frontage improvements will ensure safe and efficient circulation and access for all users and that the on-site vehicle, pedestrian, and bicycle improvements will be made in accordance with City standards. The applicant's response to Section 60.55 and the submitted site plans demonstrate that the minimum required widths for right of way, travel lanes, bicycle lanes, and sidewalks will be provided with the required street improvements along the site's frontage of SW Lombard Avenue.

BDC Section 60.55.35 Access Standards contains applicable approval criteria related to the safe ingress and egress of vehicles from a site. The intersection standards in BDC Section 60.55.35.3 require developments to comply with the sight clearance area requirement in the Engineering Design Manual, with flexibility provided to properties, such as the subject site, located within the Regional Center for the decision-making authority to consider the surrounding context in approving the design. The sight clearance standard in EDM Section 210.18.1 states that there shall be no encroachments of any kind within a 15-foot triangle where a driveway intersects with a public or private road. The applicant's site plans indicate that a portion of the building, the common facility that contains the trash bins, as well as landscaping, Oregon Grape plants, are within the sight clearance area. As such, the Committee recommends a condition of approval that prior to building permit issuance, the applicant shall submit plans to the City Transportation Engineer and then install a vehicle warning system that would alert cross traffic to any vehicles exiting the site in order to mitigate the restricted vision clearance.

The applicant's response to BDC Section 60.55.35.C Driveways confirms that the proposed driveway for the site along SW Lombard Avenue does not meet the minimum driveway spacing standards for a street with a functional classification of Collector as required in the Engineering Design Manual. In recognition of the difficulty in meeting minimum driveway spacing standards for smaller infill sites, the Committee recommends a condition of approval requiring the applicant to obtain an approved Design Exception Request to the Engineering Design Manual for the minimum driveway spacing standard.

60.60 Trees and Vegetation Requirements

The applicant states that there are four (4) existing Community Trees on the site but no Significant Individual Trees, Historic Trees, trees within Significant Natural Resource Areas, trees within Significant Groves, or Landscape Trees. Two (2) of the existing Community Trees, a 19-inch pine tree in the northeast corner of the property and a 10-inch pine tree near the front lot line, are proposed to be removed.

The other two Community Trees, a 13-inch pine near the rear lot line and a 20-inch pine in the southeast corner of the property, are proposed to remain and will be protected during construction as shown on the applicant's Landscape Plan. The Committee recommends a condition of approval to provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code.

60.65 Utility Undergrounding

The applicant states that all new power and communication lines will be underground. There is an existing overhead power and communication system across SW Lombard Avenue from the subject property's frontage. The applicant states that preliminary contact has been made to determine the size and requirements of the existing overhead facilities. To meet the requirements of this section, the Committee recommends a standard condition of approval requiring that utility lines are placed underground.

For these reasons and as conditioned, the Committee finds that the proposed development is consistent with the applicable provisions of Chapter 60.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The applicant states that the property will be professionally maintained as a rental property for continued use by tenants. There are three portable garbage and recycling receptacles planned within the common facility on the first floor of the building. The night before each scheduled collection day, a contracted maintenance professional will bring the receptacles out for pickup and will return the receptacles to the common facility once collection is complete. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the approval criterion.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

FINDING:

The applicant states that vehicles will enter the property using an 18-foot wide driveway that connects to a 24-foot wide, two-way drive aisle, both of which meet the City's standards within the Engineering Design Manual and BDC Section 60.30.15. The vehicle parking spaces meet the dimensional standards within BDC Section 60.30.15, thus demonstrating safe and efficient vehicular circulation within the site.

The applicant states that pedestrians will have multiple options for entering the property, including a walkway to the primary building entrance and an east-west walkway along the northern property line with crossings across the drive aisle to the garage and surface parking spaces. The east-west pedestrian walkway is raised with a six-inch curb, providing vertical separation between the walkway and the parallel vehicle drive aisle. Americans with Disabilities Act (ADA) compliant curb ramps are provided along the primary pedestrian walkway where five-foot wide scored concrete walkways are provided to cross the drive aisle.

For these reasons, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

Therefore, the Committee finds that the proposal meets the approval criterion.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

FINDING:

The Committee incorporates the findings for Approval Criteria 40.03.1.D and 40.03.1.F, above. The applicant's submitted site plans show a primary on-site pedestrian walkway along the northern property line that provides a direct connection to the public sidewalk along SW Lombard Avenue. The applicant states that the proposed street improvements along the site's SW Lombard Avenue frontage will include a 10-foot wide curb tight sidewalk with tree wells, which meets the City's standards for a Collector street in a Multiple Use zone. The sidewalk and curb transitions at the abutting properties to match the existing frontage conditions, which meets the standards in the Engineering and Design Manual as well.

