

STAFF REPORT

Report Date: May 19, 2021

Application/Project Name: Goldcrest

Application Numbers: ADJ2021-0001 / DR2021-0016

Proposal: Design Review Three approval to construct a new four-story multifamily development consisting of 75 affordable apartment units and associated circulation and common spaces; and Major Adjustment – Affordable Housing approval to locate the development within the required rear setback adjacent to a stormwater facility.

Proposal Location: Southeast corner of SW 175th Avenue and SW Goldcrest Lane, also identified as Tax Lot 03600 on Washington County Tax Assessor's Map 2S106AC.



Applicant: Bridge Housing Corporation

Recommendation: APPROVAL of Goldcrest ADJ2021-0001 / DR2021-0016, subject to conditions identified at the end of this report

Hearing Information: 6:30 p.m. May 26, 2021, at City Hall, 12725 SW Millikan Way

Note: Public Hearings are held remotely and can be viewed at the following link:

<https://www.beavertonoregon.gov/291/Agendas-Minutes>

Contact Information:

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Applicant Representative: Li Alligood, AICP, LEED AP, Otak Inc
808 SW Third Ave, Suite 800
Portland, OR 97204

Property Owner: Goldcrest Apartments LLC
c/o BRIDGE Housing Corporation
600 California St, Suite 900
San Francisco, CA 94131

Existing Conditions

Zoning: Residential Urban High Density District (R1)

Site conditions: Site has been graded and is relatively flat. The site is currently being used for construction staging for development on adjacent properties. Frontage improvements have been completed on all three frontages, as well as a public pedestrian pathway in an easement along the southeast edge of the property.

Site Size: 2.15 acres

Location: Southeast corner of SW 175th Avenue and SW Goldcrest Lane.

Neighborhood Association Committee: Southwest Beaverton NAC

Table 1: Surrounding Uses

Direction	Zoning	Uses
North	R2	Attached Residential
South	R1	Attached Residential
East:	R2	Attached Residential
West:	R1	Mountainside High School

Application Information

Table 2: Application Summaries

Application	Application type	Proposal summary	Approval criteria location
ADJ2021-0001	Major Adjustment – Affordable Housing	Locate structure within the rear setback	Development Code Section 40.10.15.4.C
DR2021-0016	Design Review	Construction of a 75-unit multifamily building and associated landscape, parking, and circulation.	Development Code Section 40.20.15.3.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
ADJ2021-0001	Feb. 17, 2021	Apr. 5, 2021	August 3, 2021	Apr. 5, 2022
DR2021-0016	Feb. 17, 2021	Apr. 5, 2021	August 3, 2021	Apr. 5, 2022

* 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.

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Exhibits

Exhibit 1. Materials submitted by Staff

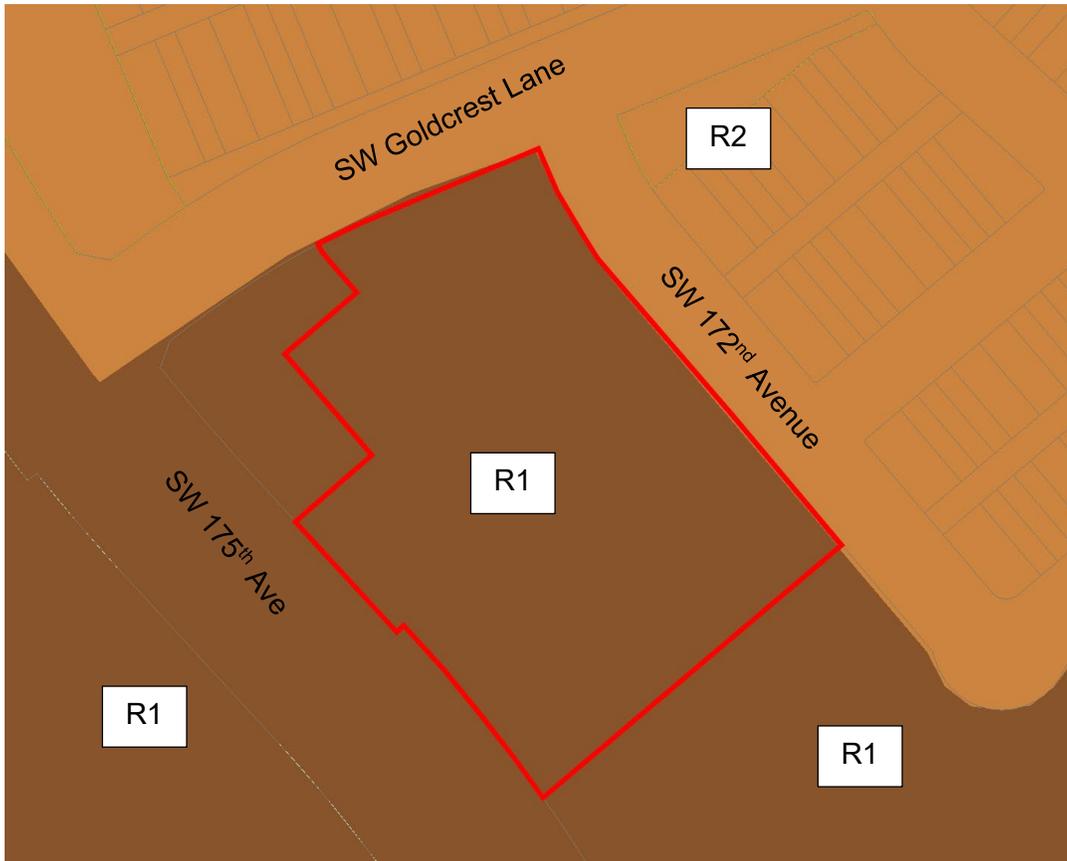
- Exhibit 1.1 Zoning Map (page 5 of this report)
- Exhibit 1.2 Aerial Map (page 6 of this report)

