



MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: July 13, 2016

cc: DR2016-0032, TP2016-0005, LD2016-0006

Subject: ***Notice of Decision for Sunset Gardens Multi-Family***

Please find attached the notice of decision for **DR2016-0032, TP2016-0005, LD2016-0006 / Sunset Gardens Multi-Family**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2016-0032, TP2016-0005 and LD2016-0006 - Sunset Gardens Multi-Family is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2016-0032, TP2016-0005, LD2016-0006 (Sunset Gardens Multi-Family) is 4:30 p.m., Monday, July 25, 2016.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building City Hall; 12725 SW Millikan Way, between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Jason T., Assistant Planner, at (503) 350-4038.



NOTICE OF DECISION

DECISION DATE: Thursday, July 13, 2016

TO: All Interested Parties

FROM: Jason T., Assistant Planner

PROPOSAL: **DR2016-0032, TP2016-0005, LD2016-0006 - Sunset Gardens Multi-Family**

LOCATION: The property is located along W. Baseline Road between SW 158th Avenue and 160th Avenue. The site is also described as Tax Lots 100, 200, 300, 400, 1800 and 1900 on the Washington County Tax Assessor's Map 1S105CB. The total site is approximately 2.99 acres.

SUMMARY: The applicant, seeks Design Review 2, Tree Plan 2 and Replat for Lot Consolidation approval to consolidate six existing lots into one legal lot of record, remove approximately thirty four (34) community trees greater than 10-inches in diameter and construct a 249,616 square-foot, five-story 210-unit multi-family housing development and a 125,775 square foot parking garage with a 304 vehicle capacity.

APPLICANT/
PROPERTY
OWNER: A.G. Spanos Companies
Attn: Jeff Morgan
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

APPLICANTS
REPRESENTATIVE: Mackenzie
Attn: Brian Varricchione
PO Box 14310
Portland, OR 97293

APPLICABLE
CRITERIA: Facilities Review Section 40.03, Design Review 2 Section 40.20.15.2.C, Tree Plan 2 Section 40.90.15.2.C and Replat One Section 40.45.15.2.C

RECOMMENDATIONS:

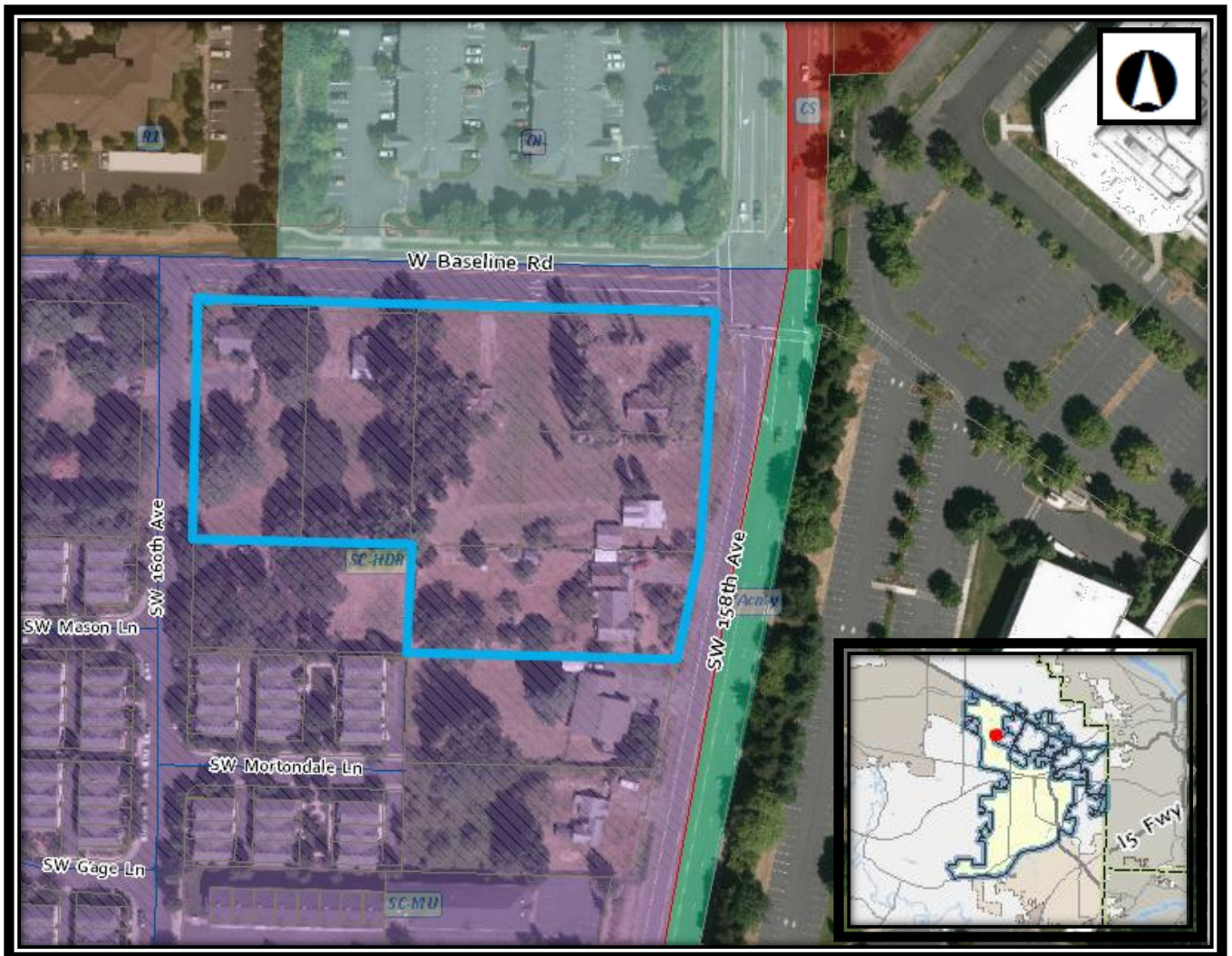
APPROVAL of DR2016-0032 (Sunset Gardens Multi-Family) subject to conditions in Attachment E, identified at the end of this report.

