



## MEMORANDUM

City of Beaverton  
Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** July 1, 2020  
**Subject:** **DR2019-0178 Emerald Place**

Please find attached the Notice of Decision for **DR2019-0178 Emerald Place**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2019-0178 (Emerald Place) 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 DR2019-0178 Emerald Place is 4:30 p.m., July 13, 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](mailto: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](mailto:russell@beavertonoregon.gov).*



## Staff Report

DATE: July 1, 2020

TO: Interested Parties

FROM: Lauren Russell, AICP, Associate Planner

PROPOSAL: **Emerald Place (DR2019-0178)**

LOCATION: The site is located at 1815 NW 173<sup>rd</sup> Avenue, specifically identified as Tax Lots 01500, 01700, and 10800 on Washington County Tax Assessor's Map 1N131AB.

ZONING / NAC: R2 Residential Urban Medium Density  
Five Oaks / Triple Creek NAC

SUMMARY: The applicant, Pacific Engineering Technologies, requests Design Review Two approval for the construction of a new two-story, two-car maintenance garage building within the existing footprint of a one-story, three-car garage that will be demolished at the Emerald Place apartment complex.

PROPERTY OWNER: Emerald Place Apartments  
By Prometheus Real Estate Group  
1900 S Norfolk St Ste 150  
San Mateo, CA 94403

APPLICANT: Pacific Engineering Technologies  
Chris Bacus  
2150 N 107<sup>th</sup> St #320  
Seattle, WA 98133

RECOMMENDATION: **APPROVAL of Emerald Place (DR2019-0178), 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**
DR2019-0178	December 11, 2019	May 20, 2020	September 17, 2020	May 20, 2021

\* 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.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	R2 Residential Urban Medium Density District	
<b>Current Development</b>	The site contains the Emerald Place apartment complex, which consists of 340 units within 22 attached residential buildings. There are 511 parking spaces with 66 spaces in one-story garages, 275 spaces in carports, and 170 spaces uncovered. The common areas of the apartment complex include a one-story clubhouse and outdoor pool.	
<b>Site Size &amp; Location</b>	The site is approximately 15.9 acres in size. It is located at the intersection of NW Cornell Road and NW 173 <sup>rd</sup> Avenue.	
<b>NAC</b>	Five Oaks / Triple Creek	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> City CS	<b>Uses:</b> <u>North:</u> Professional Service, Eating and Drinking Establishment, Retail Trade, Place of Worship
	<u>South:</u> City R5	<u>South:</u> Single Family Residential
	<u>East:</u> City NS City OI City R7	<u>East:</u> Professional Service Professional Service, Utilities Educational Institution
	<u>West:</u> City R2 Washington County R-15	<u>West:</u> Single Family Residential Multifamily Residential

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

		<b>Page No.</b>
<b><u>Attachment A:</u></b>	<b>Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – FR11
<b><u>Attachment B:</u></b>	<b>DR2019-0178 Design Review Two</b>	DR1 – DR14
<b><u>Attachment C:</u></b>	<b>Conditions of Approval</b>	COA1 – COA4

### **Exhibits**

#### **Exhibit 1. Materials Submitted by Staff**

Exhibit 1.1 Zoning and Vicinity Map (page SR-4 of this report)

Exhibit 1.2 Aerial Map (page SR-5 of this report)

