



## Staff Report

STAFF REPORT DATE: January 8, 2020

HEARING DATE: January 15, 2020

TO: Interested Parties

FROM: Elena Sasin, Associate Planner

PROPOSAL: **Beaverton Senior Living of Beaverton - ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP2019-0011**

LOCATION: The site is located at 18480 NW Walker Road, 970 NW 185<sup>th</sup> Avenue, and 900 NW 185<sup>th</sup> Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor's Map 1N131CB.

SUMMARY: The applicant, CA Senior Beaverton OR Property Owner, LLC, requests approval on the following land use applications for a new senior living facility development: A Major Adjustment (ADJ2019-0015) application to exceed the standard maximum height in the zone by approximately 8 feet, a Conditional Use (CU2019-0005) for a Residential Care Facility, a Design Review Three (DR2019-0111) application for the construction of more than 30,000 gross square feet of non-residential floor area (Residential Care Facility) in a Residential zone, a Replat One (LD2019-0023) for the consolidation of three lots and to plat land that has not previously been part of a recorded plat, and a Tree Plan Two (TP2019-0011) for the removal of Community Trees.

APPLICANT: CA Senior Beaverton OR Property Owner, LLC  
Matt Booma  
130 East Randolph Street, Suite 2100  
Chicago, IL 60601

APPLICANT'S REPRESENTATIVE: Ankrom Moisan Architects  
Gunnar Langhus  
38 NW Davis Street, Suite 300  
Portland, OR 97209

PROPERTY OWNER: First Cascades, LLC  
Sam Habbal  
6865 Fairview Road, Suite C  
Charlotte, NC 28210

RECOMMENDATION: **APPROVAL of ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP2019-0011 (Beaverton Senior Living)**

**BACKGROUND FACTS**

**Key Application Dates**

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
ADJ2019-0015	July 31, 2019	November 13, 2019	March 12, 2020	November 12, 2020
CU2019-0005	July 31, 2019	November 13, 2019	March 12, 2020	November 12, 2020
DR2019-0111	July 31, 2019	November 13, 2019	March 12, 2020	November 12, 2020
LD2019-0023	July 31, 2019	November 13, 2019	March 12, 2020	November 12, 2020
TP2019-0011	July 31, 2019	November 13, 2019	March 12, 2020	November 12, 2020

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

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**Existing Conditions Table**

<b>Zoning</b>	Urban Medium Density (R2)	
<b>Current Development</b>	One detached dwelling.	
<b>Site Size &amp; Location</b>	The site is located at 18480 NW Walker Road, 970 NW 185 <sup>th</sup> Avenue, and 900 NW 185 <sup>th</sup> Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor’s Map 1N131CB. Approximately 5.5 acres.	
<b>NAC</b>	Five Oaks / Triple Creek	
<b>Surrounding Uses</b>	<p><b>Zoning:</b>  <u>North:</u> NS and R2  <u>South:</u> R2  <u>East:</u> R5  <u>West:</u> City of Hillsboro’s Urban Center – Office / Research and Urban Center - Neighborhood Center</p>	<p><b>Uses:</b>  <u>North:</u> Commercial  <u>South:</u> Attached Residential  <u>East:</u> Attached Residential  <u>West:</u> Educational Institution and Commercial</p>

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### Exhibits

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

- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
- Exhibit 1.2 Aerial Map (page SR-5 of this report)

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

- Exhibit 2.1 Email from Kate Sena, dated November 25, 2019, expressing concern about the removal of Community Trees.

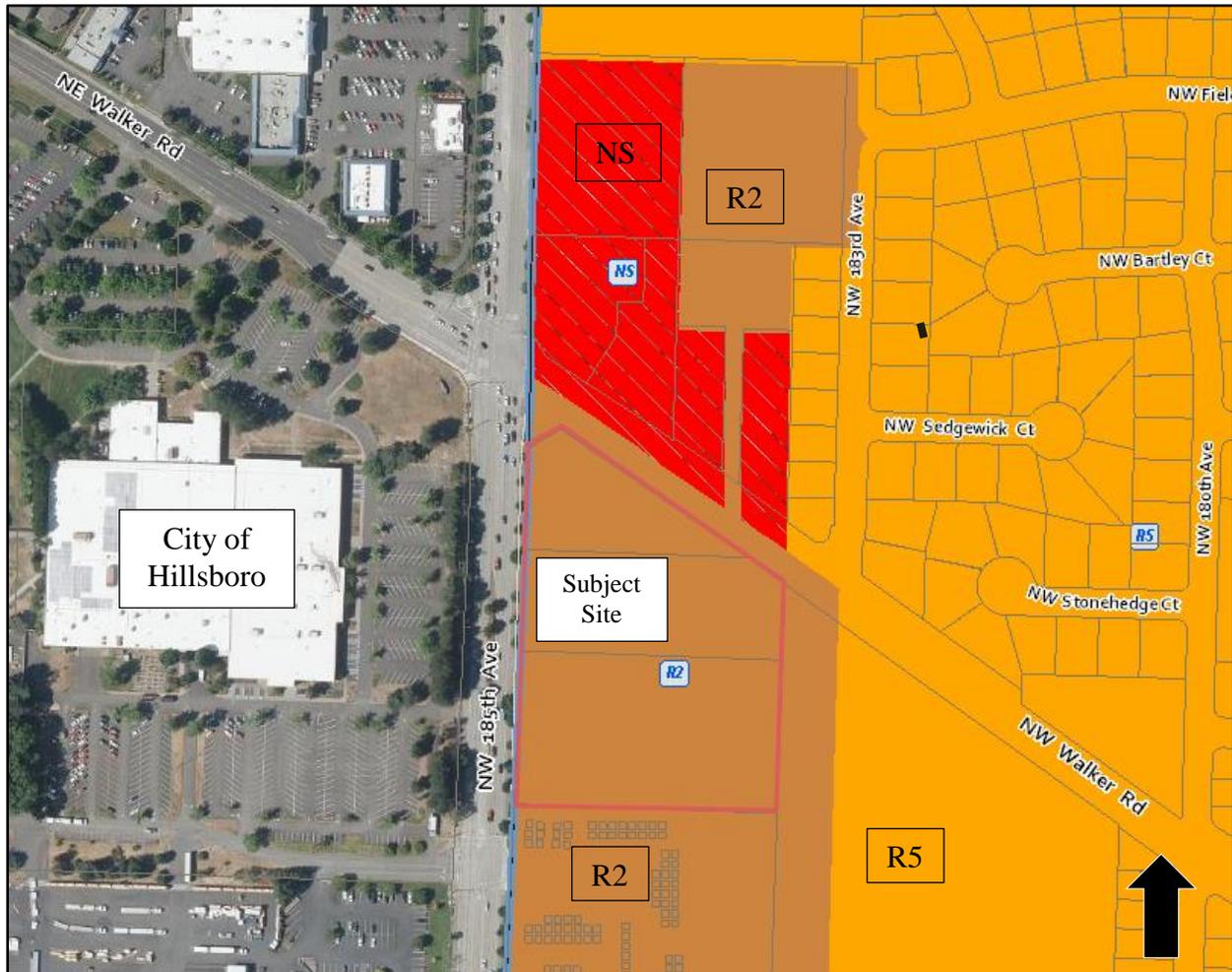
#### **Exhibit 3. Agency Comments**

- Exhibit 3.1 Conditions of approval from Washington County, dated December 6, 2019
- Exhibit 3.2 Letter from City of Hillsboro, dated December 6, 2019

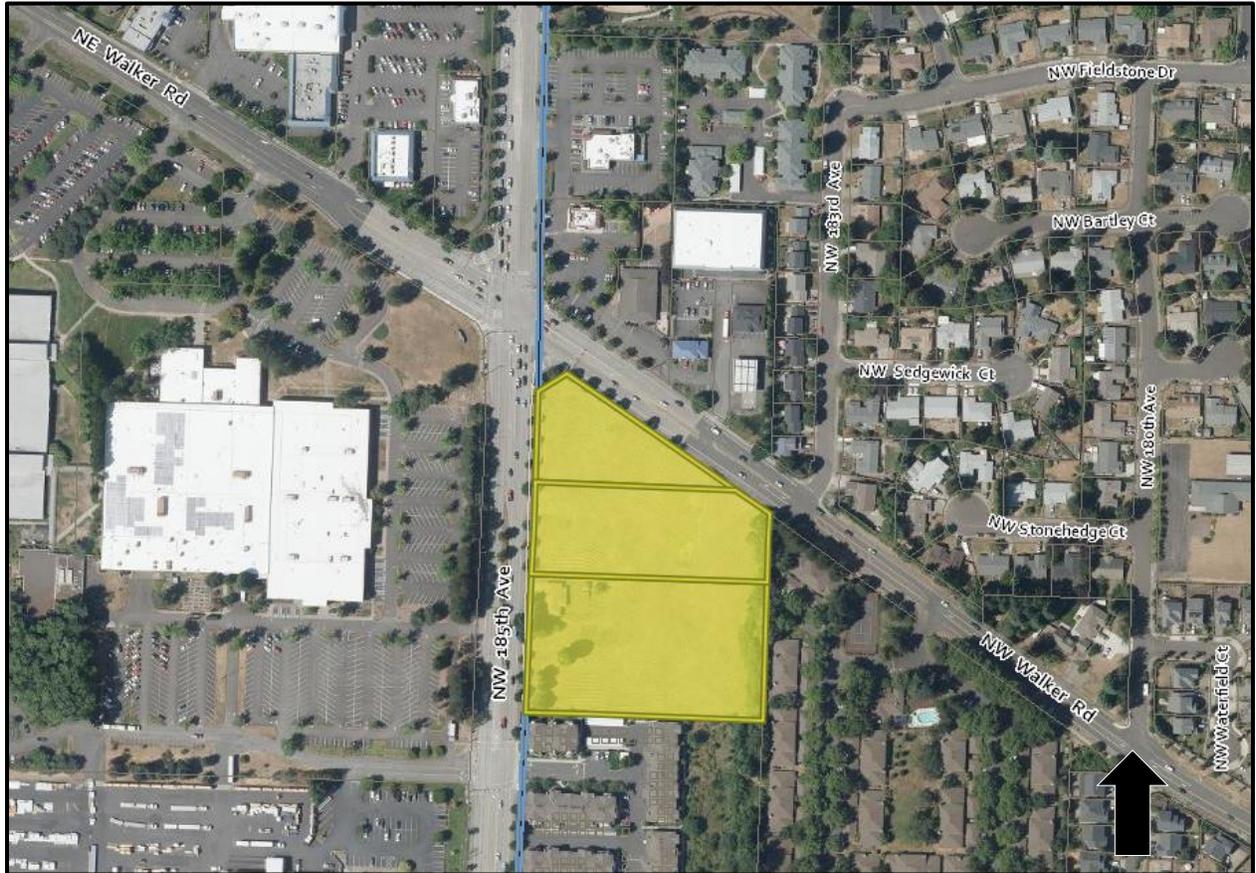
#### **Exhibit 4. Materials submitted by the Applicant**

- Exhibit 4.1 Submittal Package including plans

Beaverton Senior Living  
ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP2019-0011  
Zoning Map



**Beaverton Senior Living**  
**ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP209-0011**  
**Aerial Map**



**FACILITIES REVIEW COMMITTEE TECHNICAL  
REVIEW AND RECOMMENDATIONS  
Beaverton Senior Living**

**(ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP2019-0011)**

**Section 40.03.1 Facilities Review Committee:**

The Facilities Review Committee (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 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, below.

**The Facilities Review Committee Criteria are reviewed for all criteria that are applicable to the submitted application as identified below:**

- **All twelve (12) criteria are applicable to the Conditional Use (CU2019-0005) and the Design Review Three (DR2019-0111) applications.**
- A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

**Public Water, Sanitary Sewer and Storm**

City of Beaverton (City) sanitary sewer and storm drainage facilities are within the vicinity of the subject site. An 8-inch sanitary line and a 12-inch storm line are both located within NW Walker Road. Additionally, a City owned 8-inch sanitary sewer system is available south of the site. The applicant's plans show a system of subsurface storm drainage pipes and catch basins on the site. Stormwater runoff from the roof and parking surfaces are intended to be conveyed to water quantity and quality treatment systems located within the north and south parking areas. Treated stormwater runoff will then be dispatched to either the northern catch basin or an existing vegetated conveyance system located along the sites southeastern boundary. The applicant's Preliminary Stormwater Drainage Report (report), prepared by Barghausen Engineering, revised September 27, 2019, explains that runoff from the developed site is designed for collection and treatment using on-site detention and water quality facilities to mitigate impacts of impervious surface created by the development. The report further states that water quality treatment for

onsite impervious surface runoff is provided by two proprietary treatment vaults and that mitigation of runoff from the frontage improvements is proposed using a proprietary cartridge filter along NW 185th Avenue. The applicant has submitted a Service Provider Letter (SPL) from Clean Water Services (CWS).

Tualatin Valley Water District (TVWD) is the current water service provider for this area, however, this portion of the district is in the process of being transferred to City of Beaverton Water. The applicant has submitted a water SPL from the City which states that there is an adequate service level to serve the proposed development. TVWD has also signed this SPL. The applicant's plans show proposed connections to existing 12-inch water main in NW Walker Road and an existing 10-inch water main in NW 185th Avenue.

The applicant states that a new main will be constructed on site to connect to an existing 8-inch sanitary sewer main, located south of the subject site.

#### Transportation

The subject site has frontage on both NW Walker Road to the north and NW 185th Avenue to the west; both right-of-ways are designated as Arterials and are under the jurisdiction of Washington County (County), therefore subject to the County's standards. The County has reviewed the proposal and has provided conditions of approval. Since both NW Walker Road and NW 185th Avenue are County roads, staff cite the findings from the County in the letter dated December 6, 2019 as applicable to improvements proposed for this roadway. The applicant's plans show proposed right-of-way dedication and improvements along both frontages, including a 6 foot wide sidewalk behind a 7.5 foot wide landscape strip along both frontages, consistent with Washington County's conditions and the City's standard for sidewalks along. The Committee recommend a condition of approval that the sidewalk be designed to meet applicable City standards, except for that portion of the NW Walker Road sidewalk which has been approved through the Walker Road Improvements (NW 173rd to NW 185th) project, case file PTF2019-0001, SDM2019-0002 and TP2019-0002.

The applicant states that existing bike lanes on NW Walker Road and NW 185th Avenue will be relocated and modified to comply with Washington County standards.

The applicant has submitted a Traffic Impact Analysis (TIA), prepared by Kittelson & Associates, dated July 31, 2019 to evaluate the effects that the senior living facility will have on the surrounding transportation system. The TIA studied three nearby intersections (NW 183rd Avenue / NW Walker Road, NW 185th Avenue / NW Walker Road and NW 185th Avenue / OHSU access signal) and the two proposed access points for the site. The TIA estimates that the 206 unit senior living facility is expected to generate approximately 494 daily vehicular trips. Of these daily trips, approximately 29 will occur during the peak weekday AM hour and 33 during the peak weekday PM hour. The TIA concludes that all study intersections are forecast to continue to meet applicable operational standards, but acknowledges that the NW Walker Road/NW 185th Avenue intersection (as well as many of the intersections along NW 185th Avenue to the north and south of the study area) experiences long queues on all approaches. However, the TIA continues to explain that the low estimated trip generation is not anticipated to result in any measurable impacts on the queuing.

