



CITY OF BEAVERTON
Planning Division
Community Development Department
Tel: 503-526-2420
www.beavertonoregon.gov

MEMORANDUM

City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: June 1, 2022
Subject: DR2022-0011 / LD2022-0006 / TP2022-0002 Jenkins Apartments

Please find attached the Notice of Decision for **DR2022-0011 / LD2022-0006 / TP2022-0002 Jenkins Apartments**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2022-0011 / LD2022-0006 / TP2022-0002 Jenkins Apartments are 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 in order 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 DR2022-0011 / LD2022-0006 / TP2022-0002 Jenkins Apartments is 4:30 p.m., June 13, 2022.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Lina Smith at lsmith@beavertonoregon.gov.

NOTE: The City of Beaverton Community Development Department customer service center is now open to the public Monday through Thursday from 8:30am – 4:30pm. 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, please contact Lina Smith at 971-313-4244 or lsmith@beavertonoregon.gov.

STAFF REPORT

Report date: June 1, 2022

Application/project name: Jenkins Apartments

Application Numbers: DR2022-0011 / LD2022-0006 / TP2022-0002

Proposal: The applicant, Edge Development, requests Design Review Two approval for a three-story, 22-unit multifamily building. The applicant also requests Replat One approval to consolidate two lots into one lot, and Tree Plan Two approval to remove 17 Community Trees from the site.

Proposal location: The site is at 13655 SW Jenkins Road, specifically identified as Tax Lots 00101 and 00106 on Washington County Tax Assessor's Map 1S109BA.



Applicant: Edge Development

Decision: APPROVAL of DR2022-0011 / LD2022-0006 / TP2022-0002, subject to conditions identified at the end of this report.

Contact information:

City staff representative: Lina Smith, Associate Planner
971-313-4244
lsmith@beavertonoregon.gov

Applicant: Edge Development
Attn: Ed Bruin
2233 NW 23rd Avenue, Suite 100
Portland, OR 97210

Applicant's representative: Otak, Inc.
Attn: Steven McAtee
808 SW 3rd Avenue
Portland, OR 97204

Property owner: Juliana Cyman Trust
18805 SW Mel Vista Drive

Existing conditions

Zoning: Residential Urban High Density District (R1)

Site conditions: Tax Lot 00106 is developed with a veterinary clinic building, and Tax Lot 00101 is developed a paved parking lot that is accessory to the veterinary clinic building.

Site Size: Approximately 0.61 acres.

Location: On the east side of SW Ecole Avenue, north of SW Jenkins Road and south of SW Castlewood Street.

Neighborhood Association Committee: Central Beaverton NAC

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Washington County R-5	Single family dwellings
South	Washington County Industrial	Office / Industrial
East:	Washington County R-24	Multifamily Dwellings
West:	Washington County R-24	Multifamily Dwellings

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
DR2022-0011	Design Review Two	New three-story, 22-unit multifamily building	Development Code Section 40.20.15.2.C
LD2022-0006	Replat One for Lot Consolidation	Consolidate two lots into one lot	Development Code Section 40.45.15.2.C
TP2022-0002	Tree Plan Two	Remove 17 Community Trees from the site	Development Code Section 40.90.15.2.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2022-0011	Feb. 16, 2022	April 6, 2022	Aug. 4, 2022	April 6, 2023
LD2022-0006	Feb. 16, 2022	April 6, 2022	Aug. 4, 2022	April 6, 2023
TP2022-0002	Feb. 16, 2022	April 6, 2022	Aug. 4, 2022	April 6, 2023

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Summary of Public Comment

No public comments were received related to these applications.