As stated in the findings for Approval Criterion 40.03.1.D, above, the intersection standards in BDC Section 60.55.35.3 require developments to comply with the

sight clearance area requirement in the Engineering Design Manual, with flexibility provided to properties, such as the subject site, located within the Regional Center for the decision-making authority to consider the surrounding context in approving the design. The applicant's site plans indicate that a portion of the building, the common facility that contains the trash bins, as well as landscaping, Oregon Grape plants, are within the sight clearance area. The Committee recommends a condition of approval that prior to building permit issuance, the applicant shall submit plans to the City Transportation Engineer and then install a vehicle warning system that would alert cross traffic to any vehicles exiting the site in order to mitigate the restricted vision clearance.

Per Section 210.21 of the Engineering Design Manual, the minimum driveway spacing standard for SW Lombard Avenue, a Collector street with a posted speed of 30 miles per hour, is 180-feet. The applicant's submitted site plans show that the proposed driveway for this project is approximately 15 feet from a neighboring driveway. Because the subject site's SW Lombard Avenue frontage is only 75 feet long and there are existing driveways located 60 feet or fewer from its property lines, it is not feasible for this site to meet the minimum driveway spacing standards. The Committee recommends a condition of approval requiring the applicant to obtain an approved Design Exception Request to the Engineering Design Manual. Through this process, the City Traffic Engineer will consider if any additional mitigation is required to provide the most safe and efficient access from the site to SW Lombard Avenue.

For these reasons and as conditioned, the Committee finds that the development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

FINDING:

The applicant states that the building will be designed to meet all code requirements and fire protection is available, including an existing hydrant to the north of the site on SW Lombard Avenue. Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as shown without any conditions of approval. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that the proposal meets the approval criterion.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard, or ill-designed development.***

FINDING:

The applicant states that the site and building will be designed to meet all applicable City code requirements. Adequate lighting will be provided to illuminate all site areas and landscaping will be installed to be visually interesting. The Committee recommends a condition of approval requiring the applicant to submit a photometric plan demonstrating that the site's lighting will meet the City's Technical Lighting Standards to ensure that there will be adequate lighting to promote safety while minimizing impacts on the adjacent residential properties. Construction documents will be reviewed at later permit stages to ensure protection from hazardous conditions. The Committee finds that review of the construction documents at the Site Development and Building Permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The applicant states that the site is generally flat and will be designed to provide sufficient grades to direct stormwater from all the impervious surfaces to the stormwater facility. Proposed drainage improvements include a new structural flow through planter. Stormwater will pass through a catch basin with sump prior to draining to the planter and the overflow will convey treated runoff to the public system in SW Lombard Avenue where it will continue to a regional system. The Committee has reviewed the proposed preliminary grading plan and finds no adverse effect on neighboring properties, the public right-of-way, or the public storm system. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

FINDING:

The applicant states that a pedestrian path providing a direct route between the on-site accessible parking space and the building will have a minimum width of five feet and be hard surfaced to be accessible as required by the Americans with Disabilities Act (ADA). The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the Design Review Two and Legal Lot Determination applications on April 24, 2019, and staff received the applicant's request to deem the applications complete on September 26, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Downtown Regional Center – Old Town (RC-OT) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20 (RC-OT)			
Attached Residential Dwellings	Permitted	The applicant proposes to construct a new residential building consisting of 6 attached dwelling units	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.15 (RC-OT)			
Parcel Area	Minimum: None Maximum: None	6,748 SF (0.15 acre)	YES
Residential Density	Minimum: 2 units Maximum ¹⁷ : 6 units	6 units	YES
Minimum Lot Dimensions	Width: None Depth: None	75 feet 90 feet	YES
Yard Setbacks	Front Minimum: 0 feet Front Maximum ⁷ : 20 feet	3 feet	YES
	Side Minimum: None Side Maximum: None	3.71 feet	
	Rear Minimum: None	19.97 feet	
Building Height	Minimum: 22 feet Maximum: 40 feet	39'-8.75"	YES

7. Under the conditions outlined in Section 60.05.15.6 of this Code, buildings in multiple use zones located on parcels that front on a designated Major Pedestrian Route shall be exempt from the minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and the corresponding Design Guideline.

17. The maximum density is not applicable to a development within RC-OT if the development is within the areas where the maximum height is 40 feet (see footnote 11 of Section 20.20.15 and Figure A) and the proposed development can demonstrate compliance with additional requirements found in Section 60.05.15.10 Design Review Standards or Section 60.05.35.10 Design Review Guidelines if the proposal is subject to a Type 3 Design Review application.

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has submitted a Design Review Two application.	See DR Findings
Development Code Section 60.07			
Drive-up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site surface contouring within 25 feet of a property line within or abutting any residentially zoned property.	The site does not abut any residentially zoned properties.	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile homes and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: None	No loading space is proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-street Motor Vehicle Parking	Minimum: 0.75 parking space per dwelling unit Maximum: 2 parking spaces per dwelling unit	Refer to the Facilities Review Committee findings herein.	YES
Required Bicycle Parking	Short-term: 2 spaces Long-term: 1 space per dwelling unit	Refer to the Facilities Review Committee findings herein.	YES w/ COA
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Refer to the Facilities Review Committee findings herein.	YES w/ COA
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	Refer to the Facilities Review Committee findings herein.	YES w/ COA

**DR2019-0068
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO APPROVAL**

Section 40.03.1. Facilities Review Committee Approval Criteria

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.