#### **Exhibit 2. Public Comment**

None Received

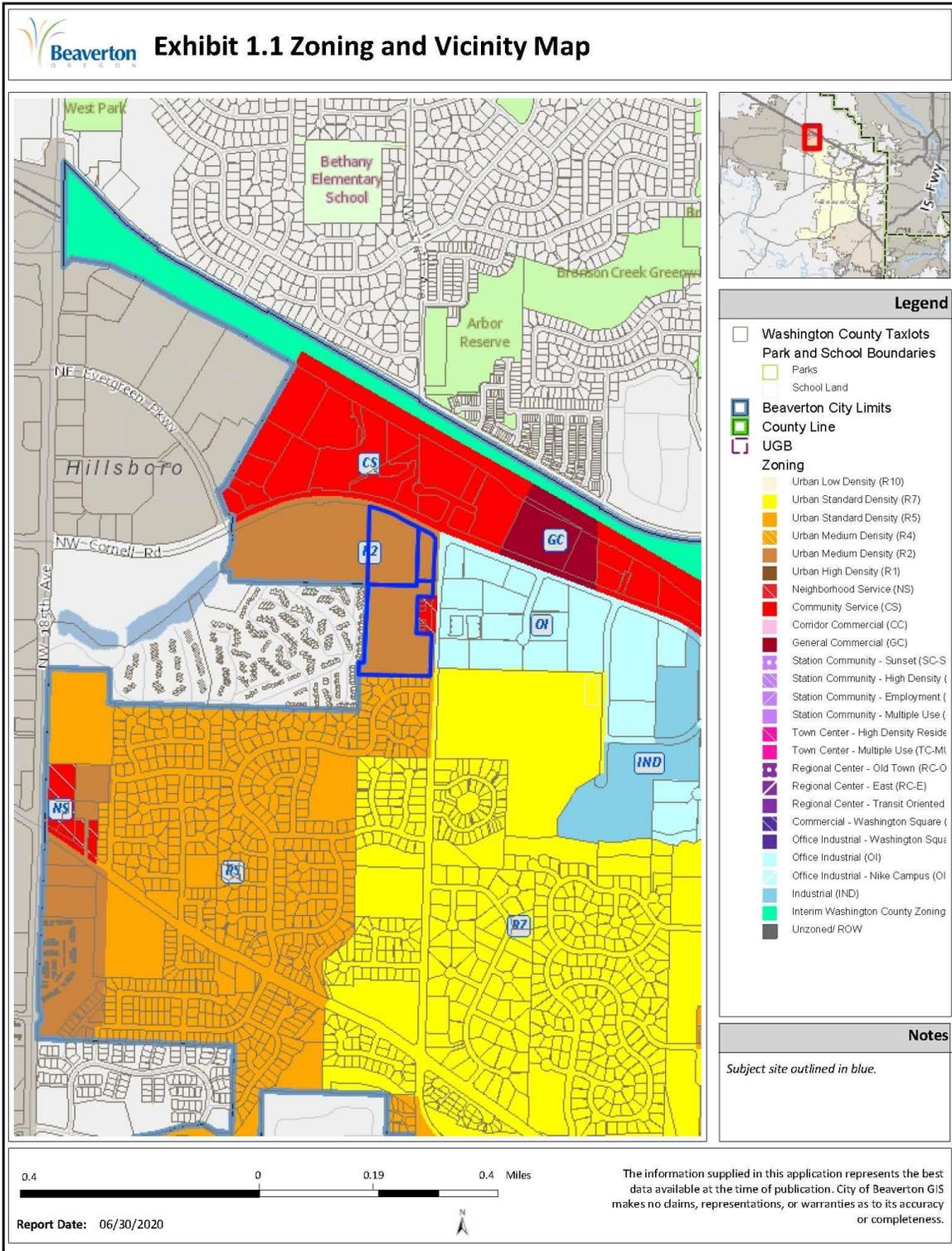
#### **Exhibit 3. Materials Submitted by the Applicant**