Two access points are proposed for the site. One access point is shown from the north, off of NW Walker Road and the second from NW 185th Avenue to the west. Both access points are proposed as having right-in-right-out movements only. The applicant's plans also show that the location of the proposed driveways does not meet the County's 600-foot spacing standard for Arterials streets. The County has provided a condition of approval, requiring that the applicant obtain approval for the modified driveway/intersection spacing from the County Engineer, prior to Site Development permit issuance. The TIA states that although the proposal is not able to meet the 600 feet arterial spacing standard, the site can be served by the proposed accesses and that each access has been located to minimize potential for queuing conflicts associated with the NW 185th / NW Walker Road traffic signal. Lastly, the TIA recommends that any landscaping, above ground utilities, and site signage should be located and maintained such that they provide minimum required sight lines at both access locations.

#### Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided a copy of a TVF&R permit for Fire Code/Land Use/Building Review Application with conditions of approval. The Committee recommends a condition of approval that the applicant comply with the TVF&R Permit #2019-0013. By meeting the conditions of approval, the proposal will meet TVF&R requirements, which will be verified at the time of Site Development Permit issuance.

In review of the proposal, the Facilities Review Committee, has determined that by meeting the conditions of approval at the end of this report, the proposal does not impact the level of facilities and services available. The capacity of the existing systems is adequate to support the increase uses of these critical facilities.

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

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to 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 years of occupancy.**

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant's plans and materials were shared with Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

#### Schools

The applicant states that the proposed senior living facility will have no impact on capacities of local schools. The Beaverton School District has been notified of the proposed development and has not provided written comments or conditions.

### Transit Improvements

Transit access is provided to the site via TriMet bus routes 52 and 59. One stop for bus route 59 is directly adjacent to the site on NW Walker Road, which the applicant states will be relocated, as needed, to adjust for the right-of-way improvements. An additional bus stop, serving routes 52 and 59, is located on the western side of NW 185th Avenue, across the street from the subject site. Two additional bus stops are located within 300 feet of the subject site.

Route 52 provides access between the Beaverton Transit Center and Portland Community College Rock Creek Campus between 5:00 AM and 12:00 AM on weekdays with approximately 15-minute headways, during peak transit hours, between 6:00 AM and 12:00 AM on Saturdays with approximately 30-minute headways, and between 6:00 AM and 10:00 PM on Sundays with approximately 30-minute headways. Route 59 provides access between the Willow Creek/SW 185th Avenue Transit Center and the Sunset Transit Center only during weekday AM and PM periods, with approximately 60-minute headways. No service is provided during other periods of the day or on the weekends. The Willow Creek / SW 185th Avenue MAX station is located within approximately 0.6 miles south of the subject site and can be reach via route 59. Additionally, the applicant states that the facility is anticipated to have its own transportation service for its residents.

### Police

To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the development site and any comments will be shared with the applicant.

### Pedestrian and Bicycle Facilities

The subject site is adjacent to two arterials, NW Walker Road to the north and NW 185th Avenue to the west. Both frontages include a bike lane and sidewalk, however the sidewalk along NW Walker Road does not being until about half way along the frontage from the eastern property line. A right-of-way improvement project, initiated by the County, begins at approximately this location where the sidewalk ends on NW Walker Road. Although NW Walker Road is under the maintenance and operation jurisdiction of the County, the City's sidewalk and planter strip standards are applicable for those properties located within City limits. The proposed right-of-way improvements associated with the County's project, are therefore subject to the City's land use review process and applications, including a Sidewalk Design Modification, necessary to alter or remove the planter strip called for in the City's street design standards. Approval for the Sidewalk Design Modification application SDM2019-0002 was deemed final on December 4, 2019 in association with the Walker Road Improvements (NW 173rd to NW 185th) project which included modifications to that portion of sidewalk located along a portion of subject site's NW Walker Road frontage. The County's improvements abutting the subject site, include a 6-foot wide sidewalk, behind an approximately 3-foot, 7-inch wide planter strip. The applicant's plans show a standard 6 foot wide sidewalk behind a 7.5 foot planter strip transitioning to the County's approved sidewalk design on near the subject site's eastern boundary. The Committee recommend a condition of approval that the sidewalk be design to meet applicable City standards, except for that portion of the NW Walker Road sidewalk which has been approved through SDM2019-0002.

Independent living units are subject to the “multi dwelling structure containing 4 or more dwelling units” parking ratio (Section 60.30.10.15.B) which calls for 1 short-term bike parking space per 20 dwelling units and one long-term space per unit. With 100 independent units proposed, a minimum of 5 short-term bike parking spaces and 100 long-term spaces. The Residential Care Facilities parking ratio is applied to the 34 memory care units and 72 assisted living units. One short-term bike parking space is required per 100 beds, therefore, with 122 beds proposed, 1 short-term space is required. Long-term bike parking spaces for Residential Care Facilities are required at a rate of 1 space per 50 beds, resulting in a minimum requirement of 2 long-term spaces. The total number of required bicycle parking is 108, comprised of 6 short-term spaces and 102 long-term spaces. Although the Beaverton Development Code provides an option to request a reduction in required parking for housing developments for “elderly or handicapped persons” if such a reduction is deemed appropriate (Section 60.30.10.11.D), the applicant has elected not to request a reduction to bicycle parking and instead explains that 92 of the long-term bike parking stalls will be provided as wall mounted racks within the one-and two-bed independent living units. The rest of the required long-term bicycle parking spaces (8) are proposed to be located outside of the building, near the northern entrance. The applicant’s plans also show 6 short-term stalls and 2 long-term stalls next to the main covered entrance along the western elevation. Additionally, an extra 4 short-term spaces are shown to be located near the southeastern corner of the site. The applicant explains that these stalls are near the employee lounge for ease of staff use.

#### Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant’s materials were shared with THPRD who have not provided comments or recommendations to the Facilities Review Committee.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

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

***C. The proposal 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 proposal.***

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20 for the Residential Urban Medium Density (R2) zone, as applicable to the aforementioned criterion. As demonstrated in the chart, the development proposal either meets all applicable standards, or can meet the standard if the Major Adjustment for height is approved by the decision making authority.

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

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

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, as applicable to the above mentioned criteria. Staff will provide findings for the applicable Design Review Standards and Guidelines (Code Section 60.05) within the Design Review section of the staff report.

Off-Street Loading (Section 60.25)

The proposed senior living facility is approximately 199,524 square feet of which, approximately 114,605 square feet is non-residential area, subject to off-street loading requirements. Residential Care Facilities in excess of 100,000 square feet must provide two, Type B, loading berths. The standard dimensions for a Type B loading berth is 30 feet in length, 12 feet in width by 14 feet 6 inches in height. The applicant's plan show two standard Type B loading berths are provided; one along the eastern elevation of the building and the secondary loading berth accommodated in the front entry area. The applicant explains that this loading area will be for box trucks only. However, the applicant's plans show that the dimensions of the loading area near the primary entrance comply with Type B loading berth standards.

Off-Street Parking (Section 60.30)

The standard parking ratio for attached dwellings outside of multiple-use zones is 1.25 spaces per one-bedroom unit and 1.5 for two-bedroom units. The subject proposal includes 68 one-bedroom units and 32 two-bedroom units, requiring a minimum of 133 parking spaces for the proposed independent living units. For Residential Care Facilities, the parking ratio is based on the number of beds, having a minimum rate of 0.5 spaces per bed. With 122 beds (34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces. However, the applicant is proposing 146 vehicular parking spaces. The applicant has requested a parking reduction under Section 60.30.10.11.D, Reduction for Special Needs Residential, which includes housing development for elderly. To support the request, the applicant has provided a Parking Demand Analysis (Analysis), prepared by a Registered Professional Engineer (dated December 20, 2019). The Analysis evaluated information contained in the Parking Generation Manual, 5th Edition, as published by the Institute of Transportation Engineers (2019). The Analysis explains that the Parking Generation reports the average and 85th percentile parking demand as measured at sites throughout the nation. A review of this data revealed four comparable land uses: Senior Adult Housing—Attached, Congregate Care Facility, Assisted Living, and Continuing Care Retirement Community. The Analysis then determined the recommended number of parking spaces, based on the 206 units proposed and the 85th percentile parking demand per land use. The average of the four comparable land uses results in 146 spaces, or a rate of 0.71 per unit.

The applicant states that 92 of the required long-term bike parking stalls will be provided as wall mounted racks within the one-and two-bed independent living units. The rest of the required long-term bicycle parking spaces (8) are proposed to be located outside of

the building, near the northern entrance. The applicant's plans also show 6 short-term stalls and 2 long-term stalls next to the main covered entrance along the western elevation. Additionally, an extra 4 short-term spaces are shown to be located near the southeastern corner of the site. The applicant explains that these stalls are near the employee lounge for ease of staff use.

#### Street and Bicycle and Pedestrian Connection Requirements (Section 60.55.25)

As described above in response to Criterion A, the subject site is located between two arterials, with frontages on both NW Walker Road to the north and NW 185th Avenue to the west; both right-of-ways are under the jurisdiction of Washington County (County), therefore subject to the County's standards. The County has reviewed the proposal and has provided conditions of approval. Since both NW Walker Road and NW 185th Avenue are County roads, staff cite the findings from the County in the letter dated December 6, 2019 as applicable to improvements proposed for these roadways. The applicant's plans show proposed right-of-way dedication and improvements along both frontages. The applicant's plans show an 11 foot right-of-way dedication on NW Walker Road and a 17 foot right-of-way dedication on NW 185th Avenue. The applicant's plans also show frontage improvements on both NW Walker Road and NW 185th Avenue consistent with Washington County conditions of approval and City of Beaverton's sidewalk design standards for Arterials.

The applicant's plans show that although the building is centrally located on the subject site, several pedestrian paths connect the sidewalk on both NW Walker Road and NW 185th Avenue to the onsite pedestrian circulation system through the parking lot and along all building elevations (except for small portion of the eastern elevation occupied by the loading area).

#### Transportation Facilities (Section 60.55)

In review of Section 60.55, the Committee incorporates the findings prepared in response to criterion A, B and D above. The subject site is adjacent to two existing Arterial streets, within Washington County's jurisdiction. Access spacing and right-of-way widths have been reviewed by Washington county staff who have provided written conditions of approval. The Committee recommends Washington County's conditions of approval be incorporated into the conditions of approval herein.

#### Trees and Vegetation (Section 60.60)

The applicant's plans show the removal of 20 Community Trees. Significant Trees and Significant Tree Groves are not present on site. The portion of the onsite wetland intended for preservation and enhancement contains trees but the applicant states that all existing trees in the wetland and vegetated corridor area will be retained. To ensure protection of trees to remain, the Committee recommend a condition of approval that no grading occur within the protected tree root zone, as outlined in Section 60.60.20 of the Beaverton Development Code, of any and all trees within the CWS approved Vegetated Corridor Enhancement Area and remaining Wetland A area as identified on Figure 4 attached to the Amended Service Provider Letter (SPL) dated October 22, 2019.

Utility Undergrounding (Section 60.65)

The applicant has provided a preliminary utility plan demonstrating the undergrounding of the proposed utilities. The Committee recommends a standard condition of approval requiring that utility lines are placed underground, consistent with Section 60.65.

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

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage 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 maintenance by the City or other public agency.***

The applicant states that the Beaverton Senior Living facility will continually maintain all applicable areas including: 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. Staff finds that the design of the development does not preclude the continued maintenance of private common facilities.

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

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

In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. The applicant proposes to improve existing adjacent pedestrian and vehicular circulation patterns by dedicating right-of-way and improving the sidewalks to meet current standards. The applicant's plans also show delineated walkways through the site, connecting building entrances and parking areas to the surrounding public circulation system. The applicant explains that safe and efficient circulations patterns onsite are achieved through speed limit markers in the driving areas and the differentiation of pedestrian crosswalks with a change in paving materials (stamped concrete).

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

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

In review of Criterion G, staff incorporates the findings prepared in response to A, B, D and F above. The applicant's plans show safe, efficient and direct pedestrian connections to the surrounding public pedestrian system. The applicant's plans also show safe on-site

vehicular circulation is achieved through the use of differentiated pedestrian walkways. The applicant states that the Beaverton Senior Living facility has worked with Washington County and the City of Beaverton on the site access location. The applicant further explains that Washington County's NW Walker Road and NW 185th Avenue road improvement project has been incorporated into this design; with special consideration to access points and right of way dedications.

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

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

The applicant states the Beaverton Senior Living facility complies with local and state codes and has been working with Tualatin Valley Fire and Rescue (TVF&R) for fire access and circulation and that the facility will meet fire flow requirements necessary to serve the building. TVF&R has reviewed the proposed development and has provided conditions of approval. The proposal will also need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with other TVF&R standards.

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

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

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval.

The applicant states that Beaverton Senior Living facility complies with local and state codes and that site lighting and security cameras will be placed around the site to provide for additional security to residents.

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

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

**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.***

The applicant states that grading and contouring of the site has been designed in accordance with right-of-way improvements and consideration of adjacent properties. The applicant explains that existing grades on site are primarily low sloping on the western half of the site, with all steeper slopes existing in the wetland area on the east half of the site (outside of the proposed building area). This wetland area, including a 50 foot wide buffer, will maintain existing grading along the eastern property line. The applicant states that the drive lane has been pulled away from the southern property line to reduce grading impacts to adjacent neighbors and meet zoning required grading adjacent to neighboring properties. The applicant's plans show no grading is proposed within approximately the first 10.5 feet from the southern boundary. Property lines to the North and West parallel NW 185th Avenue and NW Walker Road. The applicant states that development along these roads will meet Washington County and City street and landscape requirements. Furthermore, the applicant has provided a stormwater report and proposed stormwater facilities which will be fully reviewed at the Site Development Permit stage.

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

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

The applicant states that the Beaverton Senior Living facility meets state and local codes, including the American National Standards Institute (ANSI) A117.1 for accessibility. The applicant will be required to meet all applicable accessibility standards of the International Building Code, the Fire Code, and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed at the time of Building permit application. Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, it appears that the general site layout can meet accessibility requirements.

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

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

The applicant submitted the land use applications on July 13, 2019 and was deemed complete on November 13, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee finds the proposal meets the criterion.**

**Recommendation**

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in **APPROVE** the proposal **Beaverton Senior Living**, subject to conditions of approval identified in Attachment G.