FINDING:

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment D.

Therefore, staff finds that the proposal meets the criteria for approval.

Section 40.20.05. Purpose.

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C. Approval Criteria. *In order to approve a Design Review Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

FINDING:

The applicant proposes the construction of a new six-unit attached residential building in the Regional Center – Old Town (RC-OT) zone, which meets Design Review Two threshold:

- 3. *New construction of attached residential dwellings, excluding duplexes, in any zone where attached dwellings are a Permitted or Conditional Use.***

Therefore, staff finds that the proposal meets the approval criterion.

- 2. All City application fees related to the application under consideration by the decision-making authority have been submitted.***

FINDING:

The City of Beaverton received the appropriate fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the approval criterion.

- 3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the Design Review Two and Legal Lot Determination applications on April 24, 2019, and staff received the applicant's request to deem the applications complete on September 26, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the approval criterion.

- 4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

FINDING:

Staff cites the Design Standard Analysis at the end of this Design Review section, Attachment B, which evaluates the proposal as it relates to the applicable Design Standards found in Section 60.05.15 through 60.05.30 of the Development Code. Staff provides an evaluation of the proposal in relation to the applicable Standard and whether each applicable Standard is met.

Therefore, staff finds that the proposal meets the approval criterion.

- 5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions existing:***

- a. *A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or*
- b. *The location of existing structural improvements prevent the full implementation of the applicable standard; or*
- c. *The location of the existing structure to be modified is more than 300 feet from a public street.*

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

- d. *If in a Multiple Use District, building location entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8).*
- e. *If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).*

FINDING:

The proposal is for new construction and does not involve additions to or modifications of existing development.

Therefore, staff finds that the approval criterion is not applicable.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

FINDING:

The applicant submitted this Design Review Two application with associated Legal Lot Determination application. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff recommends a condition of approval that approval of the Design Review Two application is dependent upon approval of the Legal Lot Determination application.

Therefore, staff finds that by meeting the condition of approval, the proposal meets the approval criterion.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2019-0068 (Lombard Edge)** subject to the applicable conditions identified in Attachment D.