Exhibit 3.1 Submittal Package

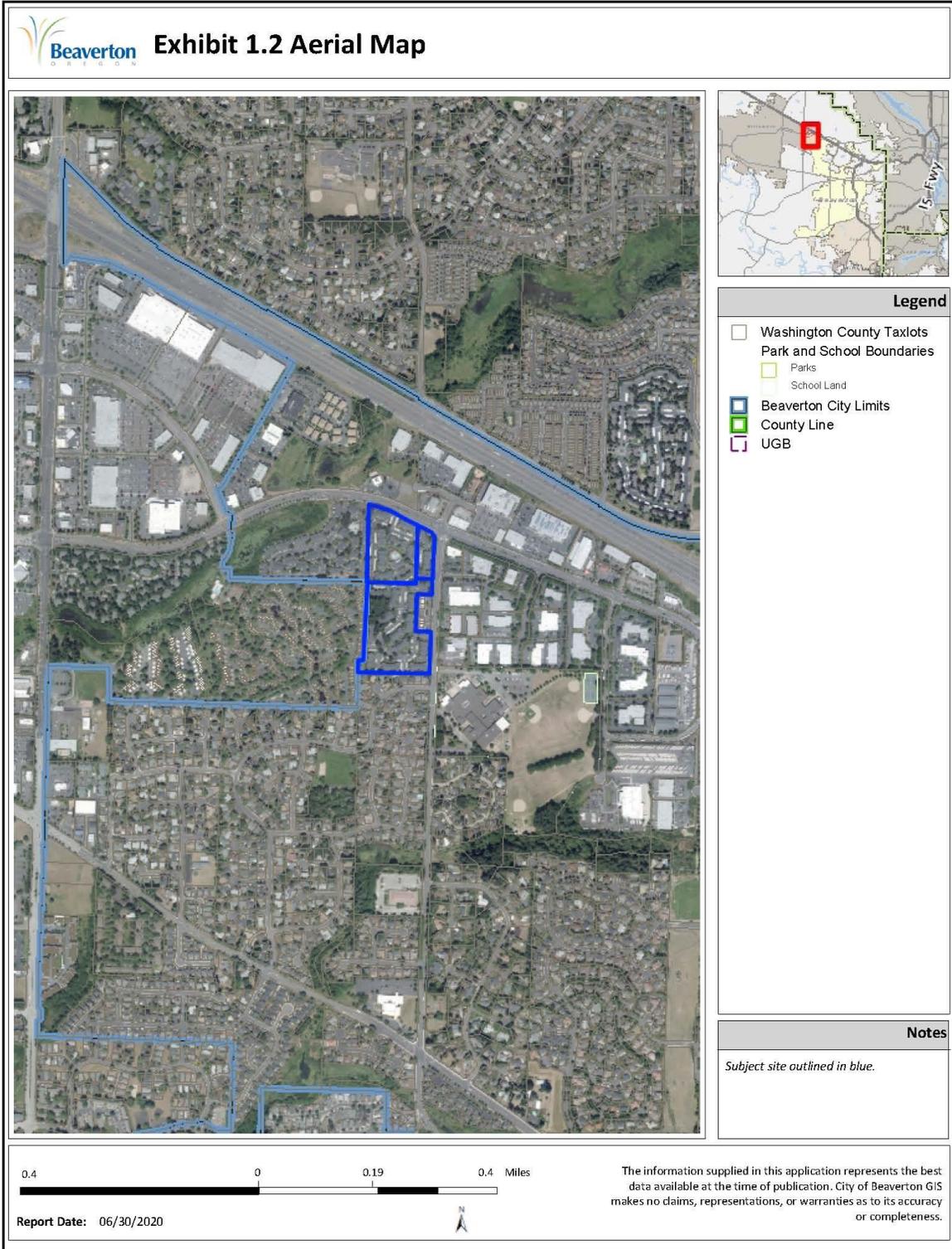
#### **Exhibit 4. Agency Comment**

None Received

# Emerald Place (DR2019-0178)



# Emerald Place (DR2019-0178)



**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
APPROVAL of Emerald Place (DR2019-0178)**

**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.**
  
- 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. An existing eight-inch water pipe runs north-south through the site, connecting to the existing 12-inch water main in NW 173rd Avenue. 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. An existing eight-inch sanitary main runs north-south through the site. 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. The existing stormwater onsite is collected within a network of catch basins in the parking areas and drive aisles. The piped system is conveyed offsite via a 15-inch storm pipe to the west, connecting to an existing 15-inch storm main. One new Water Quality Catch Basin will be installed for treatment of the impervious area of the proposed garage.

