

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2945  
OF A DESIGN REVIEW THREE, REACH CDC, ) DR2022-0067 ORDER APPROVING  
APPLICANT. ) REACH ELMONICA AFFORDABLE  
HOUSING, DESIGN REVIEW THREE.

The matter came before the Planning Commission on August 16, 2023, on a request for a Design Review Three approval for the development of an 81-unit multi-dwelling building for regulated affordable housing and associated landscaping, outdoor amenities, pathways, and parking areas where the applicant is addressing a combination of Design Standards and Guidelines. The site is located at the southwest corner of the intersection of SW Baseline Road and SW 170<sup>th</sup> Avenue at 17030 SW Baseline Road, 17160 SW Baseline Road, and 1111 SW 170<sup>th</sup> Avenue, specifically identified as Tax Lots 100, 400, and 2500, on Washington County Tax Assessor’s Map 1S106DB. The scope of the proposal at 17160 SW Baseline Road and 1111 SW 170<sup>th</sup> Avenue is limited to the shared use of an access and drive aisle associated with the Elmonica Mixed Use development (casefile numbers DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003).

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated August 9, 2023, and

the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2022-0067** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated August 9, 2023, and the findings contained therein, subject to the conditions of approval as follows:

**A. General Conditions:**

1. Ensure that the Major Adjustment – Affordable Housing (ADJ2022-0003 and ADJ2023-0001), Tree Plan Two (TP2022-0009), and Legal Lot Determination (LLD2022-0005) applications have been approved and are consistent with the submitted plans. (Planning / BG)

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

2. Obtain a Washington County Facility Permit for all public improvements on SW Baseline Road and SW 170th Avenue 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 August 9, 2023.
  - b. \$20,000.00 Administration Deposit

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply

with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

- 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:

NOTE: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

- i. Removal of the existing sidewalk and reconstruction of a 10-foot-wide sidewalk with tree wells and 13.5-foot planter strip (includes curb) on SW Baseline Road. The sidewalk shall be located 0.5 feet from the ROW. Street trees shall be to City standards and shall use County root barrier detail. Maintenance of street trees and tree grates shall be maintained by the Developer/Owner. LIDA Facility locations are subject to County engineer approval and shall not impact street lighting location needs.
- ii. Installation of continuous street lighting and communication conduit along the site's frontage of SW Baseline Road and SW 170<sup>th</sup> Avenue, as approved by the County Engineer.
- iii. Construction of a half-street improvement to a minimum A-4 County standard along the site's 170<sup>th</sup> Avenue frontage. The half-street improvement shall include a 3 lane road section, 6 foot bike lane with 2 foot buffer, gutter/curb, 5.5-foot planter strip (excluding curb) and 10 foot wide sidewalk with tree wells. The sidewalk shall be located 1 foot from the ROW. Street trees shall be to City standards and shall use County root barrier detail. Maintenance of street trees and tree grates shall be maintained by the Developer/Owner. Standard Detail 4010.

NOTE: Planter strip width may vary as needed to construct the half-street improvement per the County Engineer and per any ODOT Rail Order.

- iv. Closure of all existing accesses to SW 170<sup>th</sup> Avenue and SW Baseline Road that were not approved with this development.

- v. Construction access and traffic circulation/control plan.
  - vi. Compliance with the rail crossing improvements per ODOT Rail Order on SW Baseline Road.
  - vii. Construction of an emergency access to County/TVFR standards. Standard Detail 2020.
  - viii. RI/RO private access on SW Baseline Road, if not constructed by others (Refer to County Casefile CP23-910).
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 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)
  8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div. / SAS)
  9. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the

City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div. / SAS)

10. 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)
11. Provide plans for a public stormwater management LIDA planter to be constructed at the ultimate curb location along SW Baseline Rd. This facility shall be designed to provide stormwater management for the offsite impervious area impacted by this development per Clean Water Services Design and Construction Standards Chapter 4 requirements. The stormwater planter must be designed in such a way that it will not need to be relocated or reconstructed when the future right-turn lane is added to SW Baseline Rd. (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. 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)

16. 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)
17. 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. 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)
18. Provide plans for the placement of underground utility lines within the site 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)
19. Submit plans that show access for a maintenance vehicle within 9-foot from the front, or within 19-foot from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. / SAS)
20. 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)
21. Provide plans showing the water line and easement associated with the City of Beaverton North Transmission Line Intertie (NTLI) capital improvement project on the site development permit site plan for review and confirmation. (Site Development Div. / SAS)
22. Submit documentation of the required Rail Order application submitted to Washington County along with associated site plans for

any mitigation required by the Rail Order. (BDC 60.55.10)  
(Transportation / KM)

23. Submit revised site plans demonstrating that all vehicle parking spaces meet the minimum parking lot design standards contained in BDC 60.30.15. Where vehicle parking stalls rely upon vehicle overhang in order to meet these standards, proposed landscaping shall be provided with mature heights of less than 1-foot (12-inches) so as not to obstruct the required vehicle overhang space and to prevent vehicles from encroaching into drive aisles. (BDC 40.03.1.D and 60.30.15) (Transportation / KM)
24. Resubmit site plans for any electric vehicle-related infrastructure proposed with this land use application. Plans shall include sufficient detail drawings to demonstrate that adjacent pedestrian walkways will maintain the required 5-foot unobstructed width and that there are no encroachments to any needed vehicle overhang for vehicle parking stalls. (BDC 40.03.1D and G, 60.30.15, and 60.55.25) (Transportation / KM)
25. Resubmit dimensioned site plans demonstrating how the required frontage improvements along SW Baseline Road and SW 170th Avenue transition to the adjacent property's frontage. (BDC 40.03.1) (Transportation / KM)
26. Submit detail drawings, including elevations, of the proposed trash enclosure located within the parking garage to demonstrate there will not be swinging gates encroaching into the adjacent parking lot drive aisle. If used, swinging gates must utilize self-closing hinges. (BDC 40.03.1.F and D, and BDC 60.30.15) (Transportation / KM)
27. Submit site plans demonstrating that REACH will construct the shared access improvements on the adjacent property (Tax Lot 02500 on Washington County's Tax Assessor's Map 1S106DB), consistent with Washington County's access requirements and the approved Elmonica Mixed Use land use plans (casefile number DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003), unless the shared access improvements are first approved for construction by the Elmonica Mixed Use development through the issuance of a site development permit. Should REACH construct the shared access improvements, REACH shall submit a copy of a recorded easement that grants the REACH development permission to construct the required improvements and access the adjacent property for construction purposes. Required shared access improvements include: (BDC 40.03.1 and 60.55.10) (Transportation / KM)
  - a. The interim right-in right-out access to SW Baseline Road;
  - b. The portions of the drive aisle and driveway between the SW Baseline Road access and the western REACH property line; and