DESIGN STANDARD ANALYSIS

60.05.15. Building Design and Orientation Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.1 Building articulation and variety		
<i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i>	The subject site is located in a Multiple Use zone.	N/A
<i>B. Buildings visible from and within 200 feet of an adjacent street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least 18 inches, recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is: 1. Thirty percent in Residential zones and all uses in Commercial and Multiple Use zones.</i>	The proposed building will be visible from and within 200 feet of SW Lombard Avenue. The front elevation containing the primary building entrance faces SW Lombard Street and the north-facing side elevation will also be visible from the street. At least 30 percent of the front and north-facing side elevations is devoted to permanent architectural features.	YES
<i>C. The maximum spacing between permanent architectural features shall be no more than: 1. Forty feet in Residential zones and all uses in Commercial and Multiple Use zones.</i>	The maximum spacing between permanent architectural features on the proposed building will not exceed 40 feet on the front and north-facing side elevations.	YES
<i>D. In addition to the requirements of Section 60.05.15.1.B and C, detached and attached residential building elevations facing a street, common green, or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies, or bays.</i>	The front and north-facing side building elevations will not consist of undifferentiated blank walls greater than 150 square feet in area.	YES
60.05.15.2 Roof forms		
<i>A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.</i>	The proposed building will have a flat roof.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.2 Roof forms (continued)		
<i>B. Sloped roofs on residential uses in Residential zones and on all uses in Multiple Use and Commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least 12 inches.</i>	The proposed building will have a flat roof.	N/A
<i>C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least 12 inches or architecturally treated, such as with a decorative cornice.</i>	The proposed building will have a flat roof that is architecturally treated with a 4x6 on 4x12 built up cornice.	YES
<i>D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structure shall have similar slope and be constructed of the same materials as existing roofs.</i>	The proposal does not include any additions to existing structures or new structures in an existing development.	N/A
<i>E. Smaller feature roofs are not subject to the standards of this Section.</i>	The proposed building will not have smaller feature roofs.	N/A
60.05.15.3 Primary building entrances		
<i>A. Primary entrances, which are the main points of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six feet wide and four feet deep.</i>	The proposed building will have a covered main entry that is six feet wide and nine feet deep.	YES
60.05.15.4 Exterior building materials		
<i>A. For attached residential uses in Residential zones and all residential uses in Multiple Use zones, a minimum of 75 percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza, or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.</i>	The front and north-facing side elevations will be double wall construction.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.4 Exterior building materials (continued)		
<p><i>B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens, and shared courts), a maximum of 30 percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza, or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood, and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick, or tile wall treatment.</i></p>	<p>No plain, smooth, unfinished concrete, concrete block, plywood, or sheet pressboard is proposed on the front and north-facing side building elevations.</p>	YES
<p><i>C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four feet above the finished grade level.</i></p>	<p>The proposed building's foundation will extend six inches above finished grade.</p>	YES
60.05.15.5 Roof-mounted equipment		
<p><i>A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:</i></p> <ol style="list-style-type: none"> <i>1. A parapet wall; or</i> <i>2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or</i> <i>3. Setback from the street-facing elevation such that it is not visible from the public street(s).</i> 	<p>No roof-mounted equipment is proposed on the building.</p>	N/A
<p><i>B. The vertical measuring distance for required screening shall be measured at five feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of 100 lineal feet measured outward from the development site's front property line.</i></p>	<p>No roof-mounted equipment is proposed on the building.</p>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.5 Roof-mounted equipment (continued)		
<i>C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.</i>	No roof-mounted equipment is proposed on the building.	N/A
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones		
<p><i>A. Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows:</i></p> <ol style="list-style-type: none"> <i>1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.</i> <i>2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.</i> <i>3. 35 percent of the street frontage where a parcel does not abut any Major Pedestrian Route and the parcel exceeds 60,000 gross square feet.</i> <i>4. 50 percent of the street frontage for detached residential projects where the parcel abuts any street, common green, or shared court.</i> 	The subject site is located on a Class 2 Major Pedestrian Route in a Multiple Use zone. The proposed building will occupy 53 percent of the site's street frontage.	YES
<i>B. Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.</i>	The subject site is located in a Multiple Use zone.	N/A
<i>C. Buildings subject to the street frontage standard shall be located no farther than 20 feet from the property line. The area between the building and property line shall be landscaped to the standards found in Section 60.05.25.5.B or 60.05.25.5.C.</i>	The proposed building will be located approximately three feet from the front property line and the area between the building and the property line will be landscaped to the standards found in 60.05.25.5.B.	YES
<i>D. Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.</i>	The subject site is not a corner lot.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones (continued)		
<p><i>E. Buildings subject to the street frontage standard shall have at least one primary building entrance oriented toward an abutting street or public pedestrian way. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner.</i></p> <p><i>1. A minimum of one primary building entrance shall not be set back more than 20 feet from the abutting public street or public pedestrian way.</i></p> <p><i>2. Pedestrian connections to street oriented primary building entrances shall not cross vehicular circulation and parking areas.</i></p>	<p>The proposed building will have a primary entrance oriented toward the abutting street. The entrance will be set back approximately three feet and the pedestrian connection to the entrance will not cross vehicular circulation or parking areas.</p>	YES
<p><i>F. Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.</i></p>	<p>A secondary entrance will face the off-street parking area.</p>	YES
60.05.15.7 Building scale along Major Pedestrian Routes		
<p><i>A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of 22 feet and a maximum of 60 feet. Building heights greater than 60 feet are allowed if the portion of a building that is greater than 60 feet in height is at least 20 feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of Section 20.20.20 for the specific zoning district.</i></p>	<p>The height of the building will be 39'-8.75" within 20 feet of the property line abutting the Class 2 Major Pedestrian Route.</p>	YES
<p><i>B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Section 20.20.20 for the specific zoning district.</i></p>	<p>The proposal does not include detached residential dwellings.</p>	N/A
<p><i>C. The maximum heights specified in Section 20.20.20 shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2.</i></p>	<p>The height of the building will not exceed the maximum height specified in Section 20.20.20.</p>	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.8 Ground floor elevations on commercial and multiple use buildings		
<i>A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza, or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas, or glass doorway openings.</i>	The proposed building will be used exclusively for residential use.	N/A
<i>B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.</i>	The proposed building will be used exclusively for residential use.	N/A
60.05.15.9 Compact Detached Housing design		
<i>A-L. Primary building entrances and porches accessing a primary entrance shall face streets, common greens, or shared courts and must meet the requirements of Section 60.05.15.3.</i>	The proposal does not include Compact Detached Housing.	N/A
60.05.15.10 Ground floor elevations on eligible residential-only buildings		
<i>A. Eligible residential-only buildings are building which are located within the portions of the RC-OT zoning district where the maximum standard height is 40 feet, as described in footnote 11 of Section 20.20.15 and illustrated in Figure A.</i>	The proposal does not include eligible residential-only buildings.	N/A