APPROVAL of TP2016-0005 (Sunset Gardens Multi-Family) subject to conditions in Attachment E, identified at the end of this report.

APPROVAL of LD2016-0006 (Sunset Gardens Multi-Family) subject to conditions in Attachment E, identified at the end of this report.

VICINITY MAP

Exhibit 1



BACKGROUND

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>120-Day Deadline*</u>	<u>240-Day Deadline*</u>
DR2016-0032	March 1, 2016	March 16, 2016	July 14, 2016	November 11, 2016
TP2016-0005	March 1, 2016	March 16, 2016	July 14, 2016	November 11, 2016
LD2016-0006	March 1, 2016	March 16, 2016	July 14, 2016	November 11, 2016

* Pursuant to Section 50.25.8 of the Beaverton Development Code, the City will reach a final decision on an application within 120 calendar days from the date that the application was determined to be complete or deemed complete unless the applicant agrees to extend the 120 calendar day time line pursuant to subsection 9 or unless State law provides otherwise.

* Pursuant to Section 50.25.9 of the Beaverton Development Code, the total of all extensions may not to exceed 240 calendar days from the date the application was deemed complete. This is the latest date by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	SC-HDR (Station Community – High Density Residential)	
Current Development	This property is currently undeveloped vacant land and single family homes, which have been demolished since the application date of March 1, 2016.	
Site Size	Approximately 2.99 Acres	
NAC	Five Oaks / Triple Creek	
Surrounding Uses	<u>Zoning:</u> North: SC-HDR South: SC-HDR East: SC-HDR West: SC-HDR	<u>Uses:</u> North: Hotel/Motel South: Multi and Single Family Dwellings East: Office Industrial West: Multi-Family

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Exhibit 1.0 Vicinity Map	SR3
Exhibit 2.0 Agency Comments	
Exhibit 2.1 Conditions of Approval dated April 5, 2016 from Naomi Vogel, Associate Planner with Washington County Department of Land Use and Transportation Land Use and Transportation Division.	
Exhibit 2.2 Access and Driveway Spacing Design Exception Approval dated March 29, 2016, from Gary A Stockhoff, PE, County Engineer with Washington County Department of Land Use and Transportation Land Use and Transportation Division.	
Exhibit 2.3 Page two of Attachment B of the Conditions of Approval from Washington County case file 00-084 stamped/dated February 22, 2001.	
Exhibit 2.4 Conditions of Approval dated April 5, 2016 from Jeremy Foster, Deputy Fire Marshal with TVF&R.	
Exhibit 3.0 Public Comment	
Email dated July 6, 2016 from Andrew Tull with 3J Consulting, 5075 SW Griffith Drive Suite 150, Beaverton, expressing concern over vehicular access across the shared property line between the applicant’s lot and the adjacent lot to the south owned by Mr. Jack Lee.	