**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**Residential Urban Medium Density District (R2) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code 20.05.20 (Residential Urban Medium Density)</b>			
Use – Attached Residential	Permitted	The proposal includes 100 independent living units integrated into the Residential Care Facility.	Yes
Use – Residential Care Facility	Conditional	Residential Care Facilities are not subject to minimum/maximum density standards.	N/A
<b>Development Code Section 20.05.15 (Residential Urban Medium Density)</b>			
Minimum/Maximum Lot Area	2,000 square feet	Approximately 239,633 square feet.	Yes
Residential Density (per acre)	<u>Min:</u> 76 units <u>Max:</u> 119 units	The proposal includes 100 independent living units, exceeding the standard base density.	Yes
Minimum Lot Dimensions for Corner Lots	<u>Min. Width:</u> 20 ft. <u>Min. Depth:</u> 0 ft.	The applicant's plans show that the subject site is approximately 400 feet in width and 600 feet in depth.	Yes
Minimum Yard Setbacks: Front – 10 ft. Side – 0 or 5 or 10* Rear – 15  *If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.	Front – 10 ft. Side – 5 ft. for unattached sides Rear – 15 ft.	The applicant's plans show that the proposed building is located more than 15 feet away from all property lines.	Yes
Maximum Building Height	40 ft.	The applicant has submitted a Major Adjustment application (ADJ2019-0015) to request approval of a building height increase of 8 feet. The applicable approval criteria for the Major Adjustment is reviewed in greater detail in that Section of the staff report.	See ADJ2019-0015 Section of Staff Report.

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposed senior living facility is approximately 199,524 square feet total, of which, approximately 114,605 square feet is non-residential area.	See DR2019-0111 Section of Staff Report
<b>Development Code Section 60.15</b>			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The subject site consists of three tax lots. The applicant has submitted a Replat One (LD2019-0023) to request the consolidation of the three lots. Applicable Land Division Standards will be reviewed in greater detail in that section of the staff report.	See LD2019-0023 Section of Staff Report
<b>Development Code Section 60.25</b>			
Off-street Loading Requirements	Residential Care Facilities over 100,00 sq.ft = Two Type B	The proposed senior living facility is approximately 199,524 square feet of which, approximately 114,605 square feet is non-residential area, subject to off-street loading requirements. The applicant's plan show two standard Type B loading berths provided on site. One is located along the eastern elevation and the secondary loading berth will be accommodated in the front entry.	Yes
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	<p><b>Total Minimum Required: 194</b></p> <p><b>Attached Dwellings:</b>  <u>Min.: 133 spaces</u>                      (68 one bed and studio units x 1.25 spaces = 85 spaces</p> <p>32 two bed units x 1.5 spaces = 48 spaces)</p>	The applicant is proposing 146 vehicular parking spaces. The applicant has requested a parking reduction under Section 60.30.10.11.D, Reduction for Special Needs Residential, which includes housing development for elderly. To support the request, the applicant has provided a Parking Demand Analysis,	Yes

	<p><u>Max.: 186 spaces</u> (68 one bed and studio units x 1.8 spaces = 122 spaces)</p> <p>32 two bed units x 2.0 spaces = 64 spaces)</p> <p><b>Residential Care Facility:</b> <u>Min.: 61 spaces</u> (122 beds x 0.5 spaces = 61 spaces)</p> <p><u>Max: 61 spaces</u> (122 bed x 0.5 spaces = 61 spaces)</p>	prepared by a Registered Professional Engineer.	
Required Bicycle Parking Short Term and Long Term	<p><b>Attached Dwellings</b> (100 independent units proposed)</p> <p><u>Short term:</u> 5 spaces (1 space per 20 dwelling units)</p> <p><u>Long Term:</u> 1 space per unit</p> <p><b>Residential Care Facility</b> (122 beds proposed)</p> <p><u>Short-term:</u> 1.22 spaces (1 per 100 beds)</p> <p><u>Long-term:</u> 2.44 (1 per 50 bed)</p> <p><b>Total:</b> 6 short-term 102 long-term</p>	The applicant proposes adequate long-term and short-term bicycle parking.	Yes
Reductions and exceptions to the required vehicle and bicycle parking standards as listed in Sections 60.30.10.5.	Reduction for Special Needs Residential, including in housing developments for elderly or handicapped persons if such	The applicant is proposing 146 vehicular parking spaces. The applicant has requested a parking reduction under Section 60.30.10.11.D, Reduction for Special Needs Residential,	Yes

and 60.30.10.6. may be granted in the following specific cases:	reduction is deemed appropriate after analysis	which includes housing development for elderly. To support the request, the applicant has provided a Parking Demand Analysis (Analysis), prepared by a Registered Professional Engineer.	
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The applicant states that the property is located within THPRDs district therefore annexation is not necessary.	N/A
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes, w/COA
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The applicant's plans show the removal of 20 Community Trees. Significant Trees and Significant Tree Groves are not present on site. The onsite wetland intended for preservation and enhancement contains trees but the applicant states that all existing trees in the wetland and vegetated corridor area will be retained.	See TP2019-0011 Section of Staff Report.
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.	Yes, w/COA
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a CWS SPL which includes a wetland delineation, showing the presence of a wetland and drainage channel on the site. The CWS SPL also includes a	Yes, w/COAs

		<p>site plan (Figure 4 of the SPL) which shows the applicant's proposed development, including the filling of a portion of the wetland and vegetated corridor encroachment. CWS has provided conditions of approval, requiring the improvement of the remaining vegetated corridor and the authorization from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE) prior to any activity within the sensitive area. The Committee recommends incorporating all CWS conditions.</p> <p>The applicant states that wetland mitigation measures have been taken for the half acre of wetland on site and that mitigation is currently being reviewed by DSL and Army Corps of Engineers.</p>	
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**ADJ2019-0015  
ANALYSIS AND FINDINGS FOR  
MAJOR ADJUSTMENT APPROVAL**

**Section 40.10.05. Adjustment Applications; Purpose**

*The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this 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.*

**Section 40.10.15.2.C Approval Criteria**

*In order to approve a Major Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Major Adjustment application.***

*Section 40.10.15.2.A.1 Threshold: An application for Major Adjustment shall be required when the following threshold applies:*

*Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses). This threshold does not apply where credits have been earned for height increase through Habitat Friendly Development Practices, as described Section 60.12.40.4., .5., .6., and .7.*

The maximum building height in the R2 zoning district is 40 feet. The applicant is requesting an additional eight (8) feet of building height for a portion of the proposed building, a 20 percent adjustment from the site development requirement of this zoning district. The applicant is not requesting credits for height through Habitat Friendly Development Practices, as described Section 60.12.40.4., .5., .6., and .7

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

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

The City of Beaverton received the appropriate fee for a Major Adjustment application.

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

**3. *Special conditions or circumstances exist on the site that make it difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.***

The applicant states that the subject site contains a wetland. The applicant's materials show that a "U" shaped wetland is located on the eastern half of the site, surrounded by a vegetated corridor. The applicant proposes to fill a portion of the wetland to accommodate the proposed development. The remaining wetland is proposed to be preserved and the associated vegetated corridor to be improved per Clean Water Services (CWS) standards. The preservation of a portion of the wetland and associated vegetated corridor limits the developable area of the site, pushing the development towards the western half of the site. The applicant requests an additional eight (8) feet of building height to accommodate units that could have been accommodated on the site, without the adjustment to height, if the wetland preservation would not have been proposed. Staff finds the presence of a wetland, and the proposal to preserve a portion of the wetland, makes it difficult to meet the applicable standard height for an otherwise acceptable proposal.

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

**4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

The presence of the wetland on the subject site is a special condition that does not result from the actions of the applicant. The presence of the wetland limits the developable area of the site. The applicant proposes to preserve a portion of the on-site wetland and associated vegetated corridor, land that otherwise could have been developed. The applicant further explains that these circumstances directly affect the applicant's ability to provide services that are typical in the client's service and care models within a 3 story structure. To protect the wetland, while making reasonable use of the site, the applicant is requesting an additional eight (8) feet for building height. The additional building height would allow the applicant to develop vertically, rather than horizontally by further impacting the wetland. Staff finds that the onsite wetland is not a result of the applicant's actions but an existing constraint of this site.

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

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

The applicant states that granting an adjustment to the height will have no effect on pedestrian and vehicular movement. Staff finds that granting the height request will not obstruct pedestrian or vehicular movement to and through the site.

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

**6. *City-designated significant trees and/or historic resources, if present, will be preserved.***

There are no City-designated significant trees and/or historic resources on the subject site.

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

- 7. If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.***

The proposal includes one (1) request for adjustment.

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

- 8. Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

The applicant states that the remaining wetland and associated vegetated corridor on the site, place a constraint on where and how much of the site can be developed. The applicant's plans show that the remaining natural resource area spans the length of the site and is more than 60 feet in width, rendering approximately 29,209 square feet of the site undevelopable. The applicant states that the floor area accommodated by the additional eight (8) feet of building height could have been located in the area occupied by the wetland. Staff finds the request for an additional eight (8) feet of building height is the minimum necessary to permit a reasonable use of land and the proposed structure while also protecting a portion of the onsite wetland.

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

- 9. Either it can be demonstrated that the proposed modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment***

The applicant states that the proposed adjustments is for an efficient and compact layout of the building, good pedestrian and vehicular access to the site, and allows a portion of the exiting wetland to be preserved and enhanced. The applicant's plans show that the requested height adjustment is being sought for the only the northern portion of the building, which is further from the residential development to the south. Additionally, by filling less of the wetland, the remaining natural resource area provides a natural buffer between the site and the existing residential development to the east. Staff finds that the requested adjustment for height is compensated by placing the additional height on the portion of the building that predominately faces non-residential uses to the north and west while also incorporating the remaining wetland into the site design.

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

- 10. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application***

***that have been approved or are considered concurrently with the subject proposal.***

Staff cites the findings in the Code Conformance Analysis chart in the Facilities Review section of this report for the R2 zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the proposal meets the site development standards, with the exception of maximum building height for which the applicant has submitted this Major Adjustment request to exceed the standard height by eight (8) feet, or 20%, above the standard 40 feet.

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

- 11. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that 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.***

Staff finds that this Major Adjustment proposal, which is limited to maximum building height, will have no impact on the development's ability to meet applicable code requirements of Chapter 60. Compliance with Chapter 60 is also discussed in the Facilities Review (Attachment A) and Design Review Three (Attachment D) sections of this report.

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

- 12. 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.***

The applicant states that Beaverton Senior Living Community will provide adequate means to ensure the continued periodic maintenances and periodic 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. Staff finds the additional building height will not impede continued periodic maintenance and replacement of private common facilities and areas.

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

- 13. The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

The proposal does not include lot averaging.

**Therefore, staff finds that this approval criterion is not applicable.**

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

The applicant has submitted all documents related to this request for a Major Adjustment (ADJ2019-0015) approval. The applicant has also submitted New Conditional Use (CU2019-0005), Design Review Three (DR2019-0111), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications. Staff recommend a condition of approval that approval of the Major Adjustment (ADJ2019-0015) be subject to the approval of the New Conditional Use (CU2019-0005), Design Review Three (DR2019-0111), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications. No additional application or documents are needed at this time.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2019-0015 (Beaverton Senior Living)**, subject to the applicable conditions identified in Attachment G.

**CU2019-0005  
ANALYSIS AND FINDINGS FOR  
CONDITIONAL USE APPROVAL**

**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**

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.

**Therefore, the Committee finds that the proposal meets the criteria.**

**Section 40.15.15.3.C New Conditional Use Approval Criteria:**

*In order 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:*

**1. The proposal satisfies the threshold requirements for a New Conditional Use application.**

The applicant proposes an approximately 199,524 square foot Residential Care Facility within the R2 – Residential Urban Medium Density zoning district. Per Section 20.05.20.3.D of the Development Code, Residential Care Facilities are conditional uses within the R2 zoning district. Since the proposal is for a new Residential Care Facility, and a previous conditional use permit for the use and site has not been issued, the proposal satisfies Threshold 1 of the New Conditional Use application.

**Therefore, staff finds the proposal meets the criterion for approval.**

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

The applicant paid the required fee associated with a New Conditional Use application.

**Therefore, staff finds the proposal meets the criterion for approval.**

**3. The proposal complies with the applicable policies of the Comprehensive Plan.**

The applicant has addressed the following policies of the Comprehensive Plan, as identified below.

### Chapter 3 (Land Use Element):

***Policy 3.1.1.a) Emphasize pedestrian convenience and safety in all developments and transportation facilities.***

The applicant states that the proposal includes crosswalks that connect on-site pedestrian traffic to new sidewalks on NW 185th Avenue and NW Walker Road. An existing bus stop is located directly north of the site along NW Walker Road. Additional bus stops are located within walking distance to the site and can be reached by on-site pedestrian paths that connect to the surrounding pedestrian circulation system. The applicant states that internal pedestrian circulation is to be indicated by crosswalks that utilize a different pattern to alert vehicular traffic of potential pedestrian traffic. The applicant's plans also show that walkways are provided around the building, with the exception of where the loading berth is proposed on the eastern side of the building.

***Policy 3.1.1.c) Ensure that new development is designed to provide safe, comfortable and direct pedestrian and bicycle connections to and through the development, including to reach nearby points of interest.***

The applicant states that the proposal is providing crosswalks that connect on-site pedestrian traffic to new and improved sidewalks on NW 185th Avenue and NW Walker Road. The sidewalks adjacent to the subject site provide pedestrian access to several bus stops within walking distance of the site, as well as some commercial uses within the vicinity. The applicant further explains that internal pedestrian circulation is to be indicated by crosswalks that utilize a different pattern to alert vehicular traffic of potential pedestrian traffic. The applicant's plans show right-of-way dedication along both NW Walker Road and NW 185<sup>th</sup> Avenue, as required to meet appropriate Washington County street sections, which include bicycle lanes.

***Policy 3.1.1.f) Ensure that development adjacent to transit stops and stations is designed to provide direct, convenient and comfortable connections between buildings and the stop or station.***

The applicant states direct connections through the site and to adjacent street sidewalks are provided. Transit stops are located within walking distance of the facility entrances.

***Policy 3.1.1.g) Encourage providing amenities for transit users at transit stops or stations, such as food carts and coffee stands, covered benches, trash/recycling receptacles, and lighting.***

The applicant states that site lighting near the NW Walker Road transit stop will be provided, to aid in the safety and security of residents and transit users.

***Policy 3.1.1.k) Encourage shared parking agreements in all areas with significant volumes of surface parking lots.***

Parking for the proposed use can be accommodated on the same site. The applicant has requested to reduce the number of required parking spaces, provided data prepared by a Professional Registered Engineer stating that the actual parking need for the proposed use is less than that outlined in Chapter 60.30.10.5.A, therefore a shared parking agreement is not needed.

***Policy 3.1.1.I) Accommodate automobile access and parking in an efficient manner that does not detract from the desirability of other modes.***

The applicant's plans show bicycle parking spaces are located near primary building entrances and direct pedestrian walkways connect to the adjacent bus stop on NW Walker Road and other bus stops within close proximity to the subject site.

***Policy 3.2.1.a) Provide a set of residential infill guidelines and standards that encourage compatible infill development, consistent with the following principles:***

- i. Provide flexibility on development standards when it can help preserve trees and natural resources.***

The applicant has subjected a Major Adjustment application concurrently with this New Conditional Use application, to request an additional eight feet of building height, due to development constraints associated with the partial preservation of a wetland on site. The applicant's plans show the preservation of the wetland area delineated along the site's eastern boundary and a vegetated corridor adjacent to the remaining wetland which will be enhanced, per CWS standards.