60.05.20. Circulation and Parking Design Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.1 Connections to the public street system		
<p><i>A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.</i></p>	<p>The proposal will provide pedestrian, bicycle, and motor vehicle connections between the on-site circulation system and adjacent SW Lombard Avenue.</p>	YES
60.05.20.2 Loading areas, solid waste facilities, and similar improvements		
<p><i>A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults, and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.</i></p>	<p>The trash and recycling containers will be stored within an enclosed common facility internal to the building so that they will not be visible from the public street.</p>	YES
<p><i>B. Except for manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.</i></p>	<p>The proposal does not include loading docks or loading zones.</p>	N/A
<p><i>C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults, and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods.</i></p>	<p>The trash and recycling containers will be stored within an enclosed common facility internal to the building.</p>	N/A
<p><i>D. Screening from public view by chain-link fence with or without slats is prohibited.</i></p>	<p>The proposal does not include screening.</p>	N/A
<p><i>E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.</i></p>	<p>The proposal does not include loading docks or loading zones.</p>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.3 Pedestrian circulation		
<p><i>A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except where one or more of the following conditions exist.</i></p>	<p>The proposal will provide pedestrian connections to the abutting public street system, and to the on-site building entrances and parking areas.</p>	YES
<p><i>B. A reasonably direct walkway connection is required between primary entrances, which are the main points of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.</i></p>	<p>A reasonably direct walkway will connect the primary building entrance to SW Lombard Avenue.</p>	YES
<p><i>C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc., preclude walkway extensions to adjacent properties.</i></p>	<p>The subject site's SW Lombard Avenue frontage is 75 feet long. Two reasonably direct pedestrian walkways will be provided into the site.</p>	YES
<p><i>D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.</i></p>	<p>The pedestrian connection through the parking area will be physically separated from parallel vehicle traffic by a raised curb.</p>	YES
<p><i>E. Where pedestrian connections cross driveways or vehicular access aisles, a continuous walkway shall be provided and shall be composed of a different paving material than the primary on-site paving material.</i></p>	<p>A continuous walkway composed of a different paving material than the primary on-site paving material will be provided where pedestrian connections cross the vehicle area.</p>	YES
<p><i>F. Pedestrian walkways shall have a minimum of five-foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</i></p>	<p>All on-site pedestrian walkways will have a minimum five-foot wide unobstructed clearance, will be constructed with scored concrete, and will comply with ADA standards.</p>	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.4 Street frontages		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	The proposed surface parking area will not abut the public street.	N/A
60.05.20.5 Parking area landscaping		
<i>A-D. Landscaped planter islands shall be required according to the following.</i>	Only one surface parking space is proposed.	N/A
60.05.20.6 Off-street parking frontages in Multiple Use zones		
<i>A. Off-street surface parking areas shall be located to the rear or side of buildings. Surface parking areas located adjacent to public streets are limited to a maximum of:</i> <i>1. 50 percent of the street frontage along Class 1 Major Pedestrian Routes;</i> <i>2. 65 percent along Class 2 Major Pedestrian Routes; and</i> <i>3. 50 percent of the street frontage for detached residential projects along any street.</i>	The subject site is located on a Class 2 Major Pedestrian Route. The one surface parking space will be located to the rear of the building. The drive aisle that provides access to the parking space occupies approximately 32 percent of the street frontage.	YES
60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones		
<i>A. A sidewalk is required on all streets: Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of 10 feet wide and provide an unobstructed path at least five feet wide.</i>	A 10-foot wide sidewalk with an unobstructed path at least five feet wide will be provided along SW Lombard Avenue.	YES
<i>B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances, or display windows. The sidewalk shall be a minimum of 10 feet wide, and provide an unobstructed path at least five feet wide at building entrances, and along elevations containing display windows. Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb.</i>	The primary building entrance will be set back approximately three feet from SW Lombard Avenue so it will be directly accessed from the public sidewalk instead of a sidewalk or walkway internal to the site.	N/A
<i>C. Residential development fronting common greens and shared courts and detached units fronting streets are exempt from these standards of 7.B above and are subject to the Engineering Design Manual.</i>	The proposal does not include common greens, shared courts, or detached residential units.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones		
<i>A-B. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B, unless one of the following is met.</i>	The parking lot drive aisle will be fewer than 100 feet long and will provide direct access to perpendicular parking stalls.	N/A
60.05.20.9 Ground floor uses in parking structures		
<i>A. Parking structures located on Major Pedestrian Routes shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes.</i>	The proposal does not include parking structures.	N/A