**Facilities Review Committee
Technical Review and Recommendations
Sunset Gardens Multi-Family
DR2016-0032, TP2016-0005, LD2016-0006**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, 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 for Approval will be reviewed for all criteria that are applicable to the one (1) application as identified below:

The applicant has applied for a Design Review Two, Tree Plan Two and Replat for Lot Consolidation applications, to consolidate six (6) existing lots into one (1) legal lot of record, remove approximately thirty four (34) community trees greater than 10-inches in diameter and construct an approximate 249,600 square-foot, five-story 210-unit multi-family housing development and a 125,775 square foot, 304 vehicle parking garage.

- 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.***

FACTS AND FINDINGS:

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 applicant states that the site currently has adequate capacity or can be improved to have the capacity for all critical facilities and services to available on site.

A Transportation Impact Analysis (TIA) prepared by Mackenzie, dated February 1, 2016, was submitted. The intent of the analysis is to address the Beaverton Development Code (BDC) 60.55.20 Traffic Impact Analysis (TIA) and show how the proposed development will impact the surrounding rights-of-way of SW 158th Avenue, a Washington County Arterial, W Baseline Road, a City of Beaverton Collector and SW 160th Avenue, a City of Beaverton Local Road.

The primary results of the Applicant's TIA show that the proposed 210-unit apartment development:

- Will generate a total of approximately 1445 new weekday trips, with a total of 111 trips during the AM peak hour and 138 trips during the PM peak hour.

- Recent crash data shows no significant design deficiencies or crash hazards within the study area.
- The driveway approach on SW 160th Avenue has an adequate sight distance of approximately 400 feet.

Transportation Finding:

The transportation system is found to have adequate capacity to serve the proposed development at the time of completion.

Fire Protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. TVF&R has reviewed the project and has provided Conditions of Approvals included herein, as Exhibit 2.4.

Public Water

Water service is provided by the Tualatin Valley Water District. The applicant shall obtain applicable permits from Washington County to authorize work within their right-of-way. The applicant states that the available service has sufficient capacity to serve the proposed development.

Public Sanitary Sewer

The City of Beaverton provides sewer service through sewer mains in the SW 158th Avenue and SW 160th Avenue rights-of-way. SW 158th Avenue is a Washington County right-of-way. The applicant shall obtain applicable permits through Washington County to authorize work within their right-of-way. The available service has sufficient capacity to serve the proposed development.

Storm water drainage

The City of Beaverton provides storm water drainage to the site through mains in the SW 158th Avenue and SW 160th Avenue right-of-ways. SW 158th Avenue is a Washington County right-of-way. The applicant shall obtain applicable permits from Washington County to authorize work within their right-of-way. The existing system has adequate capacity to serve the proposed development.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet 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 its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.**

FACTS AND FINDINGS:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant states that all essential facilities and services necessary to serve the proposed residential project are available, have adequate capacity, or can be improved to have capacity to serve the proposed project.

Essential street facilities are available. The application is conditioned to dedicate additional street right-of-way along all street frontages as follows: on the west side of SW 158th Avenue, for a total of 51 feet from centerline; along the south side of W. Baseline Road, for a total of 34.00 feet from centerline; and along the east side of SW 160th Avenue, for a total of 27.5 feet from centerline. The application is further conditioned to construct a 10-foot wide curb tight sidewalk with street trees in grated tree wells, along all frontages. SW 158th Avenue is a Class 2 Major Pedestrian Route, SW 160th Avenue is a Class 1 Major Pedestrian Route and W Baseline Road is a Class 1 Major Pedestrian Route.

Applicant shall provide plans prior to the issuance of a site development permit, for the placement of underground utility lines along street frontages, within the site and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. All 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.