The applicant has provided a Preliminary Stormwater Report for the quantity and quality of stormwater resulting from the proposed garage. 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 retention service can be provided to the site to serve the proposed development.

### Transportation

NW Cornell Road and NW 173rd Avenue are arterials. The project area is internal to the site and no frontage improvements are required. Therefore, the Committee finds that adequate transportation service can be provided to the site to serve the proposed development.

### Fire Protection

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 approved it without any conditions of approval. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed 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. No new dwelling units are proposed as part of the development. Therefore, the Committee finds that the proposal will not affect the existing school capacity.

### Transit Improvements

The site is located within one-tenth mile from TriMet's Bus Line 48-Cornell and within a half-mile from Bus Line 47-Main/Evergreen. Bus Line 48 runs between Hillsboro Transit Center, Hillsboro Airport/Fair Complex, Tanasbourne, Cedar Mill, and Sunset Transit Center along Cornell, Cedar Hills, and Barnes. Bus Line 47 runs weekdays between Hillsboro, Orenco, Tanasbourne, and Portland Community College-Rock Creek along Main, Baseline, 213st, 229th, Evergreen Parkway, 185th, Bronson, 174th, Laidlaw, Bethany, Kaiser, and Springville. Both of the routes provide access Transit Centers. 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 site's existing pedestrian on-site facilities connect to the nearest roads and that these connections will remain. There are sidewalks and bike lanes on both NW Cornell Road and NW 173rd Avenue adjacent to the site. Therefore, the Committee finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

**Therefore, the Committee finds that 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 attachment.

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 report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60. Staff provides findings for the Design Review Three request within the Attachment C of this report.

*Section 60.55 Transportation Facilities*

The applicant states that a concrete walkway will connect the entrance of the maintenance garage building to the existing on-site pedestrian circulation system. The proposed walkway will have a minimum unobstructed path of five feet and will be lighted as required by this Section.

*60.60 Trees and Vegetation Requirements*

The applicant states that there is one existing Landscape Tree, a Red Sunset Maple, within the project area and that it is proposed to be removed. The applicant proposes to replace it with a new two-gallon Red Sunset Maple that is a minimum 1.5 caliper inches in diameter. A removed Landscape Tree must be replaced at a one-to-one ratio. Because the applicant did not provide the diameter of the Red Sunset Maple proposed for removal, the Committee is unable to confirm that the caliper inches of the one proposed replacement tree will be enough to equal the linear DBH measurement of the removed tree. Therefore, the Committee recommends a condition of approval to plant a replacement Landscape Tree, or Trees, in accordance with the standards of Section 60.60.25.9 of the Development Code.

*60.65 Utility Undergrounding*

The applicant states that all utility connections proposed for the development will be installed underground. 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 be 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 owner will maintain all facilities and areas not subject to maintenance by a public agency. 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 safe and efficient vehicular and pedestrian circulation will be provided within the project area. Because the new garage is proposed to be built within the footprint of the existing garage that will be demolished, the adjacent drive aisle will not be impacted and will continue to meet the dimensional requirements of Section 60.30.15. The applicant states that a concrete walkway will connect the entrance of the maintenance garage building to the existing on-site pedestrian circulation system. The proposed walkway will have a minimum unobstructed path of five feet and will be lighted as required Sections 60.05.30 and 60.55.25. Therefore, 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 Criterion 40.03.1.F, above, and finds that the development's on-site vehicular and pedestrian circulation systems will connect to the surrounding circulation systems in a safe, efficient, and direct manner.