60.05.25. Landscape, Open Space, and Natural Area Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing		
<i>A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4.</i>	The proposed building will contain six units of Attached Housing.	N/A
60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing		
<i>A. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.</i>	Approximately 18 percent of the gross site area will be landscaped as defined in Section 60.05.25.4.	YES
<i>B. For Compact Detached Housing, an attached private patio or yard area of at least 300 square feet in size shall be provided. No dimension of private open space area shall be less than 10 feet.</i>	The proposal does not include Compact Detached Housing.	N/A
<i>C. Adjustments to these requirements are not permitted.</i>	No adjustments to these requirements are proposed.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing		
<i>A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.</i>	The proposed building will contain six units of Attached Housing.	N/A
60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing		
<i>A. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas, or parking spaces shall be landscaped.</i>	The areas between the building and the street not occupied by structures, walkways, or driveways will be landscaped.	YES
<i>B. Landscaping shall include live plants or landscape features such as fountains, ponds, or other landscape elements. Bare gravel, rock, bark, and similar materials are not a substitute for plant cover, and shall be limited to no more than 25 percent of the landscape area.</i>	Landscaping will include live plants. No more than 25 percent of the landscape area will have bare gravel, rock, bark, or similar materials.	YES
<i>C. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.</i>	The proposal does not include a shared court.	N/A
<p><i>D. All street-facing building elevations shall have landscaping along their foundation. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building façade that provide access for pedestrian or vehicles to the building, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards:</i></p> <ol style="list-style-type: none"> <i>1. The landscaped area shall be at least three feet wide;</i> <i>2. For every three lineal feet of foundation, an evergreen shrub having a minimum mature height of 24 inches shall be planted; and</i> <i>3. Groundcover plants shall be planted in the remainder of the landscaped area.</i> 	The street-facing building elevation will have landscaping along its foundation. The landscaped area will be three feet wide. While seven shrubs are proposed, the foundation measures 14.5 lineal feet in front of the common facility and approximately 16 feet in front of the ground floor unit, which requires five evergreen shrubs with a mature height of 24 inches along each section of foundation. Conditions of approval will require the applicant to plant three additional shrubs and ensure that groundcover plants are planted in the remainder of the foundation landscaping area.	YES w/ COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing (continued)		
<p><i>E. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:</i></p> <ol style="list-style-type: none"> <i>1. One tree shall be provided for every 800 square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.</i> <i>2. One evergreen shrub having a minimum mature height of 48 inches shall be provided for every 400 square feet of required landscaped area.</i> <i>3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark, or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 25 percent of the required landscape area.</i> 	<p>After dedication, the subject site will be 6,298 square feet, of which 10% is required landscape area, or 630 square feet, which requires one (1) tree, 2 evergreen shrubs, and live ground cover. The proposal includes four trees (two existing and two new), 25 evergreen shrubs with a minimum mature height of 48 inches, and some turf. Conditions of approval will require the applicant to ensure that live ground cover is installed inof the landscaped area not occupied by trees or evergreen shrubs with a minimum of 25% of non-live ground cover.</p>	YES w/ COA
<p><i>F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed 25 percent of the minimum landscaping requirement.</i></p>	<p>The proposal does not include a pedestrian plaza.</p>	N/A
60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments		
<p><i>A-D. A minimum portion of the total gross lot area shall be landscaped:</i></p>	<p>The proposal does not include non-residential or Mixed Use Developments.</p>	N/A
60.05.25.6 Common Greens		
<p><i>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</i></p>	<p>The proposal does not include common greens.</p>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.7 Shared Courts		
<i>The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely.</i>	The proposal does not include shared courts.	N/A
60.05.25.8 Retaining walls		
<i>Retaining walls greater than six feet in height or longer than 50 lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, texture, pattern, off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer.</i>	The proposal does not include retaining walls.	N/A
60.05.25.9 Fences and walls		
<i>A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.</i>	The proposed fencing along the side and rear property lines will be wood.	YES
<i>B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood, or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks, and similar areas is needed to assure visual security, or into on-site areas in Industrial zones that require visual surveillance.</i>	The proposal does not include chain link fences.	N/A
<i>C. Masonry walls shall be a minimum of six inches thick.</i>	The proposal does not include masonry walls.	N/A
<i>D. For manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.</i>	The subject site is located in a Multiple Use zone.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.9 Fences and walls (continued)		
<p><i>E. Fences and walls:</i></p> <p>1. <i>May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard and eight feet in all other locations.</i></p> <p>2. <i>May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.</i></p> <p>3. <i>For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, three feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building.</i></p>	<p>The proposal does not include fences or walls in a required front yard or detached housing.</p>	N/A
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines		
<p><i>Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed:</i></p> <p><i>A. Where grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:</i></p>	<p>The subject site is located in a Multiple Use zone and does not abut any residentially zoned property.</p>	N/A
60.05.25.11 Integrate water quality, quantity, or both facilities		
<p><i>Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.</i></p>	<p>The proposed stormwater management system will not be located between the street and the front of an adjacent building.</p>	N/A
60.05.25.12 Natural areas		
<p><i>Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees, and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.</i></p>	<p>The subject site does not contain any City-adopted natural resource features.</p>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.25.13 Landscape buffering and screening		
<i>All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards.</i>	The subject site and all adjacent properties are located in the RC-OT zone so no landscape buffering is required.	N/A
60.05.25.14 Community Gardens		
<i>A-C. Community Gardens shall have a fence constructed of durable materials commonly used in the construction of fencing.</i>	The proposal does not include any Community Gardens.	N/A