Exhibit 1.1 Vicinity Map

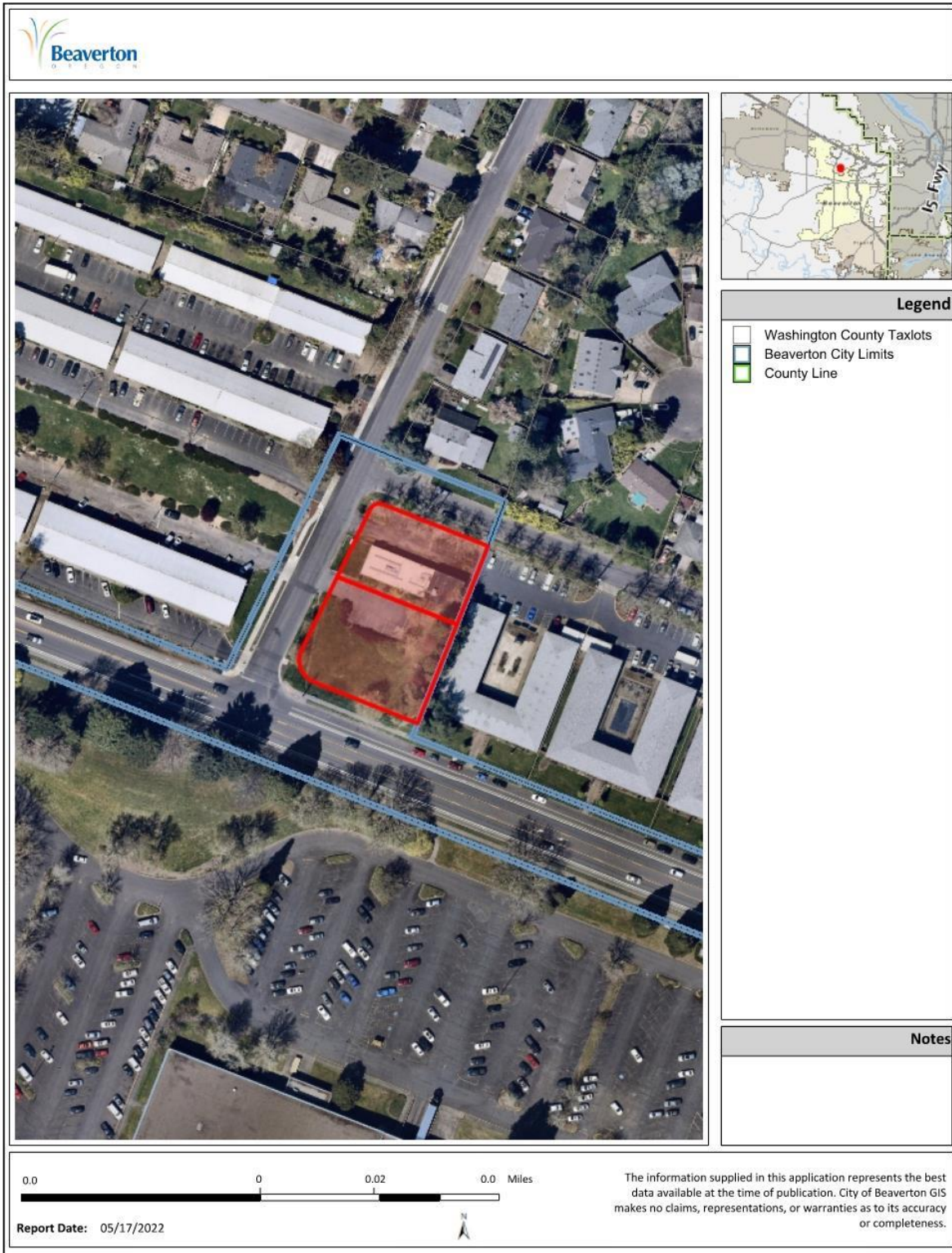


Exhibit 1.2 Zoning Map

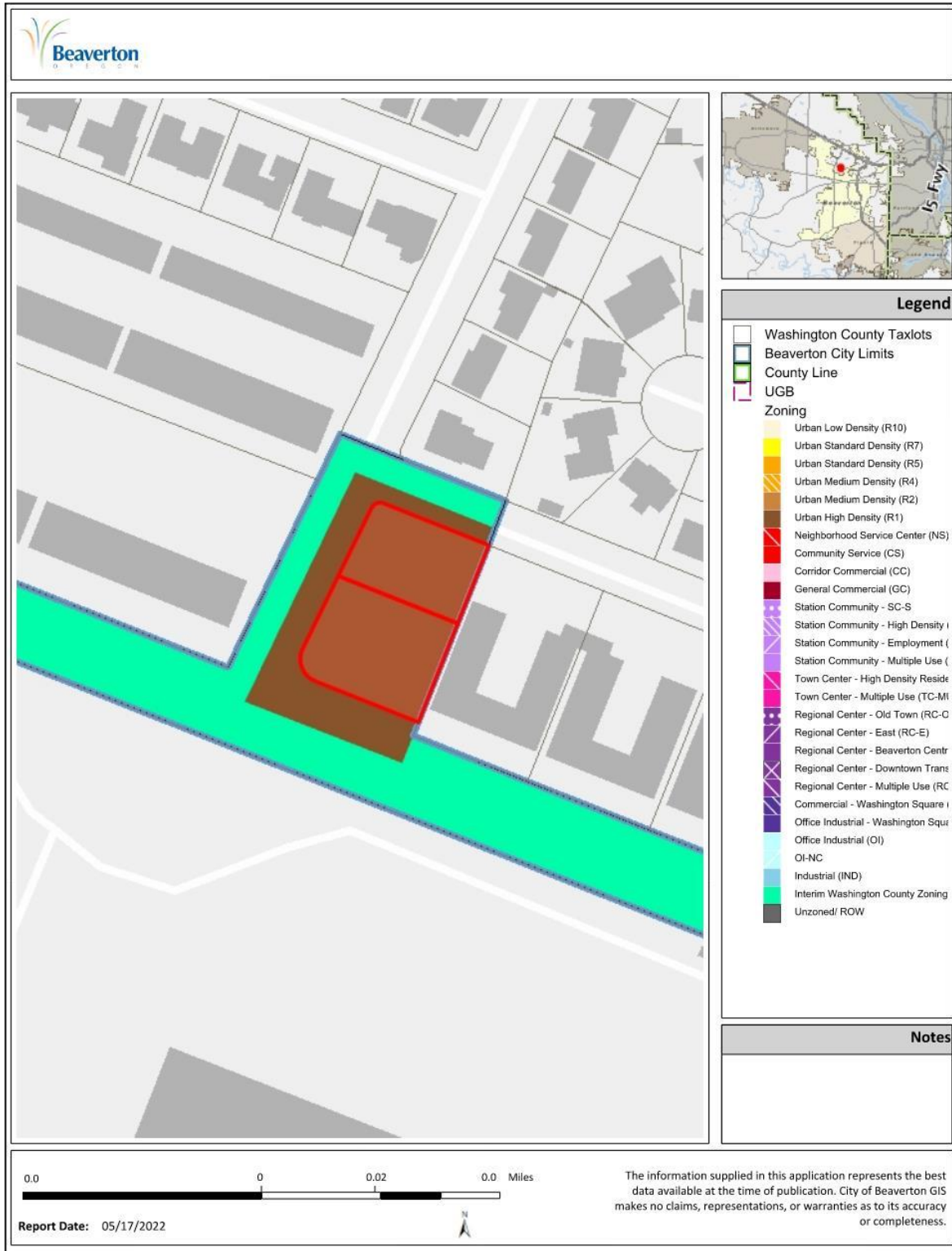


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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 6 of this report)

Exhibit 1.2 Zoning Map (Page 7 of this report)

Exhibit 2. Public Comment

No Public Comments Received

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application Forms

Exhibit 3.2 Narrative

Exhibit 3.3 Civil Plans

Exhibit 3.4 Architectural Plans

Exhibit 3.5 Landscape Plans

Exhibit 3.6 Site Survey

Exhibit 3.7 Trash Truck Turning Exhibit

Exhibit 3.8 Photometric Plan and Lighting Cut Sheets

Exhibit 3.9 Preliminary Sight Distance Certification

Exhibit 3.10 Preliminary Storm Report

Exhibit 3.11 Service Provider Letters

Exhibit 4. Washington County Conditions of Approval

Exhibit 5. TriMet Comments

Attachment A: FACILITIES REVIEW

Application: Jenkins Apartments

Proposal: The applicant, Edge Development, requests Design Review Two approval for a three-story, 22-unit multifamily building. The applicant also requests Replat One approval to consolidate two lots into one lot, and Tree Plan Two approval to remove 17 Community Trees from the site.

Recommendation: APPROVE DR2022-0011 LD2022-0006 TP2022-0002

Section 40.03 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 Design Review Two (DR2022-0011) and Replat One (LD2022-0006) applications as submitted.
- Facilities Review Committee criteria do not apply to the submitted Tree Plan Two (TP2022-0002) application.

Section 40.03.1.A

Approval Criterion: *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 potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable Water: The subject site was annexed into the City of Beaverton on January 14, 2022 and is currently served by the Tualatin Valley Water District (TVWD). According to an intergovernmental agreement between the City of Beaverton and TVWD, the site will be withdrawn from the TVWD water service area and will be transferred to the City of Beaverton water service area on July 1, 2022. The site will connect to an existing 12-inch

water main in SW Jenkins Road, and the applicant states water service is adequate to serve the proposed development.