**Therefore, the Committee finds that 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:

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 proposed garage building is designed to provide adequate protection from crime and accidents. The applicant's plans demonstrate that the site's lighting will meet the City's Technical Lighting Standards to ensure that there will be adequate lighting in the project area 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 minimal grading is required to construct the proposed maintenance garage building because it will be constructed within the footprint of the existing garage that will be demolished. The project area is internal to the site and not close to any property lines. The existing stormwater onsite is collected within a network of catch basins in the parking areas and drive aisles. The piped system is conveyed offsite via a 15-inch storm pipe to the west, connecting to an existing 15-inch storm main. One new Water Quality Catch Basin will be installed for treatment of the impervious area of the proposed garage. 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 all pedestrian paths within the project area 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 application on December 11, 2019, and it was deemed complete on May 20, 2020. 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 R2 Residential Urban Medium Density Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20 (R2)</b>			
Attached Dwellings	Permitted	The applicant proposes to construct a new maintenance garage building in an existing apartment complex	<b>YES</b>
<b>Development Code Section 20.05.15 (R2)</b>			
Minimum Land Area <sup>1</sup>	2,000 square feet	Approximately 15.9 acres	<b>YES</b>
Minimum Lot Width	20 feet	Approximately 420 feet	<b>YES</b>
Minimum Lot Depth	None	Approximately 2,000 feet	<b>YES</b>
Minimum Yard Setbacks	Front: 10 feet Side: 5 feet Rear: 15 feet Garage <sup>7</sup> : 5 or 18.5 feet <sup>8</sup> Garage door to rear <sup>9</sup> : 24 feet Between buildings <sup>10</sup> : 6 feet	510 feet 105 feet 705 feet N/A, internal to the site N/A, internal to the site 40 feet	<b>YES</b>
Reduced Yard Setbacks <sup>11</sup>	Front: N/A <sup>17</sup> Side: 5 feet <sup>12</sup> Rear: N/A <sup>17</sup> Garage: N/A <sup>17</sup>	Reduced yard setbacks are not proposed	<b>N/A</b>
Maximum Building Height	40 feet	25'-4"	<b>YES</b>

1. For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones.
7. Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carports to the property line. For all other garage elevations, the building setback applies.
8. Either no greater than 5 feet or a minimum of 18.5 feet.
9. Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.
10. Minimum spacing between buildings on the same parcel or in the same development.
11. Upon arrival of Flexible Setback 40.30 application.
12. Allowed except where abutting a lower density zone where standard setback is applied.
17. Not eligible for Flexible Setback application. Any reduction shall be subject to Adjustment or Variance Application.

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has submitted a Design Review Two application.	<b>See DR Findings</b>
<b>Development Code Section 60.07</b>			
Drive-up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	<b>N/A</b>
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	<b>N/A</b>
<b>Development Code Section 60.12</b>			
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.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site surface contouring within 25 feet of a property line within or abutting any residentially zoned property.	No land grading is proposed within 25 feet of a property line.	<b>N/A</b>
<b>Development Code Section 60.20</b>			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile homes and manufactured homes.	No mobile or manufactured homes are proposed.	<b>N/A</b>
<b>Development Code Section 60.25</b>			
Off-Street Loading Requirements	None required	No loading spaces are proposed	<b>N/A</b>

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.30</b>			
Off-street Motor Vehicle Parking	<p>Minimum: 1.25 parking spaces per one-bedroom unit and 1.50 parking spaces per two-bedroom unit</p> <p>Maximum: 1.8 parking spaces per one-bedroom unit and 2.0 parking spaces per two-bedroom unit</p>	The 340-unit apartment complex consists of 204 one-bedroom and 136 two-bedroom units, which together require a minimum of 459 parking spaces. The maximum allowed is 639 spaces. 493 parking spaces are provided.	<b>YES</b>
Required Bicycle Parking	<p>Short-term: 2 spaces or 1 space per 20 dwelling units</p> <p>Long-term: 1 space per dwelling unit</p>	No change to the number of dwelling units is proposed and no changes to the site's existing bicycle parking is proposed.	<b>N/A</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to the Facilities Review Committee findings herein.	<b>YES</b>
<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Refer to the Facilities Review Committee findings herein.	<b>YES w/ COA</b>
<b>Development Code Section 60.65</b>			
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.	<b>YES w/ COA</b>