60.05.30. Lighting Design Standards. *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties		
<i>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</i>	For residential only development in Multiple Use zones, the minimum required internal illumination is 0.7 foot-candle and the maximum permitted illumination at property lines is 0.5 foot-candle. The applicant's lighting plan does not include enough information to determine if these illumination standards will be met. A condition of approval will require the applicant to demonstrate that the on-site lighting will meet these standards.	YES
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	Lighting will be provided in the on-site vehicular and pedestrian circulation areas.	YES
<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties (continued)		
<i>D. Lighting shall be provided at building entrances.</i>	Building-mounted lighting will be provided at the primary and secondary building entrances.	YES
<i>E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</i>	The proposal does not include canopy lighting.	N/A
60.05.30.2 Pedestrian-scale on-site lighting		
<p><i>A. Pole-mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i></p> <p><i>1. 15 feet in height for on-site pedestrian paths for travel.</i></p> <p><i>3. 30 feet in height for on-site vehicular circulation areas in non-residential zoning districts.</i></p> <p><i>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i></p>	The one pole-mounted luminaire in the vehicular circulation area will be 20 feet in height. A condition of approval will ensure that the poles and bases are finished or painted a non-reflective color.	YES w/ COA
<i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i>	The wall-mounted luminaires will be installed ten feet above finished grade.	YES
<i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of 48 inches.</i>	The proposal does not include lighted bollards.	N/A

**LLD2019-0002
ANALYSIS AND FINDINGS FOR
LEGAL LOT DETERMINATION APPROVAL**

Section 40.47.05. Purpose.

The purpose of the Legal Lot Determination is to determine the legal status of lots and subdivisions that were created prior to the enactment of current subdivision regulations or prior to the City annexing a particular property. This section provides criteria for rendering decisions on the legal status of lots and subdivisions consistent with State Statute. This Section is carried out by the approval criteria listed herein.

Section 40.47.15.1.C. Approval Criteria. *In determining if the subject lot or parcel is a Legal Lot, the decision making authority shall make findings based in evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The application satisfies the threshold requirements for a Legal Lot Determination.***

FINDING:

The legal description of the subject site is "George & Rosina Mazzie's Amended Plat, Pleasant Home Addition to Beaverton, Block 7, Lot 4." This amended plat, dated 1909, shows that Lot 4 of Block 7 was platted as 50 feet wide by 100 feet deep. The current configuration of the site is 75 feet wide by 90 feet deep, which does not match the legal description. The Director requires this Legal Lot Determination application with the Design Review Two application, which meets threshold:

- 3. *The Director requires a Legal Lot Determination be made as a prerequisite to, or concurrently with, the filing of a land use application.***

Therefore, staff finds that the proposal meets the approval criterion.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The City of Beaverton received the appropriate fee for a legal Lot Determination application.

Therefore, staff finds that the proposal meets the approval criterion.

- 3. *The unit of land conforms to the lot area and dimensional standards of Chapter 20 (Land Use); except where a unit of land was created by sale prior***

to January 2, 2007, and was not lawfully established, the Director may deem the unit of land a Legal Lot upon finding:

- a. The unit of land could have complied with the applicable criteria for creation of a lawful parcel or lot in effect when the unit of land was sold; or**
- b. The City, or the County prior to annexation, approved a permit as defined in ORS 215.402 or 227.160(2) for the construction or placement of a dwelling or other structure on the unit of land after the sale, and such dwelling has all the features listed in ORS 215.755(1)(a)-(e).**

FINDING:

The subject unit of land was created by sale prior to January 2, 2007. The applicant has provided a September 9, 1975, deed showing that the unit of land was “the south one-half of Lot 3, all of Lot 4, Block 7, George and Rosina Mazzie’s Amended Plat of Pleasant Home Addition to Beaverton,” which was 75 feet wide by 100 feet deep. A survey dated March 2, 1955, shows the same 75-foot by 100-foot configuration for the subject unit of land (#5456). That survey showed that SW Lombard Avenue measured only 15 feet from centerline to the subject site’s front property line. The survey that the applicant provided in 2019 shows that SW Lombard Avenue now measures 25 feet from centerline, which explains why the dimensions of the subject site now measure 75 feet wide by 90 feet deep instead of 100 feet deep.

The City’s first land division ordinance was adopted in 1963. Although the survey predates the first land division ordinance, a survey does not necessarily correspond with a recorded date of sale and the act of recording a survey does not create a legal lot of record. Staff therefore must assume that the subject unit of land was first sold in its current form in 1975, at which time any reconfiguration would have been subject to the City’s land division ordinance, so this unit of land was not lawfully established.

The subject unit of land was zoned R1 in 1975. At 7,500 square feet in area and 75 feet in width, the subject unit of land would have met the minimum area and width requirements for a parcel in the R1 zone that would have applied in 1975. Therefore, staff finds that the unit of land could have complied with the applicable criteria of a lawful parcel or lot in effect when the unit of land was sold.

Therefore, staff finds that the proposal meets the approval criterion.

- 4. The application contains all applicable submittal materials as specified in Section 50.25.1 of the Development Code.**

FINDING:

The applicant submitted the Design Review Two and Legal Lot Determination applications on April 24, 2019, and staff received the applicant's request to deem the applications complete on September 26, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the approval criterion.

- 5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Legal Lot Determination application with associated Design Review Two application. No other applications are required of the applicant at this stage of City review.

Therefore, staff finds that the proposal meets the approval criterion.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **LLD2019-0002 (Lombard Edge)** subject to the applicable conditions identified in Attachment D.