City staff reviewed the proposal and issued a Water Service Provider Letter which states there will be adequate capacity to service the proposed development. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

Non-Potable Water: There is no non-potable water network in the area of development. Therefore, the proposal is exempt from connecting to a non-potable water network.

Sanitary Sewer: City of Beaverton sanitary sewer service is available to the site. The applicant states the proposed development will connect to an existing 8-inch sanitary sewer main in SW Castlewood Street, and that sanitary sewer service is adequate to serve the proposed development. Based on the applicant's narrative and preliminary utility plans, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: City of Beaverton stormwater service is available to the site. The applicant submitted a preliminary storm drainage report dated February 9, 2022 and revised on May 6, 2022. The report states that on-site impervious areas will be treated separately from impervious areas in the public right of way. On-site runoff will be treated in proprietary single-cartridge stormfilter catch basins. Runoff from public street improvements will be treated by streetside Low Impact Development Approach (LIDA) planters on SW Ecole Avenue and SW Jenkins Road. The applicant states that due to an existing public water main located in the SW Castlewood Street right of way, it is impractical to provide water quality treatment for runoff from the proposed improvements on SW Castlewood Street, and the applicant requests a fee in-lieu of water quality. Water quantity control will be managed in underground detention chambers located underneath the proposed parking lot. Stormwater from the site will be conveyed to an existing 15-inch stormwater main located in SW Ecole Avenue. The Committee recommends conditioning the applicant to submit engineered plans of the proposed stormwater treatment system and a Stormwater Management Worksheet with the Site Development Permit. The applicant's request for a fee in-lieu of water quality will also be reviewed during the Site Development Permit process. Accordingly, as conditioned, the Committee finds that adequate stormwater drainage, treatment, and retention can be provided to the site to serve the proposed development.

Transportation: The subject site has public street frontage on SW Castlewood Street, SW Ecole Avenue, and SW Jenkins Road, all of which are under Washington County's jurisdiction. SW Castlewood Street is a local street, SW Ecole Avenue is a neighborhood route, and SW Jenkins Road is an arterial street. Street improvements will be required along all three frontages, including sidewalks. The applicant will also provide a 6-foot-wide right of way dedication along SW Jenkins Road. Vehicular access to the development will be provided by a new driveway approach in the northeast portion of the site, along SW

Castlewood Street. Pedestrian walkways will be designed to provide internal circulation throughout the site and will also connect to all public sidewalks along the three frontages. With the proposed improvements, the Committee finds that adequate transportation facilities will 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 issued Service Provider Permit approval for the applicant's proposal and stated that a final inspection will be required for the project. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. 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.

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

Section 40.03.1.B

Approval Criterion: *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 on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposal is for 22-unit multifamily building located within the Beaverton School District (BSD) boundaries. The applicant obtained a BSD Service Provider Letter dated February 11, 2022. BSD estimates the project will generate four new students and there is sufficient capacity to accommodate the new students. The site will be served by Barnes Elementary, Meadow Park Middle School, and Beaverton High School. The Committee finds BSD has adequate capacity to serve the proposed development.

Transit Improvements: There is an existing bus stop located near the southwest corner of the site, which is served by TriMet bus line 62. TriMet reviewed the applicant's plans and requested the applicant incorporate accessibility upgrades for the bus boarding area, including a 30-foot-long curb tight concrete pad in the planting strip along SW Jenkins Road. The Committee recommends incorporating TriMet's request into the conditions of approval, and as conditioned, finds there is adequate transit service to serve the proposed development.

Police Protection: The City of Beaverton Police Department will provide police services to the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Any comments from Beaverton Police will be forwarded directly to the applicant, and 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 will construct street improvements that will provide adequate pedestrian and bicycle facilities to serve the proposed development, including sidewalks along all three frontages and a bicycle lane along SW Jenkins Road. Pedestrian walkways will be designed to provide internal circulation throughout the site and will also connect to all public sidewalks along the three frontages.

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.

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

Section 40.03.1.C

***Approval Criterion:** The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, 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) or Sections 20.25 and 70.15 if located within the Downtown Design District.*

FINDING:

The subject site is located in the R1 Residential Urban High Density District. The Committee refers to the Chapter 20 Use and Site Development Requirements table at the end of this report, which evaluates the project as it relates to the applicable code requirements of Section 20.05.15 Residential Site Development Standards and 20.05.20 Residential Land Uses. As demonstrated in the table, this proposal complies with all applicable standards in Chapter 20 Residential Land Use Districts.

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

Section 40.03.1.D

Approval Criterion: *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 the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the Design Review Two request within the applicable section of the staff report.

Section 60.30 Off-Street Parking: The table below outlines the minimum and maximum vehicle parking requirements for attached dwellings from Table 60.30.10.5.A in the Beaverton Development Code (BDC). The proposal is for a building with 22 attached dwelling units, and the applicant is required to provide a minimum of 29 parking spaces and is allowed a maximum of 41 parking spaces. The development will provide 29 parking spaces and therefore complies with minimum and maximum parking standards. The parking lot also complies with the dimensional requirements in BDC 60.30.10.12.A and 60.30.15 because each parking space is 8.5 feet wide by 18.5 feet long (spaces range from 15.5 to 16.5 feet long with 2-to-3-foot overhangs) and all drive aisles are at least 24 feet wide.

Vehicle Parking Requirements for Attached Dwellings			
	Proposed Number of Units	Minimum Parking Required	Maximum Parking Allowed
One Bedroom Units	16	1.25 spaces/unit	1.8 spaces/unit
Two Bedroom Units	6	1.5 spaces/unit	2.0 spaces/unit
Total Required/ Allowed	N/A	29 spaces	41 spaces
Total Proposed	22 Units	29 Parking Spaces	

The table below outlines the bicycle parking requirements for multi-dwelling structures from BDC Table 60.30.10.5.B. As shown in the table, the applicant is required to provide 2 short term bicycle parking spaces and 22 long term bicycle parking spaces. The applicant’s plans show that 2 short term bicycle parking spaces will be located near the northeast corner of the proposed building. 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 (EDM). Plans will need to provide more information about the dimensions of each parking space and the location of each rack to fully demonstrate compliance with EDM Section 340 as required by BDC Section 60.30.10.2.B. The Committee recommends a condition of approval requiring plans demonstrate compliance with the dimensional

requirements for each short term bicycle parking space, as well as the dimensions of the short term bicycle parking rack. The applicant's narrative states long term bicycle parking spaces will be provided in each unit.