- ii. Allow a wider variety of housing choices that can accommodate a range of ages, household sizes and/or income levels while ensuring the new housing responds to the scale and form of the neighborhood.***

The proposed use, Residential Care Facility, is defined as a commercial use in the Beaverton Development Code, however, the proposed use will serve as a residence for seniors. The dual-like use and form of the facility, as a commercial facility that also provides housing, responds to the existing scale and form of the surrounding neighborhood, with commercial uses to the north and west and multi-family residential to the east and south.

- iii. Manage transitions between different uses and housing types.***

Although the proposed use, Residential Care Facility, is a commercial use, it will also provide housing for seniors. The dual-like use of the facility, as commercial and residential, is an appropriate transition between the existing commercial uses to the north and west and the residential uses to the south and east.

- iv. In areas well-served by transit, amenities and services, offer more flexibility for infill housing and innovative housing types that meet city***

***goals for affordability and livability, and provide housing for diverse household sizes, types, and age ranges.***

The applicant proposes age-restricted housing on a site adjacent to a bus stop and several other bus stops within walking distance. Bike lanes are also proposed along both frontages. Some commercial amenities are located within walking distance of the subject site.

- v. Encourage site and building design features, including setbacks and sight lines, that minimize impacts to sunlight and privacy for existing adjacent homes.***

The applicant's plans show the proposed building is generally centrally located on the site, surrounded by low-profile uses, such as vehicular and pedestrian circulation areas, parking and landscaping. These areas provide a buffer between the building and existing adjacent homes to the east and south, minimizing the impacts to sunlight and privacy.

***Policy 3.2.1.c) Work to reduce and mitigate displacement and loss of affordable housing and commercial/employment space when planning and implementing major capital investments that increase livability and desirability.***

The subject site is currently developed with one detached dwelling. The proposal include 100 age-restricted independent living units along with memory care and assisted living units. The applicant states the facility is also anticipated to employ approximately 100 to 120 staff members.

***Policy 3.3.1.a) Use land effectively in urban areas to relieve development pressure in rural areas and help protect farms, forests and natural resources.***

The subject site is zoned R2 Residential Urban Medium Density. Residential Care Facilities are a conditional use within the R2 zoning district and is not subject to minimum or maximum density standards. However, the applicant states that the proposed facility will include a mix of units, including 100 independent living units, within the permitted density range. The applicant's plans show that in addition to meeting the minimum density intended for a site of this size in the R2 zone, the applicant is providing 72 assisted living units and 34 memory care units. Furthermore, the applicant states the facility is anticipated to employ between 100 and 120 staff members. The subject site also contains a wetland and associated vegetated corridor area. The applicant has submitted a Major Adjustment application to request an additional eight feet of building height, due to the development constraints attributed to the partial preservation of the wetland on site.

***Policy 3.3.1.b) Conserve, protect and enhance natural resources identified in the city's adopted Significant Natural Resources inventories, consistent with policies in the Natural Resources Element.***

The wetland found on the subject site is not identified in the city's adopted Significant Local Wetland Inventory found in Volume III of the Comprehensive Plan. The applicant's plans have been reviewed by CWS, who has provided conditions of approval. The applicant's plans show the wetland, and associated vegetated corridor, covers a large part of the eastern half of the site. The applicant's plans show that a portion of the wetland is proposed to be filled to accommodate development but the plans also show that the remaining wetland area will be protected by a 50 foot wide vegetated corridor, to be enhanced to meet or exceed good corridor conditions.

***Policy 3.3.1.c) Encourage and incentivize sustainable building and site design approaches that minimize environmental impacts of the built environment while creating healthy, safe places for people to live, work and play, through:***

***i. Energy conservation and renewable energy***

The applicant states that the facility will meet/exceed the Oregon Energy Code.

***ii. Reducing resource consumption and waste***

The applicant states that senior use typically creates less waste and resources per resident than typical residential apartments.

***iii. Reducing water consumption and wastewater generation, including use of non-potable water systems where appropriate***

The applicant states that the senior use typically utilizes less water than typical residential apartments, in addition low flow fixtures will be utilized within the building.

***iv. Integration of storm water and natural systems***

The applicant states that storm water will be collected on site and used to in the enhancement of the adjacent wetlands.

***v. Protecting and supporting human health***

The applicant states that the building will utilize Low-VOC (volatile organic compounds) and natural materials throughout the building.

***vi. Designing for adaptability over time***

The applicant states that the facility is designed to allow flexibility in long term operations and services.

***Policy 3.3.1.d) Wherever possible, allow resource areas to serve multiple purposes and acknowledge their multiple benefits.***

The applicant states that the onsite wetlands provide natural habitat and site enhancement for residents and staff.

***Policy 3.3.1.e) Increase the resiliency of the built environment by:***

- i. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand, and people can remain in place.***
- ii. Increasing awareness of natural hazard risks and the value of mitigation and preparedness measures***
- iii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event***
- iv. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair***

The applicant states that the proposed facility will be designed to meet and exceed local structural and seismic loads for longevity in a natural disaster. The applicant further explains that the facility will be protected through out with a fire sprinkler and alarm systems, allowing for increase protection in the case of an emergency and that with the memory care and assisted living units, the emergency systems and building will support a 'save in place' strategy for residents.

***Policy 3.7.4.a) Limit the scale and type of non-residential uses to ensure compatibility with surrounding neighborhoods.***

The applicant states that the assisted living and memory care units, in conjunction with the first-floor common areas, have been designed to create a residential feel to the facility; complimenting the independent living unit functions. Building height is limited to 3 stories at the southern building mass to respond to the residential scale created by the adjacent condominiums. The applicant further adds that the independent wing to the north of the property will be 4 stories, as the properties the North and West are a commercial in use.

***Policy 3.7.4.c) Use development standards and/or conditional use review to address potential issues related to compatibility of neighborhood commercial uses with adjacent housing, including noise, access and parking.***

The applicant has submitted the applicable Conditional Use application as required for Residential Care Facilities within the R2 zoning district. The proposed Residential Care Facility is considered a commercial use. However, the use provides housing, in addition to care, for seniors in the community. The site is adjacent to multi-family residential uses and is across the street from non-residential uses, such as a gas station, self-storage facility and educational institutions. The applicant states that on the north and west property lines, the site is buffered from adjacent properties by the two primary arterial streets. A wetland with a 50 foot vegetated buffer screens the site from the neighbors to

the east. The applicant further explains that the drive aisle has been pulled off of the south property line approximately 15 feet and landscaping provided to create a buffer from the residential condominiums to the south. Access to the site is limited due to the site's location along two arterial streets. The proposed Residential Care Facility is not anticipated to generate greater noise levels than its surrounding uses.

***Policy 3.7.4.d) Allow the continuation of existing residential uses and new residential uses that are part of a mixed use development or support and provide opportunities for future neighborhood commercial uses within the Neighborhood Center.***

The proposed use, a Residential Care Facility, a commercial use which provides housing for seniors as well as employment for approximately 100 to 120 staff members.

***Policy 3.7.4.e) Improve and enhance connections to adjacent neighborhoods to make it easier and more enjoyable for neighbors to walk or bike to the Neighborhood Center.***

The applicant's plans show that internal walkways connect to the proposed improved sidewalks along both frontages. The adjacent sidewalk are shown to connect to existing sidewalks located along adjacent sites and across the streets. The proposed improvements with the adjacent streets, NW Walker Road and NW 185th Avenue, include bike lanes. The proposed development will improve and enhance pedestrian and bike connections.

***Policy 3.8.3.a) Provide for a variety of housing types, with an emphasis on multifamily and attached single family housing.***

The proposed conditional use is for a Residential Care Facility within the R2 zoning district. Although the proposed use is a commercial use, it provides housing for seniors. The applicant states that the facility is a residential/commercial style and scale of building which differs from the residents to the east and south. The residents on the east consist of single-story apartment homes, residents to the south reside in apartment style condominiums. This results in three different housing types and scales in this area, meeting the policy goals of variety. The building itself provides a variety of housing types or services as well; independent living, assisted living, and memory care.

***Policy 3.8.3.b) Establish zoning regulations that allow housing at generally the following residential densities, while allowing for flexibility as described under Goal 3.8.1:***

- i. Medium Density Neighborhoods: one unit per 2,000- 5,000 square feet of residential land area***

The subject currently consists of three parcels. Two of the parcels have a Neighborhood

Center land use designation, while the southern lot is designated Medium Density. Both land use designations subject the R2 zoning district, which is applied to all three lots, therefore the minimum density rate is 2,000 square feet per dwelling unit, consistent with this policy. The proposal for a Residential Care Facility is a conditional use within the R2 zoning district and is not subject to minimum density requirements, however the proposal includes 100 age-restricted independent living units which fall within the minimum and maximum density range for a site of this size within the R2 zoning district.

***Policy 3.8.3.c) Focus the highest density housing closest to transit, commercial services, parks, and/or other amenities, to provide convenient access to these amenities by as many households as possible.***

Although the proposed development is a conditional use within the R2 zoning district, the applicant proposed 100 age-restricted independent living units on a site adjacent to a bus stop and within walking distance of additional bus stops. New internal pedestrian walkways are proposed to connect to the improved public pedestrian circulation system, providing convenient access to surrounding amenities.

***Policy 3.8.3.d) Provide direct and efficient pedestrian and bicycle connections to nearby retail and services, transit, parks, and/or schools.***

The applicant's plans show proposed internal pedestrian walkways connect to the improved public pedestrian circulation system, providing convenient access to surrounding amenities.

***Policy 3.8.3.e) Ensure that the internal circulation system for larger developments creates direct and desirable pedestrian and bicycle routes and connects to adjacent local streets wherever possible.***

Goal 3.8.3.f) Allow for innovative housing types and designs that are consistent with the other policies for these neighborhoods to accommodate projected growth and meet the diverse housing needs of the community.

#### **Chapter 4 (Housing Element):**

***Policy 4.1.1.a) Use available land within the city efficiently, encouraging new residential development to take advantage of allowed maximum densities where appropriate***

The proposed Residential Care Facility is a commercial use, permitted conditionally, within the R2 zoning district. Although the use is commercial, providing services and assistance to seniors, the use also includes 100 age-restricted independent living facilities, exceeding the minimum 76 residential units that would have been required if the site was residentially developed. In addition to the independent living units, the applicant proposes memory care and assisted living units.

***Policy 4.1.1.b) Support higher density infill development that capitalizes on existing infrastructure and where impacts can be mitigated***

The proposed development is adjacent and within close proximity to existing infrastructure. The applicant's plans include improvements to adjacent right-of-ways and construction of required onsite infrastructure such as a storm water management system and necessary utilities.

***Policy 4.1.1.c) Encourage high density residential development on mixed use and commercially zoned sites with proximity to transit and amenities with the objective of creating 18-hour neighborhoods***

The subject site is zoned R2, a Residential zone. Therefore, this policy is not applicable.

***Policy 4.1.1. e) Develop programs or strategies to improve Beaverton's jobs-housing balance, thereby reducing impacts on transportation infrastructure and the environment***

The applicant proposes a Residential Care Facility which will both provide a residence for seniors and jobs in the community.

***Policy 4.1.1. f) Strive to meet the city's future housing demand within city limits, while coordinating with Washington County and Metro to assess future housing needs at a larger geographic scale, especially for detached single family units***

Although a commercial use, the applicant's proposal for a Residential Care Facility will provide housing for seniors within city limits.

***Policy 4.5.1.a) Encourage quality design throughout the city that acknowledges neighborhood character, provides safe and direct connections for pedestrians and bicyclists to a variety of destinations, and integrates open space, natural resources and scenic view corridors***

The applicant states that the site is a corner lot at an intersection of two arterial streets (NW 185th Avenue and NW Walker Road), with all other properties adjacent to the intersection being in commercial use. The applicant further states that this facility, with its residential and commercial use, functions well as buffer between commercial and residential zones. The applicant's plan show pedestrian circulation is provided around the exterior of the facility and connects to the primary sidewalks abutting the arterial streets. Right-of-way dedication along both NW Walker Road and NW 185th Avenue are required by Washington County to allow for the widening of these two arterials. The improved right-of-way will include bike lanes constructed to meet Washington County standards and sidewalks designed to meet City of Beaverton standards. The applicant's plans also show the preservation of a portion of a wetland found on the site. For the portion of the wetland proposed to be filled, the applicant explains that mitigation will be provided through CWS

and the Army Corps of Engineers' mitigation bank. Furthermore, the applicant states that the remaining wetland will be improved per CWS requirements. The applicant's plans show landscaping will be provided around the facility and within two large interior courtyards to integrate open space into the design.

***Policy 4.5.1.f) Provide flexible development standards for projects that exceed the minimum requirements for natural resource protection, open space and public gathering places, and energy efficiency***

The applicant's plans show the preservation of a portion of a wetland, buffered from the development on the site by an enhanced vegetated corridor, approximately 50 feet wide. The applicant has submitted a Major Adjustment application requesting for additional building height, to mitigate the developmental constraints associated with the partial preservation of the onsite wetland.

***Policy 4.5.1.g) Work with regional partners to improve bicycle and pedestrian access to nearby parks, schools, and neighborhood services and provide increased opportunities for healthy active living***

The applicant has working with the City of Beaverton and Washington County to coordinate vehicular, pedestrian and bicycle access. The abutting City of Hillsboro has also been notified of the proposed development and has concurred with Washington County's requirements and conditions.

***Policy 4.5.1.h) Encourage a compact mix of uses at the neighborhood level that increase the number of local jobs and services, and reduce impacts to the city's transportation system***

The applicant states that the proposed facility will host a mix of uses to support the independent living, assisted living, and memory care occupants. Further explaining, that it is anticipated the facility will employ 100 to 120 staff members, and provide a mix of services including but not limited to dining, salon, fitness, and multipurpose gathering areas.

**Chapter 6 (Transportation Element):**

The following policies under Chapter 6 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that the more detailed assessment of proposed public facilities is provided in findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 6 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

***Policy 6.2.1.a) Maintain the livability of Beaverton through proper location and design of transportation facilities.***

The subject site abuts two arterials, NW Walker Road and NW 185th Avenue. Both streets are under Washington County's jurisdiction. The applicant's plans show right-of-way dedications consistent with Washington County's requirements.

***Policy 6.2.1.g) Provide convenient direct pedestrian and bicycle facilities to promote the health and physical well-being of Beaverton residents, to reduce traffic congestion, to provide commuting and recreational alternatives to the motor vehicle, and to support local commerce.***

The applicant states that new right-of-way improvements will provide Washington County Arterial design standards which include new bicycle lanes. The applicant further explains that new sidewalks will be provided along NW 185th Avenue and NW Walker Road and that these improvements will act to improve pedestrian bicycle traffic around the site.