Schools

The Beaverton School District was sent a copy of the submittal and have not provided comments in regard to this proposal.

Transit Improvements

This area is served by Tri-Met public transportation. Tri-Met has not provided comments addressing transit needs and potential future transit stops within the vicinity of the roadway project. There are several transit stops approximately less than a quarter mile in each direction from the project site on SW 158th Avenue. The proposed improvements to the surrounding sidewalk system will improve the access to the nearby transit stops.

Police Protection

The site will be served by the Beaverton Police Department for public safety. The City of Beaverton Police Department was sent a copy of the submittal and have not provided comments in regard to this proposal.

On-site Pedestrian and Bicycle Facilities

As a condition of approval, the applicant shall construct new sidewalks along the SW 158th Avenue, SW 160th Avenue and W Baseline Road frontages. All the new sidewalks are proposed to be 10 feet wide, with at least five feet of clear area. Bicycle parking spaces are required, as a condition of approval.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet 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 application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FACTS AND FINDINGS:

The property is zoned Station Community – High Density Residential (SC-HDR). This zone does not have minimum land area or minimum lot dimension requirements. The proposed structures meet the applicable maximum and minimum setback requirements for the portions of the lot that front a Class 1 or 2 Major Pedestrian Route.

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

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

FACTS AND FINDINGS:

Design Review Requirements (Section 60.05)

Staff will provide findings for the applicable Design Review Standards within the Director's Decision for the Design Review application.

Off-Street Parking Requirements (Section 60.30)

Within the SC-HDR zone, the off-street parking requirement is a minimum of 1.0 spaces per unit, up to a maximum of 2.0 spaces per unit. According to the applicant, the proposed development will have 304 parking spaces for 210 multi-family housing units. The applicant's proposal meets the required number of off street parking spaces.

One short-term bicycle parking space is required for every 10 dwelling units, and one long-term space per unit. The applicant proposes to provide 12 short-term parking spaces spread through the site and 210 long-term parking spaces located within individual units and additional long-term bicycle spaces within a dedicated room that is approximately 23 feet by 15 feet in size, on the first floor of the parking structure.

Sign Regulations (Section 60.40)

Any proposed signage will need to be reviewed under a separate sign permit application.

Trees and Vegetation Requirements (Section 60.60)

There are no protected trees on the site. There are thirty four (34) Community Trees greater than 10-inches in diameter proposed for removal from the site. TP2016-0005 has been submitted in conjunction with the Design Review Two application. New street trees will be planted to meet the applicable requirements. Refer to the submitted landscape plan for planting schedule.

Utility Undergrounding (Section 60.65)

Applicant will provide plans prior to the issuance of a site development permit, for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code.

Transportation Facilities (Section 60.55)

The applicant has submitted a Traffic Impact Analysis (TIA), as required. The TIA shows that the surrounding transportation system can accommodate the expected additional trips to be generated by this proposed development and still remain within acceptable performance parameters. The proposed site plan, sheets C2.1 and A1.0, provide sufficient walkways into the site to meet the applicable City standards. The applicant proposes to dedicate sufficient right-of-way along all abutting streets to meet the applicable City and County standards for street width and design. As a condition of approval, the applicant shall dedicate ROW along all abutting streets with the final plat.

Transit Facilities (Section 60.55.40)

The nearest bus stop, which serve one bus route (Line 67) are located one city block from the development, just north of the W Baseline Road and SW 158th Avenue intersection.

Traffic Management Plan (Section 60.55.15)

Traffic Management Plans are required where new development will add 20 or more trips to a residential street in any one hour. According to Section 60.55.15 of the Beaverton Development Code, residential streets are, by definition, streets that have abutting property zoned R2, R4, R5, R7, or R10. For this development, all of the adjacent property is zoned SC-HDR, OI, or R1. Therefore there are no residential streets, as defined, close enough to the proposed development that they can be expected to receive more than 20 trips in any hour, and thus no Traffic Management Plan is required.

Street and Bicycle and Pedestrian Connection (Section 60.55.25)

The proposed plans show adequate pedestrian, vehicle, bicycle and emergency connections to the SW 158th Avenue, the SW 160th Avenue and the W Baseline Road rights-of-way. The applicant states that they have provided adequate street, bicycle and pedestrian connections throughout the proposed site as shown on the site plan, sheets C2.1 and A1.0.