Bicycle Parking Requirements for Multi-Dwelling Structures			
	Proposed Number of Units	Short Term Parking Required	Long Term Parking Required
	22	2 spaces	22 spaces
Total Proposed	22	2 spaces	22 spaces

Section 60.55 Transportation Facilities: The subject site has public street frontage on SW Castlewood Street, SW Ecole Avenue, and SW Jenkins Road, all of which are under Washington County's jurisdiction. Street improvements will be required along all three frontages, including sidewalks. The applicant will construct 5-foot-wide sidewalks along SW Castlewood Street and SW Ecole Street, which will be partially located in a public sidewalk easement on the development site. The improvements along SW Jenkins Road will include a 6-foot-wide right of way dedication, a 6-foot-wide sidewalk, and a bicycle lane. Vehicular access to the development will be provided by a new driveway approach in the northeast portion of the site, along SW Castlewood Street. Pedestrian walkways will be designed to provide internal circulation throughout the site and will also connect to all public sidewalks along the three frontages. With the proposed improvements, the Committee finds that adequate transportation facilities will be provided to the site to serve the proposed development.

Section 60.60 Trees and Vegetation Requirements: The applicant has applied for Tree Plan Two approval to remove 17 Community Trees from the site (BDC 40.90.15.2.A.1). Community Trees are not subject to the removal, protection, or mitigation standards in BDC Section 60.60; however, the City Arborist reviewed the applicant's proposal and recommended installing tree protection fencing near the southeast corner of the site to protect an existing 48-inch tree on the neighboring property. The Committee recommends including the tree protection fencing as a condition of approval.

Section 60.65 Utility Undergrounding: The applicant's narrative states that any utilities within the site will be placed underground, in compliance with the requirements in BDC Chapter 60.65. BDC 60.65.15 states that existing overhead utilities that are impacted by the proposed development are required to be placed underground. The applicant's existing conditions plan (Sheet P1.0) shows there are utility poles with overhead wires along SW Castlewood Street and SW Jenkins Street, but it is unclear from the applicant's submittal if these existing poles will be impacted by the proposed development and required to be undergrounded. Accordingly, the Committee recommends a condition of approval for the applicant to submit plans for the placement of underground utility lines with the Site Development Permit, and if the existing utility poles must be moved to accommodate the proposed improvements, then the applicant will be required to underground the affected lines or pay a fee in-lieu of undergrounding.

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

Section 40.03.1.E

Approval Criterion: *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, Edge Development, will retain ownership of the site and provide regular maintenance of all private common facilities and areas. 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.

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

Section 40.03.1.F

Approval Criterion: *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

FINDING:

The applicant will construct a new commercial driveway along SW Castlewood Street to provide vehicular access to the site. The applicant's plans show there will be safe and efficient vehicular circulation patterns in the parking lot, and that the parking lot complies with minimum drive aisle widths and other parking lot design standards in BDC 60.30.15. Waste Management, the waste service provider for the site, also reviewed the applicant's plans and confirmed the parking lot is designed to provide adequate turning radii for trash and recycling trucks accessing the site. Pedestrian walkways are designed to provide safe and efficient internal circulation throughout the site and provide connections from the primary building to the parking lot, open space areas, and trash enclosure area. Walkways will also connect to all public sidewalks along the three frontages.

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

Section 40.03.1.G

Approval Criterion: *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 applicant will construct a new commercial driveway along SW Castlewood Street, which will provide safe, efficient, and direct vehicular access from the site to the surrounding circulation system. The applicant will also construct public sidewalks along all three street frontages, and internal pedestrian walkways will connect to the public sidewalks in a safe, efficient, and direct manner.

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

Section 40.03.1.H

Approval Criterion: *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 TVF&R. The layout of the proposed development provides proper spacing, building access, and turning radii. TVF&R staff issued Service Provider Permit approval for the applicant's proposal, and the agency 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.

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

Section 40.03.1.I

Approval Criterion: *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 all structures and public facilities serving the development site are designed in accordance with adopted City codes and standards. As of the date of this report, Beaverton Police have not raised any concerns about crime or accident at the development site. Any comments from Beaverton Police will be forwarded directly to the

applicant, and the Committee finds the development is designed to provide adequate protection from crime and accident.

The applicant will be required to submit for development permits for life and safety review as part of the Building Permit review process. Accordingly, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

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

Section 40.03.1.J

Approval Criterion: *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 has been graded in such a way as to not impact neighboring properties as well as the right-of-way. Additionally, the applicant's preliminary grading plan (Sheet P2.0) demonstrates compliance with the on-site surface contouring standards for sites abutting residentially zoned properties (BDC 60.15.10.3). As stated in the findings for approval criterion 40.03.1.A, the applicant's proposed stormwater system will be design so runoff is treated, detained, and discharged to the public storm system.

The Committee has reviewed the proposed preliminary grading plan and finds no adverse effects on neighboring properties, the public right-of-way, or the public storm system are anticipated. 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.

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

Section 40.03.1.K

Approval Criterion: *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 the proposal complies with all requirements of Beaverton's Engineering Design Manual, and all on-site pedestrian routes will meet Americans with Disabilities Act (ADA) standards and facilitate efficient pedestrian travel.

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.

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

Section 40.03.1.L

Approval Criterion: *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted applications for the Design Review Two, Replat One, and Tree Plan Two on February 16, 2022, and all applications were deemed complete as of April 6, 2022.

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

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Residential Urban High Density District (R1) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Attached Residential Dwellings	Permitted	The applicant proposes to construct a 22-unit multifamily building.	YES
Development Code Section 20.05.15			
Minimum Land Area	1,000 square feet per dwelling unit	0.6 acres or 25,980 square feet	YES
Residential Density	Minimum Density: 21 units Maximum Density: 26 units	22 units	YES
Minimum Lot Dimensions	Width: 20 feet Depth: None	Width: 134 feet Depth: 193 feet	YES
Yard Setbacks	Front: 10 feet Side: 5 feet Rear: 15 feet	Front (Abutting SW Jenkins Road): 10 feet East Side: 6.5 feet West Side: 9.7 feet Rear (Abutting SW Castlewood Street): 122 feet	YES
Maximum Building Height	60 feet	32 feet	YES