**DR2019-0178  
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 C.

**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 a new two-story, two-car maintenance garage building within the existing footprint of a one-story, three-car garage that will be demolished at the Emerald Place apartment complex, which meets Design Review Two threshold:

1. *New construction of up to and including 30,000 gross square feet of non-*

*residential floor area where the development abuts or is located within any Residential District.*

**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 application on December 11, 2019, and it was deemed complete on May 20, 2020. In review of the materials during the application review process, the staff 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 proposed building will be an addition to an existing apartment complex. 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.**

- 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 has submitted this Design Review Two application and staff finds that no other applications are required of the applicant at this stage of City review.

**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 **DR2019-0178 (Emerald Place)** subject to the applicable conditions identified in Attachment C.

## 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?
<b>60.05.15.1 Building articulation and variety</b>		
<i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i>	The proposal does not include attached residential buildings.	<b>N/A</b>
<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 not be visible from nor within 200 feet of an adjacent street.	<b>N/A</b>
<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 proposed building will not be visible from nor within 200 feet of an adjacent street.	<b>N/A</b>
<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 proposal does not include detached or attached residential buildings.	<b>N/A</b>
<b>60.05.15.2 Roof forms</b>		
<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 roof will have a pitch of 6/12.	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.2 Roof forms (continued)</b>		
<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>	While the proposed building will be located in an existing residential development, the building will not contain a residential use.	<b>N/A</b>
<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 6/12 roof pitch.	<b>N/A</b>
<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 proposed building is a new structure in an existing development. It will have a 6/12 roof pitch, which will match the roof pitch of the existing detached garages on the site.	<b>YES</b>
<i>E. Smaller feature roofs are not subject to the standards of this Section.</i>	The proposed building will have smaller feature roofs with a pitch of 10/12.	<b>N/A</b>
<b>60.05.15.3 Primary building entrances</b>		
<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 entry that is six feet wide and four feet deep.	<b>YES</b>
<b>60.05.15.4 Exterior building materials</b>		
<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 proposal does not include attached residential uses.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.4 Exterior building materials (continued)</b>		
<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>The proposed building is an allowed use in a Residential zone.</p>	<b>N/A</b>
<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 is an allowed use in a Residential zone.</p>	<b>N/A</b>
<b>60.05.15.5 Roof-mounted equipment</b>		
<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"> <li><i>1. A parapet wall; or</i></li> <li><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></li> <li><i>3. Setback from the street-facing elevation such that it is not visible from the public street(s).</i></li> </ol>	<p>The proposed building will not have roof-mounted equipment.</p>	<b>N/A</b>
<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>The proposed building will not have roof-mounted equipment.</p>	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.5 Roof-mounted equipment (continued)</b>		
<i>C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.</i>	The proposed building will have an exempt roof vent.	<b>YES</b>
<b>60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones</b>		
<i>A-F. Buildings in Multiple Use and Commercial zones shall occupy a minimum percentage of public street frontages.</i>	The subject site is in a Residential zone.	<b>N/A</b>
<b>60.05.15.7 Building scale along Major Pedestrian Routes</b>		
<i>A-C. 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.</i>	The subject site is not located along a Major Pedestrian Route.	<b>N/A</b>
<b>60.05.15.8 Ground floor elevations on commercial and multiple use buildings</b>		
<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 is not a commercial or multiple use building.	<b>N/A</b>
<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 is not a commercial or multiple use building.	<b>N/A</b>
<b>60.05.15.9 Compact Detached Housing design</b>		
<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.	<b>N/A</b>
<b>60.05.15.10 Ground floor elevations on eligible residential-only buildings</b>		
<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.	<b>N/A</b>