Exhibit 2. Public Comment

- No Public Comment Received

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1 Application Forms
- Exhibit 3.2 Narrative
- Exhibit 3.3 Drawings
- Exhibit 3.4 Stormwater Report
- Exhibit 3.5 Geotechnical Report
- Exhibit 3.6 Service Provider Letters
- Exhibit 3.7 Pre-App Summary Notes
- Exhibit 3.8 Neighborhood Meeting Documentation
- Exhibit 3.9 Trip Debiting Letter
- Exhibit 3.10 Metro Funds Leter



ADJ2021-0001 / DR2021-0016

Goldcrest

Zoning Map



ADJ2021-0001 / DR2021-0016

Goldcrest

Aerial Map

Attachment A: FACILITIES REVIEW COMMITTEE

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Goldcrest

Proposal: The applicant, Bridge Housing Corporation, requests approval of a Design Review Three application for a new 75-unit affordable housing multifamily development and a Major Adjustment – Affordable Housing application to locate the structure within the rear setback.

Recommendation: APPROVE ADJ2021-0001 / DR2021-0021

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 Three (DR2021-0016) application as submitted.
- Facilities Review Committee criteria do not apply to the submitted Major Adjustment – Affordable Housing (ADJ2021-0001) 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.

FINDINGS:

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 property is served by City of Beaverton public water service and the applicant has stated that the water services are adequate to service the proposed development. There is an existing eight-inch water line in SW 172nd Terrace. The new

building will to connect to the existing eight-inch water line for domestic and fire service water.

City staff reviewed the proposal and stated in their Service Provider Letter that 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: The applicant identifies a non-potable water line which has already been installed on the southern portion of the site as a condition of approval of the adjacent development to the south (South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040) The proposed project will connect to this existing line with a new irrigation service and meter. Therefore, the Committee finds that adequate non-potable public water service can be provided to the site to serve the proposed development.

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. There is an existing eight-inch sanitary sewer line in SW 172nd Terrace, adjacent the project site. A new six-inch sanitary sewer lateral will be connected to an existing sanitary sewer manhole in SW 172nd Terrace. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Detention: The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. The proposed stormwater management system includes vegetated swales, underground detention chambers, and a flow control manhole. A public stormwater line has already been constructed on site as a condition of approval of the adjacent development to the south (South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040) to provide public storm conveyance to an outfall at the existing drainage facility east of the site.

The applicant has provided a Preliminary Stormwater Report for the quantity and quality of stormwater resulting from the proposed development. An adjacent, private vegetated swale and a new underground detention system will be used to address water quantity and quality. Stormwater will leave the site via an existing public storm pipe in SW 172nd Terrace. The Committee finds that adequate stormwater drainage, treatment, and detention service can be provided to the site to serve the proposed development.

Transportation: Vehicular access is provided to the site on SW 172nd Terrace, via SW Goldcrest Lane and SW 175th Avenue. Future connectivity to the east will be provided with future development, consistent with the South Cooper Mountain Community Plan. Emergency vehicle access is provided on SW 175th Avenue, which will be secured by a gate and Knoxbox lock.

Per BDC Section 60.55.20.2.A, a Traffic Impact Analysis (TIA) is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. Trip generation on this parcel was originally analyzed as part of the South Cooper Mountain Heights Planned Unit Development (PUD), where 340 apartment units were approved, with total daily trips projected to be 2,258. These projections were based on rates from the 9th Edition of Institute of Transportation Engineers' (ITE) Trip Generation Manual, which was the most up to date edition at the time of the application.