***Policy 6.2.2.a) Recognize that streets are important to community identity and provide a needed service. Implement Beaverton's public street standards that recognize the multipurpose nature of the street right-of-way for a combination of utility, pedestrian, bicycle, transit, truck, auto uses, and railroad crossings.***

The subject site abuts two arterials, NW Walker Road and NW 185th Avenue. Both streets are under Washington County's jurisdiction. The applicant's plans show sidewalks along both frontages have been designed in compliance with the City of Beaverton's standard sidewalk design for Arterial streets, except for that portion of the NW Walker Road sidewalk which has been approved through the Walker Road Improvements (NW 173rd to NW 185th) project, case file PTF2019-0001, SDM2019-0002 and TP2019-0002.

***Policy 6.2.2.c) Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycletracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.***

***Actions:***

- ***Continue to coordinate with Washington County, Metro, Beaverton area schools, Oregon Department of Transportation, the cities of Tigard, Hillsboro, and Portland, Tualatin Valley Fire & Rescue, and the Tualatin Hills Park and Recreation District.***
- ***Sidewalks will remain the responsibility of fronting property owners. The City shall consider funding sidewalk improvements when such improvements serve the greater public good (such as a transportation or safety purpose), and funding is available.***
- ***Maintain the opportunity for resident groups to fund pedestrian and bicycle facilities through the local improvement district process.***

The subject site abuts two arterials, NW Walker Road and NW 185th Avenue. Both streets are under Washington County's jurisdiction. The applicant's plans show sidewalks along

both frontages have been designed in compliance with the City of Beaverton's standard sidewalk design for Arterial streets, except for that portion of the NW Walker Road sidewalk which has been approved through the Walker Road Improvements (NW 173rd to NW 185th) project, case file PTF2019-0001, SDM2019-0002 and TP2019-0002.

***Policy 6.2.2.d) Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.***

***Actions:***

- ***Adjust parking lot design standards to be more pedestrian-friendly.***
- ***Develop a performance measure for pedestrian facilities, and develop targets for different areas of the city. Consider factors such as long wait times at selected stop lights, closed crosswalks, noise and pollution, debris and obstacles on sidewalks, speed of traffic, and other factors reducing pedestrian friendliness.***

The applicant's plans show sidewalks along both frontages have been designed in compliance with the City of Beaverton's standard sidewalk design for Arterial streets, except for that portion of the NW Walker Road sidewalk which has been approved through the Walker Road Improvements (NW 173rd to NW 185th) project, case file PTF2019-0001, SDM2019-0002 and TP2019-0002. The applicant's plans also show pedestrian connections are proposed between the onsite pedestrian walkways with the abutting pedestrian circulation system. One bus stop is directly adjacent to the subject site along NW Walker Road, the applicant's plans show two walkways connecting the sidewalk on NW Walker Road to the proposed building.

***Policy 6.2.2.j) Require developers to include pedestrian, bicycle, and transit-supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.***

The applicant's plans show sidewalks along both frontages have been designed in compliance with the City of Beaverton's standard sidewalk design for Arterial streets, except for that portion of the NW Walker Road sidewalk which has been approved through the Walker Road Improvements (NW 173rd to NW 185th) project, case file PTF2019-0001, SDM2019-0002 and TP2019-0002.

***Policy 6.2.3.g) Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.***

The subject site abuts two arterials, NW Walker Road and NW 185th Avenue. Both streets are under Washington County's jurisdiction. The applicant will be required to obtain approval from Washington County's Transportation Engineer for access onto both streets.

***Policy 6.2.3.h) Ensure that adequate access for emergency services vehicles is provided throughout the City.***

***Actions:***

- ***Work cooperatively with Tualatin Valley Fire and Rescue and other Washington County emergency service providers to designate and periodically update Primary and Secondary Emergency Response Routes. Continue to work with these agencies to establish acceptable traffic calming strategies for these routes.***
- ***Recognize the route designations and associated acceptable traffic calming strategies in the City's Traffic Calming Program.***

The applicant has submitted a Service Provider Letter from Tualatin Valley Fire and Rescue (TVF&R) dated August 7, 2019 with conditions of approval, incorporated herein.

***Policy 6.2.4.h) Require land use approval of proposals for new or improved transportation facilities. The approval process shall consider the project's identified impacts.***

The applicant's plans show right-of-way dedication and improvement along both frontages. The proposed improvements are being reviewed as part of this New Conditional Use application (CU2019-0005) and other associated land use applications (ADJ2019-0015, DR2019-0111, LD2019-0023 and TP2019-0011) for the proposed Residential Care Facility.

***Policy 6.2.5. a) Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities Act.***

***Action:***

- ***Identify, assess, and remove access barriers to persons with disabilities.***

The subject site is adjacent to one existing bus stop located on NW Walker Road. The applicant's plans show direct pedestrian access, having a minimum unobstructed width of five (5) feet, is provided from the onsite building entrances to the adjacent sidewalks, including the adjacent bus stop. Furthermore, staff notes that the proposal will be required to comply with Americans with Disabilities Act (ADA) standards which will be evaluated at the time of Building and Site Development permit review.

***Policy 6.2.5. b) Support TriMet, other transit service providers, and employers' and social service agencies' efforts that respond to the transit and transportation needs of elderly, economically disadvantaged, and disabled persons.***

The subject site is adjacent to one existing bus stop located on NW Walker Road. The applicant's plans show direct pedestrian access, having a minimum unobstructed width of five (5) feet, is provided from the onsite building entrances to the adjacent sidewalks,

including the adjacent bus stop.

## **Chapter 7: Natural, Cultural, Historic, Scenic, Energy, and Groundwater Resources Element**

***Policy 7.1.1.a) Coordinate resource protection programs with affected local, state, and federal regulatory agencies, and notify them of development proposals within natural resource areas.***

The City of Beaverton has sent notice of the proposed development to the Oregon Department of State Lands. Additionally, the applicant has submitted a Service Provider Letter from CWS which includes a site plan showing the delineated wetland and the proposed impacts to the wetland. The applicant states that the proposed impact to half an acre of the onsite wetland, will be mitigated by paying a fee to a mitigation bank. The applicant also states that the remaining onsite wetland will be improved and maintained per CWS standards. Compliance with local, state, and federal regulatory agencies' requirements, including the US Army Corps of Engineers Standard Local Operating Procedures for Endangered Species (SLOPES) assessment, will be reviewed in greater detail at the Site Development permitting stage.

***Policy 7.1.1.b) Where adverse impacts to Significant Natural Resources cannot be practicably avoided, require mitigation of the same resource type commensurate with the impact, at a location as close as possible to the impacted resource site.***

The applicant states that onsite wetlands will be improved and maintained per CWS standards and that half an acre of the wetland will be mitigated for impacts associated with the proposed development.

***Policy 7.1.1.c) Allow for relaxation of development standards to protect significant natural and historic resources. Such standards may include but are not limited to minimum setbacks, maximum building height, minimum street width, location of bicycle, pedestrian and multi-use paths, etc.***

The applicant has submitted a Major Adjustment application to request for eight additional feet of building height. The applicant is also requesting to reduce the number of required parking spaces, as outlined in Section 60.30.10.5.A of the Beaverton Development Code, through a request to utilize the Reduction for Special Needs Residential parking provision of Section 60.30.10.11.D.

***Policy 7.3.1.1a) Inventoried natural resources shall be conserved, protected, enhanced or restored:***

- ***to retain the visual and scenic diversity of our community;***
- ***for their educational and recreational values;***

- ***to provide habitats for fish and wildlife in our urban area.***

The City of Beaverton's Local Wetland Inventory, identifies a channel along the subject site's eastern boundary. The applicant's site assessment also found a wetland onsite. The applicant's proposal includes filling approximately half an acre of the wetland, mitigation for which will be provided by paying a fee to a mitigation bank. The remaining wetland and associated vegetated corridor will be enhanced per CWS standards.

***Policy 7.3.1.1.b) Conserve, protect and enhance natural resource sites and values through a combination of programs that involve development regulations, purchase of land and conservation easements, educational efforts, and mitigation of impacts on resource sites.***

***Action 1: Establish acquisition programs for Significant Goal 5 Resources; prepare and maintain a long-range list of priority resource locations for public acquisition.***

***Action 2: Facilitate and encourage habitat friendly development practices and low impact development through flexibility in site development standards and reduction in surface water management fees and systems development charges.***

The applicant's plans show the preservation of a portion of a wetland on the subject site. The remaining wetland and vegetated corridor, along the site's eastern boundary, is proposed to be protected, enhanced and incorporated into the landscape design of the development. The applicant's plans have been reviewed by CWS and US Army Corps of Engineers. The applicant states that the impacts to the wetland will be mitigated through a wetland mitigation bank.

***Policy 7.3.1.1.c) Inventoried natural resources shall be incorporated into the landscape design of development projects as part of a site development plan, recognizing them as amenities for residents and employees alike.***

The applicant's plans show the preservation of a portion of a wetland on the subject site. The remaining wetland and vegetated corridor, along the site's eastern boundary, is proposed to be protected, enhanced and incorporated into the landscape design of the development.

***Policy 7.3.1.1.d) The City shall rely on its site development permitting process as the mechanism to balance the needs of development with natural resource protection.***

The applicant states that the facility will meet all required reviews and approvals of the City of Beaverton. Additionally, the applicant's plans show that the identified natural resources on site will be protected by a CWS required enhanced Vegetated Corridor area. The applicant submitted a CWS Service Provider Letter which includes a condition of approval requiring an easement over the vegetated corridor conveying storm and surface

water management to CWS or the City that would prevent the owner of the vegetated corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein. Where encroachment is necessary for the development of the site, mitigation fees will be required. Compliance with applicable local, state and federal regulations will be reviewed in greater detail through the Site Development permitting process.

***Policy 7.3.1.1.e) Development within Significant Natural Resource areas shall be consistent with the relevant regulations or guidelines of the National Marine Fisheries Service, U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife, U.S. Army Corps of Engineers, Oregon Division of State Lands, Clean Water Services, and the Oregon Department of Environmental Quality.***

A Service Provider Letter from CWS has been obtained. The Site Development permit review process ensures compliance with all applicable natural resource requirements from agencies such as U.S. Army Corps of Engineers, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife.

***Policy 7.3.1.1.f) Specific uses of or development activities in Significant Natural Resources areas shall be evaluated carefully and those uses or activities that are complementary and compatible with resource protection shall be permitted. This is not intended to prohibit a land use permitted by the underlying zoning district but only to regulate the design of development such as building or parking location or type of landscaping.***

The applicant's wetland delineation, shows an existing wetland occupies approximately half of the subject site. The applicant's plans show development of the site includes impacts to approximately half an acre of the wetland. Impacts to the wetland are evaluated carefully by multiple agencies, such as CWS and US Army Corps of Engineers. The applicant's plans also show the preservation and enhancement of the remaining wetland area and associated vegetated corridor.

***Policy 7.3.1.1.g) Limited alteration or improvement of Significant Natural Resource areas may be permitted so long as potential losses are mitigated and "best management practices" are employed.***

The applicant's plans show alterations and improvements to the natural resources found on site. The alteration of these resources has been reviewed by CWS who has provided a Service Provider Letter with conditions of approval. Compliance with CWS conditions and other applicable agency's requirements will be reviewed at the Site Development permitting process. The applicant states a fee will be provided to a mitigation bank for the resource alteration.

***Policy 7.3.1.1.h) Roads and utilities, which must be located within, or***

***traverse through, a Significant Natural Resource Area, shall be carefully planned and aligned so as to minimize loss and disruption. A rehabilitation or restoration plan shall be a necessary component. The City should allow variations from standard street sections in these areas.***

The applicant's plans show that the northern access to the site is located within the portion of the onsite wetland proposed to be filled. The site is adjacent to two arterial roads with minimum intersection and driveway spacing requirements that limit where driveways can be located. Although the proposed driveway locations will require approval from Washington County's engineer, the location of the northern driveway allows for some of the onsite wetland to remain.

***Policy 7.3.3.1.a) Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.***

The applicant's plans show a wetland is present on the subject site, however this wetland is not identified as a Significant Wetland on the City of Beaverton's Local Wetland Inventory. The applicant proposes to fill a portion of the existing wetland to accommodate development of the site. Alterations to the wetland will have to comply with applicable local, state and federal requirements, which will be reviewed during the Site Development permitting process.

***Policy 7.3.3.1.a) Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.***

The applicant's plans show proposed development within a portion of the wetland found on site. The applicant states that a fee will be paid to a mitigation bank and that the proposal has been reviewed by CWS and the US Army Corps of Engineers.

***Policy 7.3.3.1.a) Where development is constrained due to wetland protection regulations, a hardship variance may be granted if approval criteria are met.***

The applicant has submitted a Major Adjustment application requesting an increase to the standard maximum building height due to the development constraints associated with the wetland found on site.

## **Chapter 8: Environmental Quality and Safety Element**

***Policy 8.4.1.a) Noise impacts shall be considered during development review processes.***

The applicant states landscaping through the use of year-round trees and shrubs will be

provided in and around the site to help reduce the noise generated on site and that the facility has been pulled away from the property lines to create an additional buffer from adjacent properties. The applicant also states that facades have been articulated to reduce sound transmission.

**Therefore, staff find by meeting the conditions of approval, the proposal meets the criterion for approval.**

**4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

The applicant states that the proposed development will be centrally located on the site, with a fire access road provided around the entirety of the building. Wetland encroachment is proposed in order to develop the site. The applicant has provided a Service Provider Letter from CWS. The applicant states a wetland and 50 foot buffer on the east side of the property provides separation of the building from the neighboring single-story residential properties. The applicant has also submitted a Major Adjustment application, requesting additional building height to expand the building vertically, rather than horizontally. Staff finds that the site can reasonably accommodate the proposal.

**Therefore, staff finds the proposal meets the criterion for approval.**

**5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

The applicant states that the assisted living and memory care facilities both have residential and commercial aspects to them which tends to fit in well at along the boundaries between residential and commercial zones. This site is zoned R2, Medium Density Residential, which allows for attached dwellings and multifamily buildings. The applicant states that the assisted living and memory care units proposed allow for a building that has a residential feel and scale, while providing internal amenities for the residents. The proposal also include 100 age-restricted independent living units. Staff concurs that the proposed location of the Residential Care Facility is such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

**Therefore, staff finds the proposal meets the criterion for approval.**

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

The applicant has submitted all documents related to this request for New Conditional Use (CU2019-0005) approval. The applicant has also submitted a Major Adjustment

(ADJ2019-0015), Design Review Three (DR2019-0111), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications. No additional application or documents are needed at this time. Staff recommend a condition of approval that approval of the New Conditional Use (CU2019-0005) be subject to the approval of the Design Review Three (DR2019-0111), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications.

**Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2019-0005 (Beaverton Senior Living)** subject to the applicable conditions identified in Attachment G.

**DR2019-0111  
ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW THREE APPROVAL**

**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**

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.