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.1 Connections to the public street system</b>		
<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>	The proposal does not include changes to the existing on-site connections and the street system.	<b>N/A</b>
<b>60.05.20.2 Loading areas, solid waste facilities, and similar improvements</b>		
<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>	No such development or activities are proposed.	<b>N/A</b>
<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>	The proposal does not include loading docks or loading zones.	<b>N/A</b>
<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>	The proposal does not include screening because no such development or activities are proposed.	<b>N/A</b>
<i>D. Screening from public view by chain-link fence with or without slats is prohibited.</i>	The proposal does not include screening.	<b>N/A</b>
<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>	The proposal does not include loading docks or loading zones.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.3 Pedestrian circulation</b>		
<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 proposed building will be connected to the existing on-site pedestrian circulation system by a new pedestrian pathway. The existing circulation system links the on-site buildings and parking areas to the abutting public street system.</p>	<b>YES</b>
<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>The main entrance of the proposed building will be connected to the existing pedestrian circulation system by a new pedestrian pathway. The existing circulation system links the on-site buildings and parking areas to the abutting public street system.</p>	<b>YES</b>
<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 proposal does not include changes to existing pedestrian walkways into the site.</p>	<b>N/A</b>
<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 proposal does not include pedestrian connections through parking lots.</p>	<b>N/A</b>
<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>The proposal does not include pedestrian connections crossing driveways or vehicular access aisles.</p>	<b>N/A</b>
<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>The new pedestrian walkway will be at least five feet wide and paved.</p>	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.20.4 Street frontages</b>		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	The proposal does not modify the existing surface parking areas.	<b>N/A</b>
<b>60.05.20.5 Parking area landscaping</b>		
<i>A-D. Landscaped planter islands shall be required according to the following.</i>	The proposal does not modify the existing surface parking areas.	<b>N/A</b>
<b>60.05.20.6 Off-street parking frontages in Multiple Use zones</b>		
<i>A. Off-street surface parking areas shall be located to the rear or side of buildings.</i>	The subject site is in a Residential zone.	<b>N/A</b>
<b>60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<i>A-C. 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>	The subject site is in a Residential zone.	<b>N/A</b>
<b>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</b>		
<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 proposal does not include any parking lot drive aisles.	<b>N/A</b>
<b>60.05.20.9 Ground floor uses in parking structures</b>		
<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.	<b>N/A</b>

**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?
<b>60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing</b>		
<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 existing apartment complex contains 340 units of Attached Housing.	N/A
<b>60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing</b>		
<i>A-C. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.</i>	The existing apartment complex contains 340 units of Attached Housing.	N/A
<b>60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing</b>		
<i>A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.</i>	The existing apartment complex contains 340 units of Attached Housing. The location of the proposed building will not impact the site's existing landscaping.	N/A
<b>60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing</b>		
<i>A-F. 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 existing apartment complex contains 340 units of Attached Housing. The location of the proposed building will not impact the site's existing landscaping.	N/A
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments</b>		
<i>A-D. A minimum portion of the total gross lot area shall be landscaped.</i>	The subject site is a residential development.	N/A
<b>60.05.25.6 Common Greens</b>		
<i>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</i>	The proposal does not include common greens.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.7 Shared Courts</b>		
<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
<b>60.05.25.8 Retaining walls</b>		
<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
<b>60.05.25.9 Fences and walls</b>		
<i>A-E. 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 proposal does not include any fences or walls.	N/A
<b>60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines</b>		
<i>A-C. Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed:</i>	The proposal does not include any grading within 25 feet of a property line.	N/A
<b>60.05.25.11 Integrate water quality, quantity, or both facilities</b>		
<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>	The proposed stormwater management system will not be located between the street and the front of an adjacent building.	N/A
<b>60.05.25.12 Natural areas</b>		
<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>	The subject site does not contain any City-adopted natural resource features.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.13 Landscape buffering and screening</b>		
<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 has mature trees along its property lines. The proposed building will be located near the center of an existing apartment complex and the surrounding taller, attached residential buildings and existing trees will prevent the building from being seen from surrounding properties.	<b>N/A</b>
<b>60.05.25.14 Community Gardens</b>		
<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.	<b>N/A</b>