For the proposed development, the TIA has been revised to reflect 269 apartment units on an adjacent site, and 75 affordable housing multifamily units on the subject site, for a total of 344 total units, a four unit increase from the original approval. This revised TIA utilizes trip generation rates from the 10th Edition of the ITE Manual, released after the original PUD approvals. The 10th Edition of the ITE Manual includes several more multifamily land use categories, allowing for more refined traffic projections for the proposed development. The projected trip number based on this unit count is 1,872 total daily trips, 386 less than the original PUD approval, which utilized the now out of date trip generation rates. Staff concurs with this analysis, and no modifications are recommended to the surrounding transportation network based on this proposal.

Internal pedestrian circulation is provided by pathways that connect to adjacent right of ways. A pedestrian pathway has been constructed within an easement at the southern end of the site, providing uninterrupted connection from SW 172nd Terrace and SW 175th Avenue. This was constructed as a condition of approval for (South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040)

The Committee finds that adequate transportation facilities are provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed and approved the proposed development's site plan. TVF&R had no comments or concerns regarding the proposal and did not require any conditions of approval. Emergency vehicle access is provided on SW 175th Avenue, which will be secured by a gate and Knoxbox lock. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed 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 Criteria: 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.

FINDINGS:

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 proposed development is within the Beaverton School District (BSD) boundaries. The Beaverton School District reviewed the proposal and stated in their service provider letter that with the new school capacity scheduled to come online in the years ahead that there will be sufficient capacity to accommodate new students from the project. The district continuously monitors enrollment and capacity at all schools and may from time to time, take additional actions to manage enrollment and capacity issues as needed.

Transit Improvements: Currently, there is not transit service to the site. However, TriMet anticipates extending bus service west along Scholls Ferry Road to serve the South Cooper Mountain area in the next few years. Exact locations of the bus stops are unknown at this time. No additional transit improvements are required for this development proposal.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The subject site is part of the South Cooper Mountain Heights Planned Unit Development (South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040). All transportation facilities have been constructed along the subject site’s frontages. SW 175th Avenue west of the site has been improved with sidewalks and striped bike lanes. SW Goldcrest and SW 172nd, to the north and east respectively, have been improved with sidewalks and shared bike and vehicular improvements. The proposal is not required to provide any additional pedestrian bicycle improvements to its 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 the proposal meets the approval criterion.

Section 40.03.1.C

The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject

application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).

FINDINGS:

The site is zoned Residential Urban High Density District (R1). 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 applicable code requirements of Chapter 20 (Land Uses). Staff will provide findings for the Minor Adjustment to minimum rear setback within the applicable section of the staff report. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses).

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

Section 40.03.1.D

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

FINDINGS:

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 Three request within the applicable section of the staff report.

Section 60.30 Off-Street Parking: Per Beaverton Development Code (BDC) Section 60.30.10.5, for site located in a residential zone, the minimum parking ratio requirement for motor vehicles is between 1.25 and 1.75 parking space per attached dwelling unit, depending on the number of bedrooms per unit. The proposal includes 29 one-bedroom units, 39 two-bedroom units, and 7 three-bedroom units. Based on the unit and bedroom count, 107 total spaces are required. The proposal provides 107 spaces.

Per BDC Section 60.30.10.5.B, the minimum parking ratio requirement for short-term bicycle parking is two spaces or one space per 20 dwelling units, whichever is greater. The minimum parking ratio requirement for long-term bicycle parking is one (1) space per dwelling unit. For a multi-dwelling residential development comprised of 75 dwelling units, the minimum parking requirement is four short-term bicycle parking spaces and 75 long-term bicycle parking spaces. The applicant's plans show that that the four short-term bicycle parking spaces will be provided in racks near the primary entrance fronting on SW 172nd Terrace. 41 long-term bicycle parking spaces will be provided in a ground floor bike

room. The remaining 34 required long-term bicycle parking spaces are satisfied via in-unit storage. Per BDC Section 60.30.10.2.B.2, long-term bicycle parking spaces must be covered or sheltered to protect the bicycles from prolonged direct exposure to the elements. Providing long-term bicycle parking spaces within an indoor bike room or within individual dwelling units will meet this requirement.

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. The applicant's 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 Engineering Design Manual 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 of each short-term bicycle parking, as well as the dimensions of the short-term bicycle parking rack.

Section 60.55 Transportation Facilities: As stated in the findings for approval criterion 40.03.1.A, above, per BDC Section 60.55.20.2.A, a Traffic Impact Analysis is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. A Traffic Impact Analysis was provided with the original South Cooper Mountain Heights PUD. A traffic generation memo has been provided analyzing the difference in projected trips from the original approval and the projected trips based on the proposed development on the subject site. The memo concludes that 386 fewer trips will be generated by the full PUD than originally projected. Because no additional trips are project based on the proposed development, no specific transportation improvements are recommended.

As discussed in response to BDC Section 40.03.1.A & B, the subject parcel is the last site to be developed in the western portion of the South Cooper Mountain Heights PUD. All transportation facilities required for this site, have been constructed. No additional physical improvements are required.