**Therefore, the Committee finds that the proposal meets the criteria.**

**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 3 Design Review.

**Section 40.20.15.3.C Approval Criteria:** In order 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:

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

The applicant proposes to construct two new 122 bed senior living facility including 100 independent living units, a total of approximately 99,000 square feet in size. The proposal meets threshold 1 for a Design Review Three application.

1. *New construction of more than 50,000 gross square feet of non-residential floor area where the development does not abut any Residential zoning district.*

**Therefore, staff finds that the criterion is met.**

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

The applicant paid the required fees for a Design Review Three application.

**Therefore, staff finds that the criterion is met.**

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).***

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response, and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the Guideline and a statement as to whether the Guideline is met below. Staff finds that the proposal meets the Guidelines.

**Therefore, staff finds that by meeting the conditions of approval the criterion is met.**

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 of 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.***

The proposal is for one new senior living facility, not an expansion of an existing building, therefore the criterion does not apply.

**Therefore, staff finds the criterion is not applicable.**

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.***

The applicant does not propose a DRBCP.

**Therefore, staff finds the criterion is not applicable.**

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). [ORD 4531; March 2010]**

The proposal meets threshold 1, therefore this criterion is not applicable.

**Therefore, staff finds the criterion is not applicable.**

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, 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 applying to instead meet the applicable Design Guideline(s).**

The proposal meets threshold 1, therefore this criterion is not applicable.

**Therefore, staff finds the criterion is not applicable.**

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

The applicant has submitted all documents related to this request for a Design Review Three (DR2019-0111) approval. The applicant has also submitted a Major Adjustment (ADJ2019-0015), New Conditional Use (CU2019-0005), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications. No additional application or documents are needed at this time. Staff recommend a condition of approval that approval of the Design Review Three be subject to the approval of the Major Adjustment (ADJ2019-0015), New Conditional Use (CU2019-0005), Replat One (LD2019-0023) and Tree Plan Two (TP2019-0011).

**Therefore, staff finds that by meeting the conditions of approval the criterion is met.**

## DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which 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.*

*B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

The applicant's plans show that the longest building elevation faces NW 185<sup>th</sup> Avenue. The applicant states that the proposal utilizes building articulation to minimize the perceived mass of the building. More specifically, that three major building volumes are proposed along the western elevation, with varying color and materials. The applicant's plans show that the northern four-story half of the proposed building and three-story southern half are connected in the center by a recessed segment approximately one and a half stories tall. Along the western elevation, the primary entrance is located within that space, between the two greater building masses which help frame the primary entrance. Canopies are shown over the primary and secondary entrance (northern elevation), providing weather protection and architectural interest. On the eastern elevation, this centrally located link is treated with floor to ceiling windows. On both the eastern and western elevations, the restricted height recession of this section provides a distinct break in materials as well as massing at the pedestrian level and as viewed from the adjacent right-of-way. The varied masses along the eastern and western elevations also result in a mixed roof line. The applicant's plans show that a portion of the eastern/western elevations extends to the north, significantly further than the rest of the building, bringing part of the building closer to the public right-of-way and partially enclosing the northern pedestrian and vehicular circulation area. The applicant's plans also show that all elevations on the proposed building include recessed vertical breaks. The ground floor portion of the elevations is differentiated by the use of predominately horizontal fiber cement lap siding, with the hardie reveal panels applied to the upper levels. Staff find that building elevations are varied and articulated.

**Therefore, staff finds the Guideline is met.**

*C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)*

The applicant states that vertical siding articulation and depth changes break up the larger horizontal features of the building. The applicant also explains that the building entry is emphasized with covered drop off element and differentiation of color and material. The applicant's plans also show the building varies in height along the eastern and western elevations, providing balance to the longer horizontal building elevations. Staff concurs that the building entrance is adequately emphasized and vertical building elements

provide balance to the horizontal length of elevations.

**Therefore, staff finds the Guideline is met.**

*D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B)*

The applicant's plans show that direct pedestrian walkways are proposed along all building elevations. Furthermore, the windows at the ground level, also along all elevations, promote a comfortable pedestrian scale. Additionally, the applicant states that the drop off area provides a plaza space for people to congregate. Entrances, including the primary entrance, are recessed and covered by canopies for weather protection. Staff find that the building promotes a comfortable pedestrian scale.

**Therefore, staff finds that 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 all building facades provide a rhythmic window pattern along off-setting walls, and resident decks. The applicant's plans show windows are provided on all elevations as well as recessed vertical breaks. All elevations are treated with a variety of materials. The primary building entrance, facing NW 185<sup>th</sup> Avenue, is recessed and framed by larger building masses to the north and south, an arrangement that result in an alcove like feature. No undifferentiated blank walls facing a street, common green, shared court or major parking area are proposed. Staff find that the elevations facing public streets and major parking areas are adequately emphasized.

**Therefore, staff finds the Guideline is met.**

## **2. Roof Forms as Unifying Elements**

*A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted. (Standards 60.05.15.2.A and B)*

The applicant's plans show a flat roof is proposed. Variety and distinction is achieved by the changes in building mass, off-set walls and recessed vertical breaks, resulting in a stepped roofline. The primary entrance acts as a focal point along the western elevation and is highlighted by its distinct scale and large canopy. The applicant states that

Beaverton Senior Living Community utilizes entrance canopies to create height variation in architectural elements. The applicant explains that the color and depth changes, which correspond to changes in parapet wall height, further distinguish the flat roof and create additional visual interest. Staff concurs that roof forms are distinctive.

**Therefore, staff finds the Guideline is met.**

*B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)*

The applicant states that siding variation and siding depth is utilized to distinguish the flat roof and parapet areas. Further explaining that the variation of a panel façade with intermitted vertical interruptions aids in creating a distinctive cornice treatment. Staff concurs that a distinctive cornice treatment is provided.

**Therefore, staff finds the Guideline is met.**

### **3. Primary building entrances**

*A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3)*

The applicant's plans show that the primary entrance, located along the western elevation, is recessed and covered by a large projecting canopy. The area in front of the primary entry is design for drop-offs, with the canopy extending over the diverted drive-aisle for weather protection. All other pedestrian entrances to the building are also covered by a canopy. Staff concurs that adequate pedestrian protection is provided at building entrances.

**Therefore, staff finds the Guideline is met.**

*B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)*

The applicant states that the Beaverton Senior Living Community provides a building entrance with visual interest through architectural features such as a custom canopy, storefront glazing, building shifts (emphasizing the entrance), along with a large vertical cladding system that stands out from surrounding panelized cladding. Staff concurs that the primary building entrance is attractive and functional and incorporates changes in mass to provide emphasis.

**Therefore, staff finds the Guideline is met.**

**4. Exterior Building Materials**

A. *Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)*

The applicant plans show the use of fiber cement lap siding, Hardie reveal panels, and Hardie V-groove siding. Windows are provided on all outward facing elevations. The applicant states that ample windows are provided on the exterior façade and on the interior façade looking out to courtyard. Staff concurs that the proposed materials convey an impression of permanence and durability and provide adequate views into interior areas.

**Therefore, staff finds the Guideline is met.**

**5. Screening of Equipment.** *All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)*

The applicant states that the proposal will have parapet walls surround the whole roof boundary to assist in screening roof top mechanical equipment. Transformers along with any other site utility equipment will be enclosed by fence or dense evergreen foliage; complying with design guidelines. The applicant's plans do not indicate any above ground equipment. Should any future rooftop or aboveground service equipment be proposed, screening will be reviewed for compliance with the corresponding Design Review Standards (Standards 60.05.15.5.A through C). Staff concur that the mechanical equipment can be adequately screened.

**Therefore, staff finds the Guideline is met.**

**8. Ground Floor Elevations on Commercial and Multiple Use Buildings.**

A. *Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes. (Standard 60.05.15.8.A)*

The proposed residential care facility is considered a Commercial use. The applicant's plans show the ground floor of each elevation is treated with windows, however, the units are accessed internally, and therefore external doors are limited. The applicant states that the first-floor exterior façade treatment will be recessed with a material change that visually sets the first floor around the building off from the remainder of the building to create a response to adjacent pedestrian traffic around the building. The applicant's plans

do show that the primary entrance along the western elevation and the secondary entrance along the northern elevation, are composed of glass with an aluminum frame.

**Therefore, staff finds the Guideline is met.**

*B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standards 60.05.15.8.B)*

The applicant states that the proposed building provides weather protection at the entrances and balconies. While the building is considered a commercial use, the nature of a residential care facility is similar to a residential use in that resident rooms are located along ground floors and landscaping separates the building from walkways for resident privacy. Staff concurs that adequate weather protection is provided.

**Therefore, staff finds the Guideline is met.**

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

**1. Connections to public street system.** *The on-site pedestrian, bicycle, and motor vehicle circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets in accordance with connections identified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan (Standard 60.05.40.1)*

Vehicular connections to the public street system are proposed at NW Walker Road and NW 185<sup>th</sup> Avenue. The applicant's plans also show a pedestrian connection provided from the western primary entrance to the abutting sidewalk on NW 185<sup>th</sup> Avenue. Two pedestrian paths connect the walkways located along the buildings northern elevation to the sidewalk on NW Walker Road. The applicant states that Beaverton Senior Living Community has been working with Washington County and the City of Beaverton to allow site access to provide efficient access to the site while supporting the NW 185<sup>th</sup> Avenue and NW Walker Road lane expansion project. Access is provided in a safe and efficient manner to the site.

**Therefore, staff finds that the Guideline is met.**

**2. Loading area, solid waste facilities, and similar improvements.**

*A. On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)*

The applicant states that service, storage, and loading are primarily located on the back of the building, away from public streets. The applicant's plans show that trash rooms are

located within the building and that one of the two required loading berths is located along the eastern elevation, more than 200 feet away from the nearest right-of-way, NW Walker Road. The applicant proposes to accommodate the second required loading berth at the primary entrance. The applicant states that all large deliveries are expected to be accommodated by the loading berth located at the back (east side) of the building and that the secondary loading berth at the front entrance, although large enough to accommodate larger delivery vehicles, will be used predominately by smaller box trucks and only when the back-loading area is unavailable. Furthermore, the applicant states that the front-loading area is mainly use for pick up, drop off, and for the shuttle/van for residents. Staff concurs that the loading area and trash areas are appropriately located and adequately screened from public view.

**Therefore, staff finds the Guideline is met.**

*B. Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)*

The applicant states that the loading area is located along the north elevation of the building for deliveries which is screened from view by the building. The location of the proposed loading areas, set behind the building will be sufficiently screened.

The applicant states that service, storage, and loading are primarily located on the back of the building, away from public streets. The applicant's plans show that trash rooms are located within the building. One of the two required loading berths is located along the eastern elevation, more than 200 feet away from the nearest right-of-way, NW Walker Road. The applicant proposes to accommodate the second required loading berth at the primary drive-up entrance. The applicant states that all large deliveries are expected to be accommodated by the loading berth located at the back (east side) of the building and that this loading berth, although large enough to accommodate larger delivery vehicles, will be used predominately by smaller box trucks, in the event when the back-loading area is unavailable. Furthermore, although the primary entrance is large enough to accommodate a Type B loading berth, the space is designed as a primary entrance, making it compatible with the operations of the proposed facility.

**Therefore, staff finds the Guideline is met.**

### **3. Pedestrian circulation.**

*A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)*

The applicant plans show that pedestrian connections are proposed between the onsite building, parking areas, and surrounding public pedestrian system. The applicant states that internal cross walks will be constructed of stamped concrete to provide visual and tactile variation from drive aisle. Staff finds that adequate pedestrian connections are proposed.

**Therefore, staff finds that the Guideline is met.**

*B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)*

The applicant states that pedestrian connections have been made between the onsite building and adjacent public sidewalks. The applicant's plans show one new pedestrian circulation connection is proposed along NW 185<sup>th</sup> Avenue which will connect the sidewalk on NW 185<sup>th</sup> Avenue to the onsite pedestrian circulation system. Two new pedestrian circulation connections are shown to connect the onsite pedestrian walkways with the new sidewalk proposed along NW Walker Road. The proposed pedestrian connections are provided between parking areas and on-site building. Staff concurs that sufficient pedestrian connections to adjacent streets and pedestrian facilities are provided

**Therefore, staff finds that the Guideline is met.**

*C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)*

The applicant's plans show direct, differentiated pedestrian connections are proposed between primary building entrances and the surrounding streets. Staff finds that adequate pedestrian connections from the building entrances to the street will be provided.

**Therefore, staff finds that the Guideline is met.**

*D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)*

The applicant's plans show pedestrian connections to the adjacent streets are proposed through parking areas. The pedestrian connections are separated from the vehicular parking spaces and differentiated from the parking lot pavement by the use of stamped concrete. The applicant states that crosswalks are spaced to simplify wayfinding to the primary entrances of the building, while providing convenient connection to the site. Staff concurs that pedestrian connections are evenly spaced and separated from vehicles

**Therefore, staff finds that the Guideline is met.**

*E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)*

The applicant's plans show right-of-way dedication and improvements, including

sidewalks, along both abutting frontages. The applicant's plans also show that a continuous pedestrian path is provided around the majority of building with the exception being where a required loading berth is proposed on the eastern elevation. Staff finds that adequate pedestrian facilities are provided.

**Therefore, staff finds the Guideline is met.**

F. *Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)*

Pedestrian ways are designed for safe movement and constructed with stamped concrete. Staff concurs that the applicant has proposed hard, durable differentiated surfaces for pedestrian connections.

**Therefore, staff finds the Guideline is met.**

4. ***Street frontages and parking areas.*** *Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)*

The applicant states that a fence will screen NW 185<sup>th</sup> Avenue from the abutting parking area. The applicant's plan show that the proposed fence is three (3) feet in height and composed of wood. The applicant's plans also show a landscape buffer between the parking stalls and public right of way. The landscaping buffer includes common white snowberry, kinnikinnick, creeping mahonia, and homestead elm trees.

**Therefore, staff finds that the Guideline is met.**

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

The applicant proposes landscape islands containing trees and ground cover.

**Therefore, staff finds the Guideline is met.**

8. ***Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial and Multiple Use zones.***

A. *On-site vehicle circulation should be easily recognized and identified, and include a higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8)*

The applicant states that the proposed development will have easily recognizable vehicle circulation areas, curbs, sidewalks and landscaping. The applicant further states that landscaping is provided to buffer the property from the street, the building from the sidewalk, and that the will landscaped parking islands will break up the parking aisles.

The applicant's plans show differentiated pedestrian walkways, curbs enclosing bays of parking and landscaping buffers between the adjacent streets and onsite parking and vehicular circulation areas. Staff concurs that the parking lot circulations system provides a high level of improvement and circulations patterns are easily identifiable.

**Therefore, staff finds the Guideline is met.**

B. *Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)*

The applicant's plan provides landscape islands with trees and vegetation to reduce visual impact of parking areas.

**Therefore, staff finds the Guideline is met.**

## **2. Minimum landscaping in Residential zones.**

A. *Landscape treatments utilizing plants, hard-surface materials, or both should be provided in the setback between a street and a building. The treatment should enhance architectural elements of the building and contribute to a safe, interesting streetscape. (Standard 60.05.25.4)*

The applicant's plans show a landscape buffer between the sidewalks abutting the site and proposed parking areas consisting of a variety of vegetation. Furthermore, the applicant's plans show that landscaping will be provided along the northern, southern and western building elevations. Staff finds that the proposed landscaping on site enhances the architectural elements of the building and contributes to a safe, interesting streetscape.