Washington County has approved the applicant's design exception to allow a vehicle connection to SW 158th Avenue for the proposed development only, as described below under

Access Standards.

Beaverton Development Code (BDC) Section 60.55.35.3.C.2 states:

“Shared Driveway Access. Whenever practical, access to Arterials and Collectors shall serve more than one site through the use of driveways common to more than one development or to an on-site private circulation design that furthers this requirement.

Consideration of shared access shall take into account at a minimum property ownership, surrounding land uses, and physical characteristics of the area.”

The adjacent properties to the south of the proposed development, identified as tax lots 500 and 600 on the Washington County Tax Assessor's Map 1S105CB, currently have access to SW 158th Avenue and will continue to have temporary access to SW 158th Avenue in the event the lots are developed in the future, until such time that permanent access to SW Mortondale Lane shall be fully established. When fully developed, both adjacent lots to the south are expected to gain access from SW Mortondale Lane, which is currently stubbed to their western property lines.

SW Mortondale Lane, was originally stubbed to the western property line of the both tax lots 1S105CB00500 and 1S105CB00600 as described on page two of attachment B of the Conditions of Approval from Washington County case file 00-084-S/D(R)/HRV stamped February 22, 2001, which has been included herein as exhibit 2.3. Per Section 210.21 of the Beaverton Engineering Design Manual and per Section 340.040 of Washington County's Road Design and Construction Standards, the purpose of stub streets is to allow for future extensions and where necessary to give access or permit a satisfactory future division of adjoining land. Street stubs are generally extended to the boundary lines of the tract to be developed. Extended streets or street stubs to adjoining properties are not considered to be cul-de-sacs since they are intended to continue as through streets at such time as the adjoining property is developed. If a road or street is not intended to be extended, a cul-de-sac or hammer head design is typically required of a developer.

The applicant has considered a potential shared access/crossover easement between the proposed development and the adjacent lots to the south, at a location directly opposite the entrance to the applicant's proposed parking garage, as shown on the site plan, sheets C2.1 and A1.0. Staff finds that in this case, the applicant's proposal does not warrant such an easement due to the combination of the proposed site design and density, the surrounding physical characteristics of the SW 158th Avenue arterial, the existing SW Mortondale Lane street stub, and because the adjacent properties are not owned or controlled by the applicant.

Therefore, Transportation staff finds that street connections between and among neighboring properties are not practical or necessary to enable reasonably direct access to the adjacent properties to the south. The neighboring properties are intended to be accessed by SW Mortondale Lane, a local road, which connects to SW 160th Avenue, which is a local road, in lieu of direct access on to SW 158th Avenue.

Access Standards (Section 60.55.35)

For local streets such as SW 160th Avenue, Engineering Design Manual (EDM) standards require a minimum distance of 25 feet as measured from the curb face between a driveway approach and intersection. The applicant has proposed a driveway approach on SW 160th Avenue that is approximately 180-feet from the SW 160th Avenue and W Baseline Road intersection.

SW 158th is a Washington County controlled and maintained arterial street. For arterial streets such as SW 158th Avenue, the county typically requires a minimum distance of 600-feet. However, the applicant has obtained an Access Spacing Design Exception, attached as Exhibit 2.2, for a proposed a right-in / right-out driveway on to SW 158th Avenue which is located approximately 290-feet south of W Baseline Road. Washington County has conditioned the proposed right-in / right-out driveway on to SW 158th Avenue, attached as Exhibit 2.1 herein. Condition No. 1 reads as follows:

“Direct access to a street classified as an arterial must be from a collector or other arterial street. Additionally, if access is unavailable other than access to an arterial, it shall meet the minimum access spacing standard of 600 feet, measured between access points on each side of the road as required by Resolution and Order 86-95 (R&O 86-95) and Section 501-8.5.B of Washington County’s Community Development Code (CDC). The minimum access spacing standard for SW 158th Avenue is 600 feet, measured between access points on each side of the road as required by Resolution and Order 86-95 (R&O 86-95) and Section 501-8.5.B of the CDC.