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 proposal is to construct a new three-story, 22-unit multifamily building	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.	The applicant is not proposing a food cart or food cart pod.	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 contouring within 25 feet of a property line within or abutting any residentially zoned property.	The applicant's preliminary grading plan (Sheet P2.0) demonstrates compliance with the grading standards in BDC 60.15.10.3.	YES
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile 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
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Minimum: 29 spaces Maximum: 41 spaces	The development will provide 29 parking spaces.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Required Bicycle Parking	Short Term: 2 spaces	Short Term: 2 spaces	YES w/ COA
	Long Term: 22 spaces	Long Term: 22 spaces	
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit, and are not reviewed with this proposal.	N/A
Development Code Section 60.45			
Solar Access Protection	Solar access requirements for subdivisions and single family homes.	No subdivisions or single family homes are proposed.	N/A
Development Code Section 60.50			
Accessory Uses and Structures	Requirements for accessory uses and structures.	The applicant proposes one freestanding trellis structure, and the applicant's plans show it complies with the size, height, and setback requirements in BDC 60.50.05.2.	YES
Development Code Section 60.50			
Fences	Height restrictions for fences and walls.	The applicant's narrative states that fences will be installed along the entire perimeter of the property. The fence along SW Jenkins Road (in the front yard abutting an arterial street) will not exceed 6 feet in height, and fences in all other locations will not exceed 8 feet in height.	YES
Development Code Section 60.55			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	Refer to the Facilities Review Committee findings herein.	N/A
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	Refer to the Facilities Review Committee findings herein.	YES w/ COA
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No Significant Natural Resources are located on site.	N/A
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A

Attachment B: DR2022-0011

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2022-0011**, subject to the applicable conditions identified in Attachment E.

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 the 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:

Section 40.20.15.2.C.1

Approval Criteria: The proposal satisfies the threshold requirements for a Design Review Two application.

Finding:

The applicant proposes a new three-story, 22-unit multifamily building with a new surface parking lot, on-site landscaping, and pedestrian walkways. The site is located in the R1 zone, where attached dwellings are permitted. Accordingly, the proposal satisfies the following thresholds in BDC 40.20.15.2.A for a Design Review Two application:

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

6. Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.

7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.2

Approval Criteria: All City application fees related to the application under consideration by the decision making authority have been submitted.

Finding:

The applicant has paid the required fees related to the land use applications.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.3

Approval Criteria: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Finding:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

Finding:

Staff cites the findings in the Design Review Standards Analysis table in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the table provides a summary response to Design Standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.5

Approval Criteria: 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 exist:

- 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 applicant proposes a new residential development and does not propose an addition or modification of an existing development. Additionally, the site is not located in a Multiple Use or Commercial District.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.20.15.2.C.6

Approval Criteria: The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

Finding:

Staff cites the findings in Facilities Review (Attachment A) for analysis regarding compliance with the grading standards of Section 60.15.10. The applicant's plans and materials show compliance with these standards.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.1.C.7

Approval Criteria: 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 applications for a Replat One for Lot Consolidation and a Tree Plan Two to be processed concurrently with this Design Review Two request. No additional applications or documents are needed at this time. Staff recommends

conditions requiring approval of the associated Replat One and Tree Plan Two applications prior to site improvements.

Conclusion: Therefore, by meeting the conditions of approval, staff finds that the proposal meets the criterion.