- c. The portion of the five-foot-wide paved pedestrian pathway along REACH's western property line connecting REACH's stairwell entrance in the parking garage to the public sidewalk abutting SW Baseline Road.
28. Submit preliminary sight distance analysis for the proposed access on SW Baseline Road, unless the access is first approved for construction by the Elmonica Mixed Use development through the issuance of a site development permit. (BDC 40.03.1 and 60.55.35) (Transportation / KM)
29. Submit site plans or detail drawings demonstrating that short-term bike parking racks are compliant with Engineering Design Manual Section 340 requirements. (Planning / BG)
30. Submit plans demonstrating that eight street trees will be planted in the public sidewalk abutting SW Baseline Avenue and that three street trees will be planted in the public sidewalk abutting SW 170<sup>th</sup> Avenue. Street tree spacing shall comply with BDC 60.55.30.3. Alternatively, if street tree spacing exceeds 30 linear feet and/or fewer street trees are proposed, the applicant shall justify the proposed spacing or number of street trees and provide an alternative street tree plan, subject to approval by the City Arborist. (Planning / BG)
31. Submit plans showing that trees to be planted in street tree wells meet the required planter width and overhead power wire restrictions of the City of Beaverton Approved Tree List, unless an alternative street tree plan is approved by the City Arborist pursuant to BDC 60.55.30.3. (Planning / BG)
32. Submit plan(s) demonstrating that trees on the City of Beaverton Approved Tree List that are approved for the landscape planter island widths are provided, unless an alternative tree is approved by the City Arborist pursuant to BDC 60.05.20.5.D. (Planning / BG)
33. Submit a Photometric Plan demonstrating that the pedestrian pathway along the western property line connecting the parking garage stairwell to the adjacent development site maintains a minimum 0.7 foot-candle lighting level. (Planning / BG)

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

34. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
35. 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)

36. Submit site plans and detail drawings demonstrating that at least one long-term bike parking rack in each bike parking room is a floor-mounted design that complies with the dimension and location requirements of Engineering Design Manual Section 340. (Planning / BG)
37. Submit plans demonstrating that wall-mounted fixtures will be installed no greater than 20 feet above finished grade. (Planning / BG)
38. Submit plans, including elevations, demonstrating that the trash enclosure uses solid screen walls that are constructed with an exterior finish material from the building. (Planning / BG)
39. Submit plans demonstrating that roof-mounted equipment will be screened in accordance with BDC 60.05.15.5. (Planning / BG)

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

40. Have verified to the satisfaction of the City Engineer that the location and width of all existing and proposed rights of way and easements are adequate; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision/availability per adopted City standards and requirements. (Site Development Div. / SAS)
41. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div. / SAS)
42. The following shall be recorded with Washington County Survey Division (503.846.8723) (Washington County / NV):
  - a. Provision of a non-access restriction along the site's frontage of SW Baseline Road and SW 170th Avenue.
  - b. Dedication of right-of-way to meet 61 feet from the centerline of SW Baseline Road, including adequate corner radius at the intersection with SW 170<sup>th</sup> Avenue for the future relocation of the signal equipment and right turn lane.
  - c. Dedication of right-of-way to meet 45 feet from the centerline of SW 170<sup>th</sup> Avenue.

**E. Prior to final inspection/occupancy, the applicant shall:**

43. The road improvements required in condition B.2.c. above shall be completed and accepted by Washington County. (Washington County / NV)
44. 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)
45. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
46. 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)
47. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
48. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / SAS)
49. Submit a copy of the Final Rail Order and demonstrate that any required improvements are substantially complete. (BDC 60.55.10.1) (Transportation / KM)
50. Submit a copy of the recorded reciprocal access easement with Tax Lot 02500 on Washington County's Tax Assessor's Map 1S106DB to demonstrate compliance with the Engineering Design Manual Section 210.21 J., "Joint-Use Agreement for Common Driveways"; K., "Maintenance Agreement for Common Driveways"; and M., "Documentation to be provided by the applicant". (BDC 60.55.35) (Transportation / KM)
51. Demonstrate that the required shared access improvements on the adjacent property (Tax Lot 02500 on Washington County's Tax Assessor's Map 1S106DB) are complete. (BDC 40.03.1 and 60.55.10) (Transportation / KM)

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

52. 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)

53. 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)
54. 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 for plant establishment and is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. / SAS)

Motion **CARRIED**, by the following vote:

**AYES:** Ellis, Akkal, Lawler, McCann, Glenewinkel,  
Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Nye.

Dated this 23 day of August, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2945 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on September 5, 2023.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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BRITTANY GADA  
Associate Planner

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CHELSEA MCCANN  
Vice-Chair

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JANA FOX  
Current Planning Manager