The proposed right-in/right-out only access to SW 158th Avenue does not meet the access spacing standard for access to an Arterial. The applicant has submitted a Design Exception (February 4, 2016) request to the access standards indicated above for the proposed private access to SW 158th Avenue. Based on the analysis included in the Traffic Impact Analysis and Design Exception request, the access can be approved as a right-in/right-out only access by Washington County. The applicant will be required to record an access restriction for the remainder of the frontage of the subject site as part of the plat recordation.”

Minimum Street Widths (Section 60.55.30)

The applicant has shown on the submitted plans how W Baseline Road and SW 160th Avenue frontage improvements and dedications will include sidewalk, trees in wells and curbs to meet the cross-section designs shown in the EDM Standard Drawings and Washington County’s road standards for SW 158th Avenue.

Therefore, staff finds that by satisfying the conditions of approval the proposal will meet the criterion for approval.

- 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: 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;**

FACTS AND FINDINGS:

The applicant states that a professional management company will be employed to ensure a high quality of standard for continued periodic maintenance of the property.

The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site. A standard condition of approval stating the property owner is responsible for the property's maintenance is included.

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

FACTS AND FINDINGS:

The applicant states the proposed vehicular and pedestrian circulation has been designed to the minimum requirements and standards that facilitate safe, efficient, and direct travel.

The applicant has proposed on-site pedestrian walkways a minimum 5.5 feet in width, which connect the on-site building to the SW 158th Avenue, SW 160th Avenue and W Baseline Road rights-of-way.

The applicant states that the proposed internal pedestrian pathway system is efficient because pathways are located adjacent to buildings, between buildings, through parking areas, and adjacent to parking areas, all of which provide connection to the public street system. All internal pedestrian pathways that cross intersections or travel lanes include unique materials, color, or pattern which differentiate the pathway from the travel lane. This visual differentiation provides for improved safety as drivers are made aware of pedestrian crossings.

Staff concurs with the applicant's findings that the internal vehicular patterns provide efficient traffic flow from and between SW 160th Avenue and SW 158th Avenue rights-of way, as shown on the site plan sheets C2.1 and A1.0.

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

FACTS AND FINDINGS:

The applicant states the proposal's on-site vehicular and pedestrian circulation systems connect to the surrounding vehicular and pedestrian right-of-way circulation systems in a safe, efficient, and direct manner, as shown on the site plan sheets C2.1 and A1.0.

Staff concurs with the applicant's finding that the internal vehicular and pedestrian patterns provide efficient flow from and between SW 160th Avenue, SW 158th Avenue and W Baseline Road rights-of way. The Fire Marshal has also reviewed the applicant's proposal and has provided conditions of approval attached as Exhibit 2.4 herein.

Refer to section F above for additional findings in response to this criterion.

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

FACTS AND FINDINGS:

The applicant indicates that public facilities serving the site will meet City codes and standards that provide adequate fire protection and emergency vehicle access to the parking area. The applicant has stated that they are currently in discussion with the Fire Marshal regarding the required aerial fire access. TVF&R has provided conditions of approval herein as Exhibit 2.4. TVF&R will review the plans submitted for the site development permit process prior to the issuance of the building permit.

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

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

The conditions of approval stated at the end of this document, provide requirements of the applicant to obtain a Site Development and Building Permit through the City to ensure that structures and public facilities will be designed and built in according to the applicable codes and standards.

Therefore, staff finds that by satisfying the conditions of approval, 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.***

FACTS AND FINDINGS:

The committee notes the proposed grading plan for the site appears relatively flat and minimal grading is anticipated. City Site Development Division staff has recommended conditions of approval to ensure that any proposed grading will comply with City standards.

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

- 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.***

FACTS AND FINDINGS:

The applicant is required to meet all applicable accessibility standards of the International Building Code, the International Fire Code, and other standards as required by the American Disabilities Act (ADA). 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.

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

- L. *The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.***

FACTS AND FINDINGS:

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1 of the Development Code.

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

**Analysis & Findings for Design Review Two Approval
Sunset Gardens Multi-Family
DR2016-0032**

Section 40.20.15.2.C Approval Criteria

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

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

Facts and Findings:

The applicant proposes to build 210 multi-family housing development and an approximately 304 vehicle parking garage, with associated landscaping and site improvements on six lots zoned SC-HDR, Station Community – High Density Residential, a multiple use zone. Adjacent properties are developed with single family residential, multi-family residential with commercial uses located across the street east of the project site. The proposal meets Threshold No. 3 of the Design Review Type 2 application:

“New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use.”