RECOMMENDED CONDITIONS OF APPROVAL
Lombard Edge
(DR2019-0068 / LLD2019-0002)

The Facilities Review Committee finds that by meeting the conditions of approval below, the proposal does comply with all the technical criteria. The Committee recommends that the decision-making authority APPROVE the proposal, subject to the following conditions of approval:

DR2019-0068

1. Ensure that the Legal Lot Determination (LLD2019-0002) application has been approved and is consistent with the submitted plans. (Planning/LR)

A. Prior to site development permit issuance, the applicant shall:

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./CR)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon (Site Development Div./CR)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./CR)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality, quantity, and hydromodification) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./CR)

6. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./CR)
7. If required, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./CR)
8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./CR)
9. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./CR)
10. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification, and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a. (Site Development Div./CR)
11. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div./CR)
12. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Pad elevation shall be at least one foot higher and FFE shall be at least three feet higher than the 100 year/emergency overflow of the storm water management facility. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div./CR)

13. Pay any required storm water system development charges (storm water quality, quantity, hydromodification, and overall system conveyance) for the new impervious area proposed. (Site Development Div./CR)
14. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./CR)
15. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div./CR)
16. Provide Option C lighting per the Engineering Design Manual, Chapter 4, along all City jurisdictional frontage improvements as determined by the City Engineer. When there are existing Option A and/or Option B streetlights along these frontage improvements, these lights shall be removed and replaced with Option C lights per Chapter 4. No existing Option A and/or Option B lights along these frontage improvements or the opposite side of these frontage improvements shall be included in the lighting analysis to meet the lighting requirements. (Site Development Div./CR)
17. Provide plans for the placement of underground utility lines within the site to the existing structure, and for services to the proposed new addition on the site. No overhead power or communication services shall remain on the site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./CR)
18. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./CR)
19. Submit ODOT standard detail DET1720 showing level of design detail for every sidewalk ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, maximum designed cross slope, flat landing or turning space shall be 1.5%. Two directional ADA ramps shall be provided at all corners of all

intersections, regardless of curb type. See ODOT standard drawings RD754, RD155, RD756, RD757, RD758, and RD759 for ramp details. (Site Development Div./CR)

20. Obtain any other Site Development Division permit request approvals per applicable EDM permit requirements. (Site Development Div./CR)
21. Obtain an approved Design Exception Request to the Engineering Design Manual to reduce the minimum driveway spacing standard for a Collector street (BCD 60.55.35.3.C and EDM 210.21). (Transportation/KM)
22. Submit plans demonstrating compliance with the City's minimum standards for short-term bicycle parking. The bicycle parking must have adequate spacing between adjacent walls and/or structures (BDC 60.30.2.B and EDM Section 340). (Transportation/KM)
23. Submit plans demonstrating compliance with the City's minimum standards for long-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning/LR)
24. Submit a photometric plan demonstrating that the on-site lighting will meet the City's Technical Lighting Standards. The internal illumination must be at least 0.7 foot-candle and the illumination must not exceed 0.5 foot-candle at the property lines (Table 60.05-1). (Planning/LR)
25. Provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code. Any alternatives to the standards in 60.60.20 must be approved by the City Arborist. (Planning/LR)
26. Submit landscape plans demonstrating that there will be ten evergreen shrubs planted along the foundation of the front elevation and that live ground cover is installed in the remainder of the foundation landscaping area (Section 60.05.25.4). (Planning/LR)
27. Submit landscape plans demonstrating that live ground cover is installed in no less than 75% of the landscaped area not occupied by trees or evergreen shrubs (Section 60.05.25.4). (Planning/LR)
28. Submit plans demonstrating that the pole and base for pole-mounted luminaire is finished or painted a non-reflective color (Section 60.05.30.2). (Planning/LR)

B. Prior to building permit issuance, the applicant shall:

29. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./CR)

30. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./CR)

C. Prior to final permit inspection or occupancy permit issuance, the applicant shall:

31. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./CR)
32. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./CR)
33. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, as determined at site development permit issuance. (Site Development Div./CR)
34. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./CR)
35. To address the encroachments within the vision clearance triangle at the site's frontage, submit plans to the City Engineer for a vehicle warning system to alert cross-traffic on SW Lombard Avenue of a vehicle exiting the site (BDC 60.55.35.A). (Transportation/KM)

D. Prior to release of performance security, the applicant shall:

36. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./CR)
37. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./CR)
38. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation as shown on the approved plan within the stormwater management facility, vegetated corridor, and the wetland mitigation

areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Operations Director prior to release of the security. (Site Development Div./CR)

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A. Prior to site development permit issuance, the applicant shall:

1. This unit of land shall not become a lawfully established parcel until the owner of the unit of land records a Final Plat, or other accepted instrument as approved by the Planning Director and County Surveyor, with Washington County, subject to review by the City of Beaverton and the County Surveyor prior to recording. The Final Plat shall conform to the City's Legal Lot Determination and conditions thereof. (Planning/LR)