Design Review Standards Analysis

Section 60.05.20 Building Design and Orientation Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Design and Orientation		
60.05.15.1.A Max length of attached residential buildings	The proposed residential building is less than 200 feet in length.	YES
60.05.15.1.B Buildings visible from and within 200 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance.	The minimum required articulation in residential zones is 30%. The applicant utilizes windows, bays, offsetting walls, and changes in material types to provide at least 30% articulation on all street-facing elevations and the primary entrance elevation (northern elevation).	YES
60.05.15.1.C.1 Max 40' spacing between permanent architectural features.	The maximum horizontal spacing provided between architectural features is 29 feet and the maximum vertical spacing provided between architectural features is 31 feet.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets.	This standard applies to the northern, southern, and western elevations facing public streets. These building elevations are articulated with windows, bays, offsetting walls, and changes in material types, so there are no blank walls greater than 150 square feet in size.	YES
Roof Forms		
60.05.15.2.C	The applicant proposes a flat roof that is articulated with a parapet wall and projects above the roof line at least 12 inches.	YES
Primary Building Entrances		
60.05.15.3.A Primary Entrances	Primary entrances are located on the northern façade and are covered and recessed with weather protection that is 8 feet wide by 4 feet deep.	YES
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	All elevations will be double wall construction.	YES
60.05.15.4.B Max 30% untreated elevations	The use is permitted in the R1 zone; this standard does not apply.	N/A
60.05.15.4.C Foundation material	The use is permitted in the R1 zone; this standard does not apply.	N/A
Roof-Mounted Equipment		
60.05.15.5.A-C Roof-mounted equipment	No roof-mounted equipment proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation Along Streets in Commercial and MU Zones		
60.05.15.6.A-F Street frontage in Commercial and Multiple Use zones	The proposal is not located in a Commercial or Multiple Use zone.	N/A
Building Scale Along Major Pedestrian Routes		
60.05.15.7.A-C Building Scale Along Major Pedestrian Routes	The site is not located along a Major Pedestrian Route.	N/A
Ground Floor Elevations on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	Proposal is not for a Commercial or Multiple Use building and site is not located along a Major Pedestrian Route.	N/A
Compact Detached Housing Design		
60.05.15.9.A-L	Compact Detached Housing is not proposed.	N/A
Eligible Residential-Only Buildings		
60.05.15.10.A	Eligible residential is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	On-site walkways connect to public sidewalks along all three frontages, and new commercial driveway connects to Castlewood Street.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Service Area Screening	Trash and recycling area will be located in center of parking lot and fully screened inside a 6-foot-tall enclosure.	YES
60.05.20.2.B Loading Area Screening	No loading areas proposed.	YES
60.05.20.2.C Screening Materials	Trash enclosure is fully sight-obscuring and will be constructed of exterior finish materials utilized on the primary building, including painted fiber cement siding.	YES
60.05.20.2.D Chain-Link Prohibition	No chain-link fencing proposed.	N/A
60.05.20.2.E Screen Waiving	No waiver requested.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	On-site walkways connect to public sidewalks along all three frontages. Walkways also provide internal connections from primary building to parking lot, open space areas, and trash enclosure.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.B Direct walkway connection	Walkways provide connections from all public sidewalks to primary entrances on north side of building.	YES
60.05.20.3.C Walkways every 300'	Site has approximately 440 feet of public street frontage and 3 walkway connections are provided.	YES
60.05.20.3.D Physical separation	Pedestrian connections are separated from adjacent vehicle parking with curbs.	YES
60.05.20.3.E Distinct paving	Pedestrian walkway that crosses drive aisles is composed of distinct paving material.	YES
60.05.20.3.F 5' minimum width	All walkways are at least 5 feet wide and paved.	YES
Street Frontages and Parking Areas		
60.05.20.4.A.1-2	Surface parking will be screened by a wood fence that is 36 inches tall and set back 4 feet from the right of way line.	YES
Parking and Landscaping		
60.05.20.5.A Contiguous Parking	Landscaped islands required on east and west sides of parking lot.	YES
60.05.20.5.B Landscape Island Size	Each island is at least 70 square feet and is planted with a tree.	YES
60.05.20.5.C Raised sidewalks	Raised sidewalks are not utilized for landscaped islands.	N/A
60.05.20.5.D Tree species	City Arborist reviewed and approved trees proposed by applicant.	YES
Off-Street Parking Frontages in Multiple Use Zones		
60.05.20.6.A	The site is not located in a Multiple Use zone.	N/A
Sidewalks Along Streets and Primary Building Elevations in Commercial and Multiple Use Zones		
60.05.20.7.A-C	The proposal is not located in a Commercial or Multiple Use zone.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles designed as public streets, if applicable	Drive aisles are less than 100 feet long.	N/A
60.05.20.8.B Private streets, common greens, and shared courts	No private streets, common greens, or shared courts proposed.	N/A
Ground Floor Uses in Parking Structures		
60.05.20.9 Parking Structures	No parking structures proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Residential Developments		
60.05.25.1-2 Minimum residential landscaping for 2-7 units	Applicant proposes more than 7 units.	N/A
60.05.25.3.A Minimum residential landscaping for 8 or more units	Applicant proposes 22 units and more than 15% landscaping provided.	YES
60.05.25.3.B Minimum Active Open Space	Applicant proposes 35% of required open space as active open space.	YES
60.05.25.3.C Environmentally Sensitive Areas	No environmentally sensitive areas on site.	N/A
60.05.25.3.D Vehicular Circulation and Parking Areas	Applicant does not propose to count vehicular circulation and parking areas towards open space.	YES
60.05.25.3.E Individual Exterior Spaces	Outdoor patios on ground floor counted towards open space. Each patio is less than 120 square feet in size.	YES
60.05.25.3.F Open Space Abutting Collector, Etc.	Open space adjacent to Jenkins Road (arterial street) separated by fence and retaining wall taller than 3 feet in height.	YES
60.05.25.3.G Minimum Size for Open Space Areas	The two active open space areas, which include trellis structures and benches, are larger than 640 square feet in size. Other open space areas, such as the ground floor patios, are smaller than 640 square feet in size, but are allowed to count toward the common open space requirement.	YES
60.05.25.3.H Phased Developments	No phased development proposed.	N/A
60.05.25.3.I-J Active Open Spaces	Two active open spaces are proposed next to pedestrian walkways, with trellis structures and benches.	YES
60.05.25.4.A Front Yard Landscaping	Front yard area along Jenkins Road is landscaped.	YES
60.05.25.4.B Landscaping Materials	Landscaping plan (Sheet L1.01) shows landscaping will consist of plants and live ground cover.	YES
60.05.25.4.C Vehicular Circulation and Parking Areas	Applicant does not propose to count vehicular circulation and parking areas as landscaping.	YES
60.05.25.4.D Landscaping Along Foundations	Foundations along Ecole Avenue and Jenkins Road are landscaped with ground cover, shrubs, and trees.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.4.E Minimum Trees and Shrubs	Development is required to provide a minimum of 5 trees and 10 shrubs. Landscaping plans show more than minimum provided.	YES
60.05.25.4.F Pedestrian Plazas	No pedestrian plaza proposed.	N/A
Non-Residential and Mixed Use Developments		
Non-Residential and Mixed Use Developments	No non-residential or mixed use development proposed.	N/A
Common Greens and Shared Courts		
60.05.25.6-7 Common Greens and Shared Courts	No common greens or shared courts proposed.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	Applicant states retaining walls will be constructed of textured cornerstone blocks.	YES
Fences and Walls		
60.05.25.9.A-E	Fences will be constructed of wood and retaining walls will be constructed of textured cornerstone blocks. All fences comply with height restrictions in BDC 60.05.25.9.E.	YES
Minimize Significant Changes to Existing On-Site Surface Contours at Residential Property Lines		
60.05.25.10 Minimize grade changes	Refer to the Facilities Review Committee findings herein.	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of non-vaulted facilities	Non-vaulted stormwater facilities do not have side slopes greater than 2:1.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas on site.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape Buffering and Screening	10-foot B1 buffers required along northern and southern property lines. Landscaping plans show buffers meet B1 standards.	YES
Community Gardens		
60.05.25.14	No community garden proposed.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	Applicant's photometric plan (Sheet E1.0) and lighting cut sheets demonstrate compliance with City's Technical Lighting Standards.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	Sheet E1.0 shows adequate lighting will be provided in vehicular and pedestrian circulation areas.	YES
60.05.30.1.C Pedestrian Plazas	No pedestrian plaza proposed.	N/A
60.05.30.1.D Lighting of building entrances	Building entrance lighting is not shown on plans. Staff recommends a condition of approval for the applicant to show building entrance lighting on the Building Permit plans.	YES w/ COA
60.05.30.1.E Canopy lighting recessed	No canopy lighting proposed.	N/A
Pedestrian-scale on-site lighting		
60.05.30.2.A Pole-Mounted Luminaires	20-foot-tall pole-mounted luminaires proposed in parking lot. Poles will be finished with non-reflective color.	YES
60.05.30.2.B Non-Pole-Mounted Luminaries	Applicant's photometric plan (Sheet E1.0) and lighting cut sheets demonstrate compliance with City's Technical Lighting Standards.	YES
60.05.30.2.C Lighted Bollards	Lighted bollards have maximum height of 48 inches.	YES

Attachment C: LD2022-0006

ANALYSIS AND FINDINGS FOR REPLAT ONE FOR LOT CONSOLIDATION APPROVAL

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **LD2022-0006**, subject to the applicable conditions identified in Attachment E.

Section 40.45.05 Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of the boundaries of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.

Section 40.45.15.2.C Approval Criteria

In order to approve a Replat One for Lot Consolidation 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:

Section 40.45.15.2.C.1

Approval Criteria; The application satisfies the threshold requirements for Replat One.

Finding:

The applicant requests approval to consolidate two lots (Tax Lots 00101 and 00106 on Washington County Tax Assessor's Map 1S109BA) into one lot. Both lots are part of the "Ridgeview Manor Addition to Cedar Hills – Plat 2," which is an existing plat that was recorded in 1959. Accordingly, staff finds the proposal satisfies threshold 1 of the Replat One application which reads:

- 1. The reconfiguration of lots, parcels, or tracts within a single existing plat that decreases or consolidates the number of lots, parcels, or tracts in the plat.*

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.2

Approval Criteria: All City application fees related to the application under consideration by the decision making authority have been submitted.