Section 60.60 Trees and Vegetation Requirements: The subject site received original land use approval via the South Cooper Mountain Heights PUD. Removal of any trees or vegetation on-site was approved via the PUD, and the site has been grubbed and cleared of any vegetation, consistent with the original approvals.

Section 60.65 Utility Undergrounding: There are no existing above ground utilities along the site frontage, and all new utilities will be required to be undergrounded. To meet the requirements of this section, the Committee recommends a condition of approval requiring that the applicant provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development.

Section 60.67 Significant Natural Resources: No significant natural resource areas are identified in the City of Beaverton's Comprehensive Plan.

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

Section 40.03.1.E

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

FINDINGS:

The applicant states that the applicant, Goldcrest Apartments LLC, will retain ownership of the site and provide regular maintenance. 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

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

FINDINGS:

The proposed on-site improvements include clear vehicle and pedestrian paths. Safe and efficient internal walkways are designed with scored concrete to differentiate pedestrian connections where pedestrian pathways intersect vehicle drive aisles to limit conflicts.

Pedestrian connections are separated from adjacent vehicle parking and traffic with raised curbs, landscaping, and clearly marked crosswalks. For these reasons, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

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

Section 40.03.1.G

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

FINDINGS:

Pedestrian access from the development to the public sidewalk system is provided along all three frontages through five-foot-wide pedestrian pathways. Due to grade issues, stairs and accessible ramps are provided near the intersection of SW 172nd Terrace and SW Goldcrest Lane. A pedestrian pathway has been constructed within an easement at the southern end of the site, providing uninterrupted connection from SW 172nd Terrace and SW 175th Avenue. This was constructed as a condition of approval for (South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040)

Public vehicular access is provided via SW 172nd Terrace. Additional emergency access is provided via a secured gate along the frontage of SW 175th Terrace.

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

Section 40.03.1.H

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

FINDINGS:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The layout of the proposed development provides proper spacing, building access, and turning radii. TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as shown without any conditions of approval. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

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

Section 40.03.1.I

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

FINDINGS:

The applicant states that all streets and public facilities are designed in accordance with adopted City codes and standards except where design modifications or exceptions have

been requested. Development permits will be submitted for life and safety review prior to site development.

The Committee finds that review of the construction documents at the Site Development and Building Permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

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

Section 40.03.1.J

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

FINDINGS:

The applicant states that the grading plan is compliant with all city codes and regulations.

The Committee has reviewed the proposed preliminary grading plan and finds no adverse effect on neighboring properties, the public right-of-way, or the public storm system. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

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

Section 40.03.1.K

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

FINDINGS:

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 facilitates efficient pedestrian travel. ADA-accessible sidewalk ramps have been constructed at the intersections of SW 172nd Terrace and SW Goldcrest Lane, and SW 175th Avenue and SW Goldcrest Lane.

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 by meeting the conditions of approval, the proposal meets the approval criterion.

Section 40.03.1.L

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

FINDINGS:

The applicant submitted the Design Review Three and Major Adjustment – Affordable Housing applications on February 17, 2021, and the application was deemed complete by staff on April 5, 2021.

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

Zone Conformance Analysis

Chapter 20 Use and Site Development Requirements

General Commercial (GC) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20 (GC)			
Attached Residential Dwellings	Permitted	The applicant proposes to construct 75 attached dwelling units in one building	YES
Development Code Section 20.10.15 (GC)			
Parcel Area	Minimum: 1,000 square feet Maximum: None	2.15 acres	YES
Residential Density	Minimum: 41 units Maximum: 233 units [Per South Cooper Mountain Heights PUD (CU2015-0006); 75 units revised by South Cooper Mountain Heights Multifamily – Spanos Modifications (DR2019-0104)]		YES
Minimum Lot Dimensions	Width: None Depth: None	277 feet 392 feet	YES
Yard Setbacks	Front Minimum: 10 feet Side Minimum: 5 feet Rear Minimum: 15 feet	10 feet 10 feet and 110 feet 10 feet	YES See ADJ Findings for Rear Setback
Maximum Building Height	65 feet (per CU2017-0005)	58 ft 10 in	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 applicant has submitted a Design Review Three application.	See DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	The proposed grading along the south lot line meets these provisions.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
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: 107 Maximum: 144	The applicant proposes 107 parking spaces, refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.30			
Required Bicycle Parking	Short-term: 4 spaces Long-term: 75 spaces	The applicant proposes 4 short term parking spaces and 116 long term parking spaces. 41 spaces are provided in secure bike room, and one space is credited in each of the 75 dwelling units. Refer to the Facilities Review Committee findings herein.	YES w/ COA
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.	The subject site is part of the approved South Cooper Mountain Heights PUD, the applicant does not propose to modify the PUD approval and proposes a development which is consistent with the approvals.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	No signs are proposed	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 structure.	No accessory uses or structures are proposed.	N/A
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
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A

Attachment B: MAJOR ADJUSTMENT- AFFORDABLE HOUSING ADJ2021-0001

ANALYSIS AND FINDINGS FOR MAJOR ADJUSTMENT- AFFORDABLE HOUSING APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **ADJ2021-0001**, subject to the applicable conditions identified in Attachment D.