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<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>	In Residential zones, the minimum required internal illumination is one (1) foot-candle if the cutoff angle is greater than 90 degrees and 0.7 foot-candle if the cutoff angle is less than 90 degrees. The applicant's Lighting System Plan shows that the illumination at the main entrance of the proposed building and along the new pedestrian walkway will be at least one foot-candle. The proposed building will be located over 100 feet from the nearest property line and the Lighting System Plan shows that the illumination decreases to 0.5 foot-candle approximately 20 feet from the building.	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	The wall-mounted lights on the proposed building will provide illumination for the vehicle circulation area immediately in front of the building's garage doors and for the new pedestrian walkway that connects the building's main entrance to the existing on-site pedestrian circulation system.	<b>YES</b>
<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	<b>N/A</b>
<i>D. Lighting shall be provided at building entrances.</i>	Building-mounted lighting will be provided at the main entrance of the proposed building.	<b>YES</b>
<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.	<b>N/A</b>
<b>60.05.30.2 Pedestrian-scale on-site lighting</b>		
<i>A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i>  <i>1. Fifteen feet in height for on-site pedestrian paths for travel.</i>  <i>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i>	The proposal does not include any pole-mounted luminaires.	<b>N/A</b>
<i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i>	Proposed non-pole-mounted luminaires include the wall-mounted luminaires on the proposed building, which will be installed between six feet and seven feet above the finished grade.	<b>YES</b>
<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.	<b>N/A</b>

**RECOMMENDED CONDITIONS OF APPROVAL  
Emerald Place (DR2019-0178)**

**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:**

**DR2019-0178**

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

1. 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)
2. 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)
3. 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)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) 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)
5. 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)

6. Submit a copy of issued permits or other approvals needed from the Clean Water Services District for storm system connections as part of the City's plan review process. (Site Development Div./CR)
7. 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. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div./CR)
8. Provide construction plans and a 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 Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div./CR)
9. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. (Site Development Div./CR)
10. Show in grading plan that the minimum building pad elevation is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, a minimum finished floor elevation that is at least three feet higher than the maximum possible high water elevation shall be established for each new building lot and documented on the plans. (Site Development Div./CR)
11. Provide plans showing a stormfilter system (for treatment of the site's piped surface water runoff). Plans shall also show a trash capture water quality pre-treatment unit (ex: sumped, lynch-type catch basin, sedimentation structure, or other City of Beaverton approved equivalent as determined by City Engineer) located directly upstream from any stormfilter vaults or manholes. (Site Development Div./CR)
12. 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)
13. Submit to the City a Stormwater Management Worksheet for the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces, in square feet. Calculations shall indicate the square footage

of pre-existing impervious surfaces, all new impervious surface area created, and total final impervious surface area on the entire site after construction. (Site Development Div./CR)

14. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed. Additionally, the project shall pay a storm water quantity, quality, and hydromodification in-lieu of fee for any existing impervious area determined by the City Engineer not practical to provide treatment as the entire project is defined as "redevelopment" under Clean Water Services standards. (Site Development Div./CR)
15. Submit plans that show access for a maintenance vehicle within 9-feet from the front or within 19-feet from the side of a vehicle to all stormwater management structures unless otherwise specifically approved by the City Engineer. (Site Development Div./CR)
16. Any other Site Development Division permit requests must be approved per applicable EDM permit requirements. (Site Development Div./CR)
17. Provide a landscape plan demonstrating that replacement Landscape Trees will be planted in accordance with the standards of Section 60.60.25.9 of the Development Code. (Planning/LR)

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

18. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./CR)
19. 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:**

20. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./CR)
21. 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)
22. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div./CR)

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

23. 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)
24. Provide evidence satisfactory to the City of a post-construction cleaning, maintenance, and filter recharge/replacement for the site's storm water treatment system by qualified maintenance provider as determined by the City Engineer. (Site Development Div./CR)