Finding:

The applicant has paid the required fees related to the land use applications.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.3

Approval Criteria: The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through Replat process to comply with current Code standards and requirements.

Finding:

The subject site was annexed into the City of Beaverton in January 2022, and there are no previous City approvals that conflict with this Replat One application.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.4

Approval Criteria: Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.

Finding:

An oversized lot is defined in Chapter 90 as:

“A lot which is greater than twice the required minimum lot size allowed by the subject zoning district.”

The subject site is located in the R1 zone, which has a minimum lot size of 1,000 square feet. The resultant lot meets the definition of an oversized lot because it will be 25,980 square feet in size, which is more than twice the minimum lot size. However, the applicant has applied for a Design Review Two to be processed concurrently with this Replat One for Lot Consolidation because the applicant intends to fully develop the resultant lot with a new multifamily building and associated site improvements. The proposed multifamily building will have 22 residential units, which complies with minimum and maximum density standards in BDC 20.25, and the development will also include a surface parking lot, open space areas and landscaping, and pedestrian pathways. The applicant will also construct street improvements along all three frontages, a new commercial driveway along SW Castlewood Street, and utility connections to serve the proposed development. Because the applicant’s Design Review Two request to fully develop the subject site is being processed concurrently

with this Replat One for Lot Consolidation, future partitioning or subdividing of the resultant lot is not required.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.5

Approval Criteria: Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:

- a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,
- b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.

Finding:

Lot averaging is not proposed with this development.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.45.15.2.C.6

Approval Criteria: Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division.

Finding:

Lot averaging is not proposed with this development.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.45.15.2.C.7

Approval Criteria: If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.

Finding:

Phasing is not proposed with this development.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.45.15.2.C.8

Approval Criteria: The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.

Finding:

The proposal would not eliminate access to the affected properties. As described in response to Section 40.03 above (Attachment A), critical and essential facilities adequately serve the site.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.9

Approval Criteria: The proposal does not create a parcel or lot which will have more than one zoning designation.

Finding:

Both of the subject tax lots (Tax Lots 00101 and 00106 on Washington County Tax Assessor's Map 1S109BA) are located in the R1 Residential Urban High Density District. The proposed lot consolidation would not create a lot with more than one zoning designation.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.45.15.2.C.10

Approval Criteria: Applications and documents related to the request requiring further City approval, shall be submitted to the City in the proper sequence.

Finding:

The applicant submitted Design Review Two and Tree Plan Two applications to be processed concurrently with this Replat One for Lot Consolidation request. No additional applications or documents are needed at this time. Staff recommends conditions of approval requiring approval of the associated Design Review Two and Tree Plan Two applications prior to site improvements.

Conclusion: Therefore, by meeting the conditions of approval, staff finds that the proposal meets the criterion.

Attachment D: TP2022-0002

ANALYSIS AND FINDINGS FOR TREE PLAN TWO APPROVAL

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **TP2022-0002**, subject to the applicable conditions identified in Attachment E.

Section 40.90.05 Purpose

The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs), and Community Trees thus helping to preserve and enhance the sustainability of the City's urban forest. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

Section 40.90.15.2.C Approval Criteria

In order to approve a Tree Plan 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:

Section 40.90.15.2.C.1

Approval Criteria; The proposal satisfies the threshold requirements for a Tree Plan Two application.

Finding:

The applicant proposes to remove all 17 Community Trees located on the subject site in order to accommodate a new multifamily building and associated site improvements. The proposal satisfies threshold 1 of the Tree Plan Two application:

1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in Section 40.90.10.1.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.2

Approval Criteria: All City application fees related to the application under consideration by the decision making authority have been submitted.

Finding:

The applicant has paid the required fees related to the land use applications.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.3

Approval Criteria: If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.

Finding:

The applicant does not claim that tree removal is necessary to observe good forestry practices. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.4

Approval Criteria: If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.

Finding:

The applicant states tree removal is necessary to accommodate a new residential development with utility connections and other associated site improvements, as well as comply with minimum residential density and other development standards. The applicant states there is no reasonable alternative to removing the trees that would allow for the proposed development.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.5

Approval Criteria: If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

Finding:

The applicant does not claim that the trees need to be removed because they are nuisance trees. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.6

Approval Criteria: If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

Finding:

The applicant does not claim that tree removal is necessary to accomplish public purposes. The applicant's proposal is for a private residential development. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.7

Approval Criteria: If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, or to eliminate conflicts with structures or vehicles.

Finding:

The applicant does not claim that tree removal is necessary to enhance the health of any existing or adjacent trees or groves, or to eliminate conflicts with structures or vehicles. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.8

Approval Criteria: If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.

Finding:

There are no SNRAs or Significant Groves located on the site. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.9

Approval Criteria: If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

Finding:

There are no SNRAs or Significant Groves located on the site. This criterion is not applicable.

Conclusion: Therefore, staff finds the criterion does not apply to this proposal.

Section 40.90.15.2.C.10

Approval Criteria: The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources).

Finding:

The applicant proposes to remove 100 percent of the Community Trees from the site, and the standards for tree pruning, removal, preservation, and mitigation in Section 60.60 Trees and Vegetation do not apply to Community Trees and are therefore not applicable to the proposal. Because the applicant proposes to remove all the on-site trees, the tree protection standards in BDC 60.60.20 also do not apply to this proposal. However, the City Arborist reviewed the applicant's proposal and recommended installing tree protection fencing near the southeast corner of the site to protect an existing 48-inch tree on the neighboring property. The Committee recommends including the tree protection fencing as a condition of approval. The standards in Section 60.67 Significant Natural Resources do not apply to the proposal because there are no Significant Natural Resources on the site.

Conclusion: Therefore, by meeting the conditions of approval, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.11

Approval Criteria: Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Finding:

Staff cites the findings in Facilities Review (Attachment A) for analysis regarding the applicant's preliminary grading plan, and concludes that no adverse effects on neighboring properties, the public right-of-way, or the public storm system are anticipated.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.12

Approval Criteria: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Finding:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.90.15.2.C.13

Approval Criteria: 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 Design Review Two and Replat One for Lot Consolidation applications to be processed concurrently with this Tree Plan Two request. No additional applications or documents are needed at this time. Staff recommends conditions of approval requiring approval of the associated Design Review Two and Replat One for Lot Consolidation applications prior to site improvements.

Conclusion: Therefore, by meeting the conditions of approval, staff finds that the proposal meets the criterion.