Section 40.10.05 Purpose:

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in the Development Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval:

Section 40.10.15.4.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Major Adjustment – Affordable Housing Applications. The Commission will determine whether the application as presented, meets the Major Adjustment – Affordable Housing approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for New Conditional Use.

To approve a New Conditional Use 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 40.10.15.4.C.1

The proposal satisfies the threshold requirements for a Major Adjustment – Affordable Housing application.

FINDING:

The applicant proposes development that qualifies as regulated affordable housing as defined in Chapter 90 of the Development Code, which seeks an adjustment of 33% for the rear setback requirements of Section 20.05.15. The required rear setback of the R1 zone is 15 feet. The applicant is requesting a rear setback of 10 feet.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.2

The application complies with all applicable submittal requirements as specified in Section 50.25.1. and includes all applicable City application fees.

FINDING:

The City of Beaverton received all submittal requirements and the appropriate fee for a Major Adjustment – Affordable Housing application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.3

Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.

FINDING:

The applicant states that no pedestrian or vehicular movement is proposed southwest of the building, and the requested adjustment will not obstruct pedestrian or vehicular movement. Staff concurs that the structure, as proposed, does not obstruct pedestrian or vehicular movement.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.4

If more than one adjustment and/or variance is being requested concurrently, the cumulative effect of the modifications will result in a proposal which is still consistent with the overall purpose of the applicable zoning district.

FINDING:

The applicant requests only one Adjustment and no Variances. This criterion does not apply.

Conclusion: Therefore, staff finds the criterion not applicable.

Section 40.10.15.4.C.5

The proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.

FINDING:

The applicant requests to locate the proposed building within 10 feet of an L-shaped stormwater facility, which also functions as a rear lot line, instead of the required 15 feet

setback. The applicant states the shape of the stormwater facility, which is located on a separate parcel, creates an unusual shaped lot for development. The stormwater facility, located at the corner of SW 175th, which would otherwise function as the rear lot line. The stormwater facility provides significant separation between the proposed building and the right of way of SW 175th. The stormwater facility is heavily landscaped and provides a visual and physical buffer between the proposed building and the right of way.

Staff observes that the entire length of the building is approximately 265 feet, but the portion of the building proposed located in the rear setback area is approximately 57 feet, only about 22% of the building length. The applicant states that shape and orientation of the building minimize the portion of the building occupying area within the rear setback. Significant landscaping proposed between the building and the stormwater facility, including ground cover, trees, and shrubs, further soften the edges of the building.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.6

The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless applicable provisions are modified by means of one or more applications that already have been approved or are considered concurrently with the subject proposal.

FINDING:

Except for the rear setback reduction reduced through this Adjustment application, the proposal all applicable provisions of Chapter 20.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.7

The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both 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 proposal.

FINDING:

The applicant states that the proposal is consistent with applicable provision of Chapter 60, and no off-site dedications or improvements are required. Staff concurs that all applicable provisions of Chapter 60 have been met, citing findings in response to Section 40.03.1.D in Attachment A of this report. Staff also concurs that all off-site improvements have been completed by previous development projects, and no further off-site improvements are required.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.8

In the case of an adjustment to the numerical requirements contained in Section 60.30. (Off-Street Parking), any part of the site of the proposed development shall be connected by a public route that is no longer than one-quarter mile from a bus transit stop that has 20-minute or more frequent peak-hour transit service or connected by a public route that is no longer than one-half mile to a light-rail platform. Alternatively, the application shall provide a parking analysis demonstrating that the actual parking needs of the development can be accommodated onsite. The parking analysis shall include examples from at least two other comparable developments. Additional examples may be required by the City Engineer or designee.

FINDING:

No adjustment is requested to Off-Street Parking regulations, the proposal is consistent with all applicable provisions of Section 60.30

Conclusion: Therefore, staff finds the criterion is not applicable.

Section 40.10.15.4.C.9

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: drainage ditches, 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 periodic maintenance by the City or other public agency.

FINDING:

The applicant states that the ten-foot-wide area between the proposed structure and rear property line will allow for periodic maintenance and repair. Staff concurs that the proposal does not create any barriers to periodic maintenance.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.10.15.4.C.10

If the proposal includes lot area averaging as specified in Section 20.05.15.D, the request for the Major Adjustment – Affordable Housing is not for an adjustment to minimum land area standards.

FINDING:

The proposal does not include a request for lot averaging.

Conclusion: Therefore, staff finds the criterion is not applicable.