**Therefore, staff finds the Guideline is met.**

B. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of development and its surroundings. (Standard 60.05.25.4)*

The applicant's plans show landscaping is provided throughout the site, including along three of the four building elevations. Along the eastern elevation, where no landscaping is proposed immediately adjacent to the building, a natural resource area containing a wetland and vegetated corridor provide a significant natural buffer from the east. The applicant's plans also show that landscaping is proposed between the two abutting right-of-ways and on-site parking areas. Landscaping is also proposed between parking stalls. Staff finds that the proposed landscaping, as well as the preservation of existing natural resources along the site's western boundary, soften the edges of the building, parking area and provide aesthetic interest.

**Therefore, staff finds the Guideline is met.**

**3. Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.**

A. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.5.A, B, and D)*

The applicant's plans show landscaping is provided throughout the site, including along three of the four building elevations. Along the eastern elevation, where no landscaping is proposed immediately adjacent to the building, a natural resource area containing a wetland and vegetated corridor provide a significant natural buffer from the east. The applicant's plans also show that landscaping is proposed between the two abutting right-of-ways and on-site parking areas. Landscaping is also proposed between parking stalls. Staff finds that the proposed landscaping, as well as the preservation of existing natural resources along the site's western boundary, soften the edges of the building, parking area and provide aesthetic interest.

**Therefore, staff finds that by meeting the Conditions of Approval the Guideline is met.**

B. *Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)*

The applicant's narrative states that the two interior courtyards are designed with decorative pavers and landscape materials. However, the applicant's plans do not show landscaping details for the courtyard areas, therefore, staff recommend a condition of approval that the applicant submit a landscaping plan for the courtyard areas, consistent with applicable Design Review Standards outlined in section 60.05.25.5. Staff finds that by meeting the condition of approval, the proposal provides adequate treatment of the interior courtyards.

**Therefore, staff finds that by meeting the Conditions of Approval the Guideline is met.**

C. *Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.5.A and B)*

The applicant's plans show a mix of native and non-native vegetation, however, the applicant's plans also show that fewer non-native plant species are proposed, emphasizing the native vegetation. Staff concurs that native and regionally compatible vegetation has been emphasized.

**Therefore, staff finds the Guideline is met.**

D. *Existing mature trees and vegetation should be retained and incorporated, when*

*possible, into the site design of a development. (Standard 60.05.25.5.A and B)*

The applicant states that the trees on the site are primarily in the vegetated corridor or wetland and that all trees in the remaining vegetated corridor and/or wetland will be retained. Staff finds that due to the preservation of the natural areas, development intensity precludes saving all the trees on the site, however where possible trees and mature vegetation will be retained.

**Therefore, staff finds the Guideline is met.**

E. *A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)*

The applicant states that the proposed design utilizes a variety of tree and shrub species. Staff concurs.

**Therefore, staff finds the Guideline is met.**

6. ***Retaining walls.*** *Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.8)*

The applicant's plans show a retaining wall, approximately four feet in height and 160 feet in length, proposed approximately 15 feet from the southern property line. The applicant states that the modular block retaining wall will be split face blocks and incorporated into the overall landscape plan. The applicant's landscape plan shows proposed landscaping, including trees between the retaining wall and southern boundary. Staff finds the proposed retaining wall is incorporated into the overall landscape plan and screened by landscape material.

**Therefore, staff finds the Guideline is met.**

7. ***Fences and walls.***

A. *Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.35.9)*

The applicant proposes a wooden fence and a split face block retaining wall. Staff finds the fence and retaining wall are constructed of attractive durable materials.

B. *Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.9.E)*

The applicant's plans show a three (3) foot tall wooden fence is proposed in the front yard area adjacent to NW 185<sup>th</sup> Avenue. Staff finds the proposed height of the fence allows for

views into the setback from the street.

**Therefore, staff finds the Guideline is met.**

- 8. *Changes to existing on-site surface contours at residential property lines.*** *The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight.*

The applicant states that grading along the residential property line will be at a minimum distance of 10 feet from the common southern property line and that installation of silt fencing at the edge of grading will help protect the adjacent property from storm water runoff. Grading along the site's eastern boundary is limited due to the preservation of an existing wetland and vegetated corridor. The applicant has submitted a preliminary stormwater drainage report, prepared by a registered professional engineer, Hal P. Grubb. The preliminary drainage report states that the design of stormwater treatment for the project is subject to Clean Water Services R&O 19-5 standards (CWS), as adopted and amended by the 2019 Engineering Design Manual (EDM) of the City of Beaverton, and additional SLOPES requirements as required. The preliminary stormwater report further states that runoff from the developed site is designed for collection and treatment using on-site detention and water quality facilities to mitigate impacts of impervious surface created by the development. Detailed assessment of grading and drainage impacts will be reviewed at the Site Development permit review stage. The applicant's plans show a four foot tall fence is proposed approximately 15 feet from the southern property line, adjacent to residential development. Additionally, the proposed building is located approximately 61 feet from the southern property line and approximately 124 feet from the eastern property line, allowing sunlight to reach adjacent properties. To avoid damage to the remaining tree root zones, staff recommend a condition of approval that prior to Site Development permit issuance, the applicant submit plans showing temporary tree protection fencing for all trees not approved for removal by TP2019-0011, including those trees located within the Clean Water Services Vegetated Corridor, consistent with Section 60.60.20 Tree Protection Standards during Development. Staff finds that by meeting the recommended condition of approval, damage to critical tree root zones can be avoided.

**Therefore, staff finds that by meeting the Conditions of Approval the Guideline is met.**

- 9. *Integrate water quality, quantity, or both facilities.*** *Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.11)*

No above ground stormwater facilities are proposed.

**Therefore, staff finds the Guideline is not applicable.**

10. **Natural areas.** *Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)*

An existing wetland has been identified on the subject site. The applicant's wetland survey shows the existing wetland is located near the center of the site and spans from the northern to southern boundary. To accommodate the proposed development, the applicant's plans include filling a portion of the existing wetland. The applicant states that the project will mitigate half an acre of the existing wetland and will preserve and improve remaining wetland and vegetated corridor areas per CWS requirements. The applicant further states that trees within the wetland and vegetated corridor will be preserved, existing trees along NW 185th Avenue will be removed to allow for site access and parking. Staff finds that the applicant's plans show that natural features are reasonable proposed to be preserved and enhanced and integrated into the development plan.

**Therefore, staff finds the Guideline is met.**

11. **Landscape buffering and screening.**

A. *A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)*

The subject site is zoned R2 Residential Urban Medium Density. The property directly south of the site is also zoned R2. To the east, the property is zoned R5, a lower density zone than the R2 zoning district. Screening to the east is provided by the remaining wetland and associated vegetated corridor. Properties to the north are predominately zoned Neighborhood Service, a Commercial zone. A narrow portion of a property located north of the site is zoned R2, which is developed as a self-storage facility. Properties to the west are within the City of Hillsboro and are zoned Commercial – General, Urban Center – Office/Research and Urban Center – Neighborhood Center. The proposed residential care facility is categorized in the Beaverton Development Code as a Commercial use, however, the use provides housing for senior residents. The applicant states that site includes a landscape buffer between the onsite parking and NW 185<sup>th</sup> Avenue, and that the proposed vegetation is of adequate height and density. Additionally, the applicant states fencing will be added between the parking and NW 185th Avenue to provide horizontal screening. The applicant's plans show landscaping is provided continuously along the perimeter of the site, except where clearance is needed for access. In addition to perimeter landscaping, the applicant's plans show landscaping is proposed along most building elevations. As aforementioned a high degree of screening is proposed from the east by a required vegetated corridor and preserved wetland area. Staff finds that adequate landscape screening is provided.

**Therefore, staff finds the Guideline is met.**

- B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)

Although the proposed residential care facility is subject to conditional use review and is considered a commercial use, the nature of a residential care facility is similar to a residential use in that it provides housing for senior members of the community. The facility is screened from the lower density residential properties to the east by a vegetated corridor and wetland. To the south, property is also zoned R2 and is developed with attached housing however the applicant's plans show a landscape buffer, approximately 10 feet in width, is provided along the southern boundary. Furthermore, the proposed building is centrally located on the site, and is buffered by landscaping and parking areas. Staff finds that the proposed conditional use is adequately screened from the surrounding uses and zones.

**Therefore, staff finds the Guideline is met.**

- C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)

The applicant states that there is a variety of trees, shrubs and ground covers between the building and the street as well as along the south property line. The applicant's plans indicate a variety of vegetation is proposed in perimeter landscape areas.

**Therefore, staff finds the Guideline is met.**

- D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E).

The applicant is not subject to numeric buffer standards or widths.

**Therefore, staff finds the Guideline is not applicable.**

**60.05.50. Lighting Design Guidelines.** *Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)*

1. *Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.*

The applicant states that site lighting will be provided that will maximize safety within the development. A photometric plan has been provided. Pole-mounted, wall-mounted and bollard light fixtures are proposed in locations throughout the site to maximize on-site safety. The lighting plan provided shows a mix of luminaries on site which provide sufficient light to maximize safety.

**Therefore, staff finds that the Guideline is met.**

2. *Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.*

The applicant states that all of the pedestrian-scale on-site lighting will be of a consistent type. The applicant's plans show proposed light fixtures are of a consistent type and wall-mounted lighting is appropriate to the architectural design features of the building.

**Therefore, staff finds the Guideline is met.**

3. *Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.*

The applicant states that any proposed lighting will minimize direct and indirect glare to residences and streets. The applicant's plans show lighting is not proposed within more than 60 feet of the eastern property line. Lighting impacts on the residential development to the east will be minimized by distance and the natural resource area. The applicant's plans also show that no lighting fixtures are proposed within more than 25 feet of the southern property line. However, the applicant's photometric plan does not show lighting levels at the southern or eastern boundary. Therefore, staff recommend a condition of approval that the applicant submit plans demonstrating compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1, prior to Building permit issuance.

**Therefore, staff find that by meeting the condition of approval the Guideline is met.**

4. *On-Site lighting should comply with the City's Technical Lighting Standards.*

The applicant has submitted a photometric plan, however, it does not show lighting levels at the southern or eastern boundary. Therefore, staff recommend a condition of approval that the applicant submit plans demonstrating compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1, prior to Building permit issuance.

**Therefore, staff find that by meeting the conditions of approval the Guideline is met.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0111 (Beaverton Senior Living)**, subject to the applicable conditions identified in Attachment G.

**LD2019-0023  
ANALYSIS AND FINDINGS FOR  
REPLAT ONE**

**Section 40.45.15 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.*

**Section 40.45.15.2.C Approval Criteria**

*In order to approve a Replat One application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. The application satisfies the threshold requirements for a Replat One.**

The subject site appear to consist of three lots, however, there is no record of these lots ever being previously recorded. The applicant proposes to consolidate the lots and will be required to record the a plat of the site with Washington County, therefore meeting Threshold No. 2 for Replat One.

- 2. *The creation of a plat for land that has never been part of a previously recorded plat where no new lots or parcels are proposed.***

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The applicant has paid the required application fee for a Replat One application.

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The applicant states that the proposed Replat One will not conflict with any existing city approval and will comply with current codes and standards. There are no existing land use approvals for the subject site, therefore, the proposed application will not affect or modify any land use approvals.

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The minimum lot size in the R2 zoning district is 2,000 square feet per dwelling unit. The Replat One would result in a lot approximately 239,633 square feet in size. The proposed lot is intended to serve a Residential Care Facility and 100 independent living units. Applications for the Residential Care Facility use and independent living units have been submitted concurrently with the Replat One application. Staff recommend that as a condition of approval of the Replat One be subject to the approval of the associated applications for the proposed building, DR2019-0111.

**Therefore, staff find that by meeting the condition of approval, the proposal meets the criterion for approval.**

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

***a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***

***b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.***

Lot averaging is not proposed with this development.

**Therefore, staff find that the criterion for approval does not apply.**

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

Lot averaging is not proposed with this development.

**Therefore, staff find that the criterion for approval does not apply.**

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

Phasing is not requested.

**Therefore, staff find that the criterion for approval does not apply.**

**8. *The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.***

The applicant's plans show improvements are proposed to the adjacent public right-of-ways, utility service and vehicle access to the site. Staff finds the proposed Replat One will not eliminate pedestrian utility service, or vehicle access.

**Therefore, staff find that the proposal meets the criterion for approval.**

**9. *The proposal does not create a parcel or lot which will have more than one (1) zoning designation.***

All three parcels are currently zoned R2. The applicant does not propose any zone changes therefore the Replat One will not create a parcel or lot with more than one zoning designation.

**Therefore, staff find that the proposal meets the criterion for approval.**

**10. *Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for a Replat One (LD2019-0023) approval. The applicant has also submitted Major Adjustment (ADJ2019-0015), New Conditional Use (CU2019-0005), Design Review Three (DR2019-0111), Replat One (LD2019-0023) and a Tree Plan Two (TP2019-0011) applications. No additional application or documents are needed at this time.

**Therefore, staff find that the proposal meets the criterion for approval.**

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2019-0023 (Beaverton Senior Living)**, subject to the applicable conditions identified in Attachment G.

## Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Grading Standards</b>			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	<b>Yes</b>
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans show that no grading will occur within five feet of the eastern property line abutting the R5 zoning district. The applicant's plans show that no grading will occur within the first five feet of the southern property line abutting the R2 zoning district. The northern and western property lines abut rights-of-way and not residentially zoned property. Staff recommends a condition of approval that the applicant show continued compliance with the grading standards of Section 60.15.10.3 of the BDC at Site Development permit issuance.	<b>Yes, w/COA</b>
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans show that no grading will occur within ten feet of the eastern property line abutting the R5 zoning district. The applicant's plans show that no grading will occur within the first ten feet of the southern property line abutting R2 zoning district. The northern and western property lines abut rights-of-way and not residentially zoned property. Staff recommends a condition of approval that the applicant show continued compliance with the grading standards of Section 60.15.10.3 of the BDC at Site Development permit issuance.	<b>Yes, w/COA</b>
60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans show that no grading will occur within 15 feet of the eastern property line abutting the R5 zoning district. The applicant's plans show that 2 feet of grade differential will occur within the first 15 feet of	<b>Yes, w/COA</b>

		the southern property line abutting R2 zoning district. The northern and western property lines abut rights-of-way and not residentially zoned property. Staff recommends a condition of approval that the applicant show continued compliance with the grading standards of Section 60.15.10.3 of the BDC at Site Development permit issuance.	
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans show that no grading will occur within 20 feet of the eastern property line abutting the R5 zoning district. The applicant's plans show that no additional grading will occur beyond the two feet within the first 20 feet of the southern property line abutting R2 zoning district. The northern and western property lines abut rights-of-way and not residentially zoned property. Staff recommends a condition of approval that the applicant show continued compliance with the grading standards of Section 60.15.10.3 of the BDC at Site Development permit issuance.	<b>Yes, w/ COA</b>
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans show that no grading will occur within 25 feet of the eastern property line abutting the R5 zoning district. The applicant's plans show that no additional grading will occur beyond the two feet within the first 25 feet of the southern property line abutting R2 zoning district. The northern and western property lines abut rights-of-way and not residentially zoned property. Staff recommends a condition of approval that the applicant show continued compliance with the grading standards of Section 60.15.10.3 of the BDC at Site Development permit issuance.	<b>Yes, w/ COA</b>
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the	The subject site is relatively flat and pre-development slopes do not exceed standards in subsections 60.15.10.3.A-E.	<b>Yes</b>

	slope after grading shall not exceed the pre-development slope		
<b>Significant Trees and Groves</b>			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	<p>The subject site does not include any Significant Trees or Groves. Grading near the vegetated corridor is limited and subject to CWS requirements.</p> <p>The applicant's plans show that the trees located within the CWS vegetated area are approximately 50 feet away from the nearest area of grading. However, to ensure trees within the vegetated corridor are not adversely affected by onsite grading, staff recommend a condition of approval that the applicant submit plans showing temporary tree protection fencing for all trees not approved for removal by TP2019-0011, including those trees located within the Clean Water Services Vegetated Corridor, consistent with Section 60.60.20 Tree Protection Standards during Development.</p>	<b>N/A</b>

**TP2019-0011  
ANALYSIS AND FINDINGS FOR  
TREE PLAN TWO**

**Section 40.90.05 Tree Plan Applications; Purpose**

*Healthy trees and urban forest provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.*

**Section 40.90.15.2.C Approval Criteria**

*In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. The proposal satisfies the threshold requirements for a Tree Plan Two application.**

The applicant proposes to remove all 20 community trees from the site, which meets threshold one for a Tree Plan Two application.

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period...*

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The applicant has paid the required fee for a Tree Plan Two application.

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The trees are not proposed for removal to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site and the associated grading and construction.

Therefore, staff find that the criterion for approval does not apply.

- 4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

The applicant's plans show that the majority of the Community Trees are located within the western half of the site. The removal of the Community Trees in the western portion of the site allows for the accommodation of physical development while also preserving some of the natural resources found within the eastern half of the site.

Therefore, staff find that the proposal meets the criterion for approval.

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

Property damage or other nuisances are not the reason the trees are being removed. Trees are being removed to facilitate development of the site.

Therefore, staff find that the criterion for approval does not apply.

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

Trees are being removed to facilitate development of the site, including street widening and utility construction.

Therefore, staff find that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The trees proposed for removal are Community Trees which are being removed to accommodate new development where no reasonable alternative exists.

Therefore, staff find that the criterion for approval does not apply.

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

The subject site does not contain a SNRA or Significant Grove.

**Therefore, staff find that the criterion for approval does not apply.**

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

The subject site does not contain a SNRA or Significant Grove.

**Therefore, staff find that the proposal meets the criterion for approval.**

- 10. *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, as well as the Code Conformance Analysis chart at the end of the Facilities Review Report which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the charts, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

**Therefore, staff find that the proposal meets the criterion for approval.**

- 11. *Grading and contouring of the 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.***

This approval criterion is identical to Facilities Review approval criterion J and the response contained within the revised Facilities Review report (Attachment A, above) is hereby cited and incorporated. The applicant's proposal balances accommodating the proposed use and mitigating the adverse effects on neighboring properties.

**Therefore, staff find that the proposal meets the criterion for approval.**

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

The applicant submitted the land use applications on July 13, 2019 and was deemed

complete on November 13, 2019. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

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

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

The applicant has submitted this Tree Plan Two (TP2019-0011) application with associated Major Adjustment (ADJ2019-0015), New Conditional Use (CU2019-0005), Design Review Three (DR2019-0111), and Preliminary Partition (LD2019-0023) applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2019-0011 (Beaverton Senior Living)** subject to the applicable conditions identified in Attachment G.

## Code Conformance Analysis Chapter 60.60 Trees and Vegetation

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
<b>60.60.15 Pruning, Removal, and Preservation Standards</b>			
60.60.15.1A-B	Pruning Standards for Protected Trees	The site does not contain any Protected Trees.	<b>N/A</b>
60.60.15.2.A	Removal and preservation standards of Protected Trees	The site does not contain any Protected Trees.	<b>N/A</b>
60.60.15.2.B	Removal of Landscape Trees and Protected Trees shall be mitigated, as set forth in section 60.60.25.	The site does not contain any existing Landscape Trees or Protected Trees and mitigation is not required for Community Trees.	<b>N/A</b>
60.60.15.2.C.1-8	Standards for removal of trees within SNRAs & Significant Groves	The site does not contain any Significant Natural Resource Areas or Protected Trees.	<b>N/A</b>
<b>60.60.20 Tree Protection Standards During Development</b>			
60.60.20	Trees classified as Protected Trees under this Code shall be protected during development in compliance with Section 60.60.20.	The site does not contain any protected trees.	<b>N/A</b>
<b>60.60.20 Tree Protection Standards During Development</b>			
60.60.25	Mitigation Requirements	The subject site does not include any Protected Trees, or existing Landscape Trees. Mitigation is not required for the removal of Community Trees.	<b>N/A</b>

**CONDITIONS OF APPROVAL**  
**Beaverton Senior Living**  
**(ADJ2019-0015 / CU2019-0005 / DR2019-0111 / LD2019-0023 / TP2019-0011)**

**Major Adjustment (Height) (ADJ2019-0015)**

**A. General Conditions, the Applicant shall:**

1. Ensure the associated land use applications CU2019-0005, DR2019-0111, LD2019-0023, and TP2019-0011 have been approved. (Planning / ES)

**New Conditional Use (CU2019-0005)**

**A. General Conditions, the Applicant shall:**

1. Ensure the associated land use application DR2019-0111, LD2019-0023, and TP2019-0011 have been approved. (Planning / ES)

**Design Review Three (DR2019-0111)**

**A. General conditions, the applicant shall:**

1. Ensure that any landscaping, above ground utilities, and site signage be located and maintained such that they provide minimum required sight lines at both access locations. (Planning / ES)
2. Ensure the associated land use applications ADJ2019-0015, CU2019-0005, LD2019-0023 and TP2019-0011 have been approved. (Planning / ES)

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

3. Submit plans showing temporary tree protection fencing for all trees not approved for removal by TP2019-0011, including those trees located within the Clean Water Services Vegetated Corridor, consistent with Section 60.60.20 Tree Protection Standards during Development. (Planning/ES)
4. Submit plans showing the sidewalks designed to meet applicable City standards for Arterials, which includes a 6 foot wide sidewalk and 7.5 foot planter strip, as shown on 2019 Engineering Standard Drawing 200-1, on both frontages (NW Walker Road and NW 185th Avenue), except for that portion of the NW Walker Road sidewalk which may be constructed as approved by PTF2019-0001, SDM2019-0002 and TP2019-0002. (Planning / ES)
5. Submit a detailed grading plan, demonstrating compliance with all applicable sections of 60.15.10 of the Beaverton Development Code. Any changes in proposed grading after land use approval must comply with 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. (Planning / ES) (Site

Development Div./CR)

6. Submit landscaping plans for the two courtyard areas, consistent with applicable Design Review Standards outlined in Section 60.05.25.5. (Planning / ES)
7. Provide plans demonstrating compliance with Tualatin Valley Fire and Rescue (TVF&R) requirements as outlined in the TVF&R Permit #2019-0013, prepared by Jeremy Foster, Deputy Fire Marshal. (TVFR/JF and Planning/ES)
8. Provide plans demonstrating compliance with Clean Water Services (CWS) Amended Service Provider Letter, CWS Case File Number 18-003243, amended date on October 22, 2019. (Planning/ES)
9. 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 application and review content shall be submitted online via the BOX system (<https://www.beavertonoregon.gov/2119/Apply-for-Permits-Site-Development>). (Site Development Div./CR)
10. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4542 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2019, Resolution and Ordinance 2019-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./CR)
11. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./CR)
12. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./CR)
13. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to 185th Avenue and Walker Road right of way. (Site Development Div./CR)
14. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development Div./CR)
15. If determined to be needed by the City Building Official, submit 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). The analysis shall provide

the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./CR)

16. Obtain the Clean Water Services District Stormwater Connection Permit as a part of the City's plan review process. (Site Development Div./CR)
17. Obtain the Clean Water Services District concurrence for sanitary sewer capacity at the downstream pump station. (Site Development Div./CR)
18. Obtain approval from TVWD and submit to the City a copy of issued permits or other approvals needed from TVWD for work on their systems within Walker Road. (Site Development Div./CR)
19. Submit to the City a copy of issued permits or other approvals needed from City of Hillsboro for any work within their jurisdiction. (Site Development Div./CR)
20. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./CR)
21. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements and maintenance access per Section 530, of City Resolution 4542 and with CWS Resolution and Order 2019-05. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./CR)
22. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed storm water management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./CR)
23. Submit a private plumbing application to the building division to obtain the City Building Official's review of the proposed private system per OAR 918-780-0040. (Site Development Div./CR)
24. Submit a design for the retaining designed by a civil engineer or structural engineer for the expected conditions of the site. Retaining walls may be required to be watertight where deemed necessary by the City Engineer. (Site Development Div./CR)
25. Any changes in proposed grading after land use approval must comply with provisions of Beaverton Code 9.05.110 and 9.05.115. No grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div./CR)

26. Submit plans demonstrating that the proposed grading plan shall also have a minimum building pad elevation that is at least one foot higher than the maximum possible high-water elevation (emergency overflow) of the SWM facility. Additionally, a minimum finish floor elevation that is at least three feet higher than the maximum possible high-water elevation shall be established for each new building lot and documented on the plans. (Site Development Div./CR)
27. Provide plans showing a proprietary Stormfilter system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit (ex: sumped, lynch-type catch basin, sedimentation structure, or other City of Beaverton approved equivalent as determined by City Engineer) located directly upstream from any Stormfilter system. Plans shall also show a high flow bypass system to bypass surface water runoff high flows if needed around any Stormwater vaults. (Site Development Div./CR)
28. Submit to the City a certified impervious surface determination of the proposed project 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 on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./CR)
29. Pay storm water system development charges (hydromodification, storm water quality, quantity, and overall system conveyance) for the new impervious area proposed. (Site Development Div./CR)
30. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./CR)
31. Provide plans for street lights per jurisdictional lighting standards (Option C for the City of Beaverton, unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./CR)
32. Submit the following items to Washington County Public Assurance Staff a request for a Facility Permit for all public improvements on NW Walker Road and NW 185th Avenue. (Washington County / NV)
  - a. Completed "Design Option" form (original copy), "Facility Permit Information Form", City's Notice of Decision with County's Letter dated December 6, 2019.

1. **\$20,000.00** Administration Deposit.
- b. Electronic submittal of engineering plans, geotech/pavement report and the “Engineer’s Checklist” (Appendix ‘E’ of County Road Standards) for construction of the following public improvements - include construction access and construction traffic circulation plan (if proposing direct access to County-maintained streets):
  1. Half-street improvement on NW Walker Road to include a buffered bike lane, curb/gutter, 7.5 foot planter strip, 6 foot sidewalk, and continuous street lighting (to County standard). The 7.5 foot planter strip shall transition east of the driveway to match the County’s MSTIP – Walker Road capital project (Matt Costigan, 503.846.7825). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection and a bus stop sidewalk layout for the existing Trimet bus stop to County requirements.
  2. Reconstruction of the existing sidewalk on NW 185th Avenue with a 7.5 foot planter strip, 6 foot sidewalk and upgrades to existing street lighting (location/equipment/type). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection. The planter strip can be reduced as needed to address existing signal poles at the intersection. Any damaged curb shall be replaced.
  3. Access to NW 185th Avenue and NW Walker Road subject to County Engineer approval. Include preliminary Sight Distance for each access.
  4. All existing access to NW 185th Avenue and NW Walker Road shall be closed.
- c. Obtain a Washington County Facility Permit upon completion of the following:
  1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **32.b.**

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

33. Submit plans showing that all required short-term bicycle parking spaces are located no further than 100 feet from a primary entrance, as outlined in Section 60.30.10.2.B. (Planning / ES)
34. Submit a photometric lighting plan, architectural elevations and a site plan showing compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1 Technical Lighting Standards of the Development Code, including the location and placement of lighting fixtures on elevations. The photometric lighting plan shall show all open air areas, including courtyards. (Planning/ES)
35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./CR)

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

**D. Prior to final inspection and final occupancy permit issuance of any building permit, the applicant shall:**

37. Have installed street trees along all frontages. (Planning/ES)

38. Have recorded the final plat in County records and submitted a recorded copy to the City. (Planning/ES)

39. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision making authority. (On file at City Hall). (Planning/ES)

40. 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. (On file at City Hall). (Planning/ES)

41. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/ES)

42. The road improvements required in condition 32.b above shall be completed and accepted by Washington County. (Washington County / NV)

43. Final Sight Distance Certification shall be submitted for County review and approval. (Washington County / NV)

44. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./CR)

45. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./CR)

46. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the site frontage. (Site Development Div./CR)

47. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./CR)

48. 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./CR)
49. If a Source Control Sewage permit is required as determined by CWS, obtain permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. (Site Development Div./CR)

**E. Prior to release of performance security (2 year), the applicant shall:**

50. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./CR)
51. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./CR)
52. Provide a post-construction cleaning, system maintenance, and StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./CR)
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 vegetated corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Operations Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Operations Director prior to release of the security. (Site Development Div./CR)

**Replat One (LD2019-0023)**

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

1. The following shall be noted on the plat and recorded with Washington County Survey Division (Survey Division 503.846.8723) (Washington County / NV):
  - a. Dedication of an additional 11 feet of right-of-way to meet 56 feet from the

- centerline of NW Walker Road, including dedication of corner radius/cord at the intersection with NW 185th Avenue.
- b. Dedication of an additional 17 feet of right-of-way to meet 67 feet from the centerline of NW 185th Avenue, including dedication of corner radius/cord at the intersection.
  - c. Provision of a non-access restriction for the site's frontage on NW Walker Road and NW 185th Avenue with the exception of the proposed access on NW Walker Road and NW 185th Avenue (pending approval by the County Engineer).
2. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./CR)
  3. Have commenced construction of the site development improvements to provide minimum critical public services to the lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./CR)
  4. Show lot consolidation for all the parcels into one lot. Any area within the development proposal that remains under separate ownership or potential separate ownership without a land division approval by the City, may be required to be independently served by utility systems as required by the City Engineer and City Building Official per City standards. (Site Development Div./CR)
  5. Show granting of any required 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./CR)

### **Tree Plan Two (TP2019-0011)**

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

1. Submit plans that show no grading within the protected tree root zone, of the remaining trees located within the vegetated corridor, as outlined in Section 60.60.20 of the Beaverton Development Code. (Planning / ES)