Attachment E: Conditions of Approval

Design Review Two (DR2022-0011)

A. General Conditions, the applicant shall:

1. Ensure that the Replat One (LD2022-0006) application has been approved and is consistent with the submitted plans. (Planning / LS)
2. Ensure that the Tree Plan Two (TP2022-0002) application has been approved and is consistent with the submitted plans. (Planning / LS)

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

3. 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. /SAS)
4. Retain 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. /SAS)
5. 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. /SAS)
6. Have the applicant for the subject property guarantee all City-owned and maintained public improvements, grading, storm water management facilities, and 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. /SAS)
7. Submit an easement, executed and ready for recording when required, to the City. City will require approval of legal description and form prior to execution. (Site

Development Div. /SAS)

8. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the County right of way. (Site Development Div. /SAS)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. /SAS)
10. 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. /SAS)
11. 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. /SAS)
12. Provide a drainage analysis of the subject site prepared by a professional engineer meeting the standards set by the City. The analysis shall identify all contributing drainage areas and plumbing systems for this project with the site development permit application. The analysis shall also delineate all areas for this project that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. (Site Development Div. /SAS)
13. 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. (Site Development Div. /SAS)
14. 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. /SAS)
15. Provide plans showing a proprietary stormwater treatment system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any proprietary stormwater treatment

- system vaults or manholes. (Site Development Div. /SAS)
16. 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. /SAS)
 17. 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. /SAS)
 18. Submit to the City a Stormwater Management Worksheet for 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. (Site Development Div. /SAS)
 19. Provide plans for the placement of underground utility lines for services to the proposed new building. No overhead 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. /SAS)
 20. 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 control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. /SAS)
 21. When 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. /SAS)
 22. Submit ODOT ADA curb ramp design checklist and standard detail DET1720 and DET1721 showing level of design detail for every public 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. /SAS)
 23. Obtain a Washington County Facility Permit for all public improvements on SW Jenkins

Road, SW Ecole Avenue and SW Castlewood Street as noted below. (Washington County / NV)

- a. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated May 9, 2022.
- b. \$40,000.00 Administration Deposit.
- c. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

SW Jenkins Road:

- i. Construction of a 6 foot sidewalk and 7.5 (includes curb) foot planter strip with street trees. Street trees shall be to City standards. County root barrier detail is required. Note: Existing damaged curb shall be replaced.
- ii. Installation of adequate street lighting at the intersection of SW Jenkins Road/SW Ecole Avenue to county standards.
- iii. Reconstruction of the ADA ramps at the intersection of SW Jenkins Road/SW Ecole Avenue to meet current ADA standards.
- iv. Construction of the bus stop per TriMet and County requirements.
- v. Preliminary sight distance certification for the intersection of SW Jenkins Road/SW Ecole Avenue intersection.

SW Ecole Avenue:

- i. Construction of a half-street improvement to a County NR-4 standard along the site's frontage of SW Ecole Avenue. The half-street shall include a 6 foot bike lane, 5 foot sidewalk with 7.5 foot planter strip (includes curb) and street trees. Street trees shall be to City standards. County root barrier detail is required.
- ii. Installation of continuous street lighting along the site's frontage of SW Ecole Avenue to city standards.
- iii. Closure of all existing access on SW Ecole Avenue.

SW Castlewood Street:

- i. Preliminary Sight Distance Certification for access to SW Castlewood Street.
 - ii. Private access to SW Castlewood Street.
 - iii. Construction of a half-street improvement on SW Castlewood Street frontage. The half-street shall include pavement width per County standard, gutter/curb, 5 foot sidewalk with 6.5 foot planter strip (includes curb). Street trees shall be to City standards. County root barrier detail is required.
 - iv. Installation of street lighting along the site's frontage and access location to city standards.
24. Submit plans demonstrating compliance with the City's minimum standards for short term bicycle parking (BDC 60.30.10.2.B and EDM Section 340). (Planning / LS)
25. Install tree protection fencing consistent with BDC 60.60.20 near the southeast corner of the site to protect an existing 48-inch tree on the neighboring property located at 13605 SW Jenkins Road (Tax Lot 00300 on Washington County Tax Assessor's Map 1S109BD). (Planning / LS)

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

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. /SAS)
27. 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. /SAS)
28. Provide proof of recording the necessary documents associated with the lot consolidation with Washington County Records, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div. /SAS)
29. Show lighting on Building Permit plans for primary building entrances on northern building façade (BDC 60.05.30.1.D). (Planning / LS)

D. Prior to approval of the final plat, the applicant shall:

30. The following shall be noted on the plat and recorded with Washington County Survey Division (Survey Division 503.846.8723) (Washington County / NV):

- a. Provision of a non-access restriction along the site's frontage of SW Jenkins Road.
- b. Dedication of right-of-way to meet 51 feet from the centerline of SW Jenkins Road, including adequate corner radius at the intersection with SW Ecole Avenue.
- c. Dedication of right-of-way to meet 30 feet from the centerline of SW Ecole Avenue, including adequate corner radius at the intersection with SW Castlewood Street and SW Jenkins Road.
- d. Dedication of right-of-way to meet 25 feet from the centerline of SW Castlewood Street, including adequate corner radius at the intersection with SW Ecole Avenue.
- e. Dedication of an 8-foot PUE along the site's frontage of SW Jenkins Road, SW Ecole Avenue and SW Castlewood Street.
- f. Public easements for the portions of sidewalk located outside of the public rights-of-way

E. Prior to final inspection and final occupancy permit, the applicant shall:

- 31. 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. /SAS)
- 32. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. /SAS)
- 33. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div. /SAS)
- 34. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. /SAS)
- 35. The road improvements required in condition 23 above shall be completed and accepted by Washington County, including final sight distance certification for access to SW Castlewood Street, SW Ecole Avenue/SW Castlewood Street intersection and SW Ecole Avenue/SW Jenkins Road intersection. (Washington County / NV)

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

36. Have completed the site development improvements and verify that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. The project shall meet all outstanding conditions of approval as determined by the City. 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. /SAS)
37. Submit any required easements, executed and ready for recording, to the City. City will require approval of legal description and form prior to execution. 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. /SAS)
38. Provide a post-construction cleaning, system maintenance, and any proprietary stormwater treatment system recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. (Site Development Div. /SAS)
39. 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 storm water management facility as determined by the City Engineer. If the plants are not well established (as determined by the City) 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 prior to release of the security. (Site Development Div. /SAS)
40. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained public improvements, grading, storm water management facilities, and driveway paving. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It will run concurrently with the performance security of the plant establishment and is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. /SAS)