Attachment C: DESIGN REVIEW THREE DR2021-0016

ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0016**, subject to the applicable conditions identified in Attachment D.

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

FINDING:

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Therefore, the Committee finds that the proposal meets the criteria.

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.

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type Three Design Review.

To approve a Design Review Three 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 40.20.15.3.C.1

The proposal satisfies the threshold requirements for a Design Review Three application.

FINDING:

The applicant proposes to construct one new residential building. The proposal could be processed as a Design Review Two if the project met all applicable Design Standards. However, the applicant elects to be reviewed under a combination of Design Standards and Design Guidelines. Threshold 8 of Design Review 3 reads “A project meeting the Design Review Two thresholds which does not meet an applicable Design Standard.” Therefore, the application meets Threshold 8 for Design Review Three.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.3.C.2

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

FINDING:

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

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.3.C.3

For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

FINDING:

The applicant meets Design Review Three threshold 8. This criterion does not apply

Conclusion: Therefore, staff finds the criterion is not applicable.

Section 40.20.15.3.C.4

For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can

demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines 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 guideline; or
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
- c. The location of the existing structure to be modified is more than 300 feet from a public street.

FINDING:

The proposal is new development, not an addition or modification of an existing development.

Conclusion: Therefore, staff finds the criterion is not applicable.

Section 40.20.15.3.C.5

For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

FINDING:

The applicant does not propose a Design Review Build-out Concept Plan (DRBCP).

Conclusion: Therefore, staff finds the criterion is not applicable.

Section 40.20.15.3.C.6

For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

FINDING:

The applicant has elected to respond to a combination of Design Standards and Design Guidelines. Staff cites the Design Standards table as well as the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates to the applicable Design Review Standards and Guidelines found in Section 60.05.05 through 60.05.50 of the Development Code.

Conclusion: Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

Section 40.20.15.3.C.7

For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

FINDING:

The applicant has elected to address a combination of Design Standards and Design Guidelines.

Conclusion: Therefore, staff finds the criterion is not applicable.

Section 40.20.15.3.C.8

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

FINDING:

The applicant has submitted this Design Review Three application with associated Major Adjustment – Affordable Housing application. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings	The applicant as elected to be evaluated under the corresponding Design Guideline	SEE DESIGN GUIDELINE FINDINGS 60.05.35.1
60.05.15.1.B Min 30% articulation	New Showroom Building SW 172 nd Facade: 31.4% SW Goldcrest: 34.5% SW 175 th : 30%	YES
60.05.15.1.C Max 40' between architectural features	The maximum space between architectural features is 40' on any elevation.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets	The applicant as elected to be evaluated under the corresponding Design Guideline	SEE DESIGN GUIDELINE FINDINGS 60.05.35.1
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	All sloped roofs have a minimum pitch of 4/12.	YES
60.05.15.2.B Min roof eave = 12"	All roof eaves extend at least 12 inches.	YES
60.05.15.2.C Flat roofs need parapets	All portions of the building with a flat roof utilize a parapet 12 inches in height.	YES
60.05.15.2.D New structures in existing development be similar	The proposal is new development, not part of an existing development	N/A
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The primary street facing entrance is recessed and protected by an overhead canopy measuring eight feet wide and five feet deep. The two main building entrances not facing the street are protected by an overhead canopy that is seven feet deep and runs the length of the façade.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	All walls of the building are double wall construction.	YES
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	The proposal is a residential use in a residential zone.	N/A
60.05.15.4.C Foundations	The proposal is a residential use in a residential zone.	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Roof-mounted equipment will be screened by parapet walls and set back from street facing elevations to not be visible from the right of way.	YES w/ COA
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F Street frontage in Multiple Use zones	The proposal is located in a residential zone.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The site is not located on an MPR.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	A residential building is proposed.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing 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	The Comprehensive Plan Transportation Element has not yet incorporated South Cooper Mountain Plan Area. However, all site frontages have been constructed with public streets including pedestrian, bicycle, and motor vehicle facilities. On-site circulation connects directly to the existing right of way facilities, as well as the multiuse trail along the southeast portion of the site.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen from public view	No outdoor service, storage, waste storage, or similar facility is proposed. Solid waste and recycling will be within the building. Utility vaults location is not known at this time. Screening will be conditioned.	YES w/ COA
60.05.20.2.B Loading areas shall be screened	No loading areas or loading docks are proposed.	N/A
60.05.20.2.C Screening with walls, hedge, wood	No outdoor service, storage, waste storage, or similar facility is proposed. Solid waste and recycling will be within the building. Utility vaults location is not known at this time. Screening will be conditioned.	YES w/ COA
60.05.20.2.D Chain-link screening prohibited	No chain link is proposed for screening.	YES
60.05.20.2.E Screening of loading waived in some zones.	The site is in a residential zone, applicant does not propose a loading zone.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The Comprehensive Plan Transportation Element has not yet incorporated South Cooper Mountain Plan Area. Sidewalks have been constructed along the frontages of SW 175 th Avenue, SW Goldcrest Lane, and SW 172 nd Terrace. On-site connections are provided to connect each building to the public right of way.	YES
60.05.20.3.B Direct walkway connection	On-site connections are provided to connect the building to the public right of way.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.C Walkways every 300'	The site has approximately 765 lineal feet of site frontage and has six walkways into the site, not including the multiuse trail at the southeastern portion of the site and mechanical room access. No vehicle parking is located between the building and the street along SW Goldcrest Lane and SW 172 nd Terrace. Two pedestrian walkways are provided along SW 175 th Avenue, approximately 220 feet apart.	YES
60.05.20.3.D Physical separation	Pedestrian connections through parking lots are physically separated through curbs and landscaping.	YES
60.05.20.3.E Distinct paving	Pedestrian connections through parking lots will be composed of concrete to be made distinct from asphalt, the primary paving material of the parking lot.	YES
60.05.20.3.F 5' minimum width	Pedestrian walkways are a minimum of five feet and will be paved with scored concrete. Walkways meet ADA standards.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	Parking lots abut portions of SW 175 th Ave and SW 172 nd Terrace. Landscape buffers are approximately 13 feet wide and landscaped with trees, groundcover and shrubs.	YES
Parking and Landscaping		
60.05.20.5.A.1 1 Landscape island per 8 spaces	The applicant as elected to be evaluated under the corresponding Design Guideline	SEE DESIGN GUIDELINE FINDINGS 60.05.40.5
60.05.20.5.B 70 sq. ft.	All landscape islands are a minimum of 70 square feet and contain a tree and other vegetation.	YES
60.05.20.5.C Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands. Design proposal includes sufficient number of islands.	N/A
60.05.20.5.D Trees from Street Tree List	All proposed trees are on the City of Beaverton Street Tree List.	YES
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A -B Required sidewalk/internal pathway widths	The proposal is located in a residential 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 to be designed as public streets, if applicable	Drive aisles provide access to perpendicular parking spaces.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.3.A Common Open Space	The site is part of the South Cooper Mountain Heights PUD. The subject parcel and the abutting parcel to the southeast are considered Phase 5 of the PUD (CU2017-0005). The abutting parcel to the southeast provides all required common open space for the entirety of Phase 5, including the subject parcel, approved as South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040.	YES
60.05.25.3.H Phased Development	The proposed development is part of Phase 5 of the South Cooper Mountain Heights PUD (CU2017-0005). Phase 5 is required to provide 0.87 acres of open space. The development to the southeast, approved as South Cooper Mountain Heights Multifamily – Spanos DR2018-0165 / LD2018-0039 / LD2018-0040 provides all required common open space for Phase 5.	YES
Additional Minimum Landscaping		
60.05.25.4.A Front Yard Landscaping	All front yard areas and unpaved areas are landscaped.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.4.B Bare Gravel Maximum (25%)	Bare gravel and bark are limited to less than 25% of the landscape area.	YES
60.05.25.4.C Vehicle Circulation	Vehicular circulation and parking areas are not considered part of these calculations.	YES
60.05.25.4.D Landscaping along foundations	Landscaping is provided in front of all street facing elevations along the foundation	YES
60.05.25.4.E Minimum Planting Requirements	Landscaped areas exceed planting requirements	YES
60.05.25.4.F Pedestrian Plaza	A combined 4,200 square feet of plazas are proposed, but not counted towards required landscaping.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	A seat wall is proposed at the northeast corner of the site is more than 50 feet in length. The applicant's materials show a treatment with scoring and texture to provide visual interest.	YES
Fences and Walls		
60.05.25.9.A through E Materials	No fencing is proposed in required yards. Fencing around play areas are composed of vertical metal pickets.	YES
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	Grading adjacent to abutting properties complies with requirements of 60.15.10, as no grading is proposed within 25 feet of the shared property line or significant trees.	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	Underground detention facilities and LIDA swales are proposed. LIDA swales do not exceed a 2:1 slope.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site	YES
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	Landscape buffers five feet wide meeting the B1 standard are required along the SW Goldcrest and SW 172 nd frontages. The required buffer is provided along Goldcrest Lane. The SW 172 nd frontage is subject to a	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	public utility easement, exempting the tree requirement of the B1 buffer. Shrubs and groundcover are provided consistent with the B1 buffer.	

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	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.C Lighting of Ped Plazas	The applicant's lighting plan shows that the courtyard is lit consistent with the Technical Lighting Standards	YES
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	The applicant states that the parking lot will be lit by poles 14 feet tall.	YES
60.05.30.2.B Non-Pole Mounted Lighting	All wall mounted lights appear to comply with City's Technical Lighting Standards	YES
60.05.30.2.C Lighted Bollards	No bollards are proposed.	N/A

Design Review Guidelines Analysis

In the following analysis, staff has only identified the Design Guidelines that are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 Building Design and Orientation Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

1. Building Articulation and Variety

- A. Residential buildings should be of a limited length in order to avoid undifferentiated building elevations, reduce the mass of individual buildings, and create a scale of development that is pedestrian friendly and allow circulation between buildings by pedestrians. (Standard 60.05.15.1.A)**

The eastern building façade along SW 172nd Terrace measures over 200 feet in length but is broken up into three different masses to break up the apparent length of the building. Changes in building plane, roof pitch, and materials help define each of the building masses. Multiple building entrances along this façade provide options for pedestrian circulation through the building and the site. Staff concurs that the building design avoids undifferentiated building elevations and minimizes the apparent length of the building.

Therefore, staff find the Guideline is met.

- E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided. (Standards 60.05.15.1.B, C, and D)**

The applicant states that the street facing elevations and the elevation containing the primary building entrances use a combination of features to create articulation. These features include a repeating window pattern, a series of alternating projecting bays and recessed insets. Primary entries are recessed and covered by a canopy, creating additional articulation. Building materials incorporate vertical and horizontal elements to create a juxtaposition of patterns.

Staff agrees that the proposal includes a variety of architectural features that provide visual interest, and undifferentiated walls are minimized.

Therefore, staff find the Guideline is met.

60.05.40 Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

5. Parking area landscaping. Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standards 60.05.20.5.A through D)

The applicant states that landscaped planter islands are generally provided every 8 contiguous parking spaces, consistent with the Design Standard, except for three areas that exceed this number, where there are eleven and twelve contiguous parking spaces. The applicant states that significant landscaping and tree canopy are provided throughout. Staff finds that landscaping proposed sufficiently minimizes the impact of the parking area, particularly the canopies provided by the Oregon oak and big leaf maple.

Therefore, staff find the Guideline is met.

Attachment D: RECOMMENDED CONDITIONS OF APPROVAL

ADU2021-0001

1. The applicant shall ensure that the Design Review Three (DR2021-0016 application has been approved and is consistent with the submitted plans. (Planning/SR)

DR2021-0016

1. The applicant shall ensure that the Major Adjustment – Affordable Housing (ADJ2021-0001) has been approved and is consistent with the submitted plans. (Planning/SR)

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

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / SAS)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / SAS)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / SAS)
5. Have the applicant for the subject property guarantee all public improvements, site grading, storm water management facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / SAS)
6. Submit any required easements, executed and ready for recording, to the City. City will require approval of legal description and form prior to execution. (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. Submit a geotechnical report with the site development permit application for review and approval. The report shall include an assessment of the soil, ground/surface water issues, construction measures for the building footings adjacent to existing stormwater pond, and construction worker safety measures. It shall be prepared by a professional engineer or registered geologist (Site Development Div. / SAS)
9. If determined to be needed by the City Building Official, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. This analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div. / SAS)
10. 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)
11. 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)
12. Provide construction plans and a drainage report demonstrating compliance with South Cooper Mountain Community plan and 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)
13. 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)
14. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto

another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service.

15. 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)
16. 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)
17. 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)
18. Provide plans showing the installation of a 60" diameter water quality manhole system with minimum five foot deep sump and Snout system. (Site Development Div. / SAS)
19. 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)
20. 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)
21. Provide plans for the placement of underground utility lines within the site and for services to the proposed new building. No overhead services shall remain on the site. (Site Development Div. / SAS)
22. 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)
23. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / SAS)

24. Submit plans demonstrating compliance with the City's minimum standards for short-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning / SR)
25. Indicate the location of all ground-mounted utility vaults and demonstrate compliance with screening requirements of BDC Section 60.05.20.2 Loading Areas, Solid Waste Facilities, and Similar Improvements, or receive approval through a subsequent Design Review process for the screening of ground-mounted utility vaults. (Planning / SR)

B. 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. Indicate the location of all roof-mounted equipment and demonstrate compliance with screening requirements of BDC Section 60.05.15.5 Roof-mounted equipment, or receive approval through a subsequent Design Review process for the screening of roof-mounted equipment. (Planning / SR)

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

29. 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)
30. Have completed the site development improvements as determined by the City. (Site Development Div. / SAS)
31. Have placed underground all new utility service lines within the project. (Site Development Div. / SAS)
32. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
33. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision-making authority in conditions of approval, or through subsequent city review. (Planning/SR)

34. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval, or through subsequent city review. (On file at City Hall). (Planning/SR)

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

35. 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)
36. 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)
37. 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 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)
38. A 2-year Maintenance Security will be required at 25 percent of the cost to construct all City owned or maintained public streets, streetlights, sidewalks, signage and striping and any other City-owned assets. 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)