Therefore, staff finds 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.***

Facts and Findings:

The applicant paid the required associated fee for a Design Review Two application.

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

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

Facts and Findings:

The applicant has submitted materials required by Section 50.25.1 of the Development Code.

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

4. ***The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

Staff cites the findings in the Code Conformance Analysis chart further in this report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. In part, the chart provides a summary response to design review standards determined to be applicable in this case. The applicant's plans and materials show compliance with these standards.

Therefore, the Committee finds that the criterion for approval is met.

5. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

- a. ***A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
- b. ***The location of existing structural improvements prevent the full implementation of the applicable standard; or***
- c. ***The location of the existing structure to be modified is more than 300 feet from a public street.***

Facts and Findings:

The proposed development is for new multi-family residential dwellings, not additions or modifications.

Therefore, Staff finds that the criterion for approval is not applicable.

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

Facts and Findings:

Tree Plan Two and Lot Consolidation applications are being reviewed concurrently along with this application. No other applications are required of the applicant for this stage of City approvals.

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

**Section 60.05 Design Review Standards Analysis
DR2016-0032 - Sunset Gardens Multi-Family**

**Design Review Standards Analysis and Findings Chart
Section 60.05.15 Building Design & Orientation Standards**

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.1 Building Articulation and Variety			
60.05.15.1A	Attached residential buildings in residential zones shall be limited in length to two hundred (200) feet.	Subject site is not in a residential zone.	N/A
60.05.15.1B	Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the elevation devoted to permanent architectural features designed to provide articulation and variety....	According to the applicant, that at least 46% of each elevation visible from the right-of-way be architecturally treated. In addition, the applicant has shown that the standard is satisfied through variation in material (metal paneling, fiber cement siding,) window glazing, color differentiation and vertical landscaping.	Yes
60.05.15.1C	The maximum spacing between permanent architectural features shall be no more than: 1. Forty (40) feet in residential zones, and all uses in multiple-use, and commercial zones...	The applicant states that, the maximum spacing between permanent architectural features varies between 8 and 10-feet depending on the elevation.	Yes
60.05.15.2 Roof Forms as Unifying Elements			
60.05.15.2A /B	All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch... have eaves, exclusive of rain gutters	The applicant states that the roof is relatively flat and that a parapet wall has been incorporated into the design of the building with a variation of 1 to 4-feet in height.	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.2C	All flat roofs with a slope of less than 4/12 pitch shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.	The applicant states that a parapet wall has been incorporated into the design of the building with a variation of 1 to 4-feet in height.	Yes
60.05.15.2D	When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.	The proposal is for a new development not an addition to an existing development.	N/A
60.05.15.3 Primary Building Entrances			
60.05.15.3	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.	The applicant states that the proposed building design provides canopies and overhangs at all of the buildings primary entrances, to protect pedestrians from rain and sun that meet the required dimensions as shown on the submitted plans.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.4 Exterior Building Materials		
60.05.15.4A	A minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.	The applicant states that double wall construction will be utilized for all exterior wall framing.
60.05.15.4B	For conditional uses in residential zones and all uses in multiple-use and commercial zones (except residential uses fronting common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete...	The applicant states that plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard will not be used for the proposed project. The applicant has described the building exterior as consisting of a combination of metal panels fiber cement siding and window glazing to provide changes in material texture and form. The carport utilizes a combination of steel framing, perforated metal panels and a living green screen on mesh panels to provide changes in material, texture and color.
60.05.15.4C	For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet...	The applicant states that the concrete stem walls will be covered completely by siding and will not be exposed to view.

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.5A/B	All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties...	The applicant states that roof-mounted equipment will be placed strategically behind parapet walls so that no equipment is visible.	Yes
60.05.15.6A	Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows: 1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route. 2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.	The applicant states that the building frontage along SW 160th Avenue, occupies approximately 80% of the street frontage, the building frontage along W Baseline Road, occupies approximately 99% of the street frontage and the building frontage along SW 158th Avenue, and occupies approximately 85% of the street frontage.	Yes
60.05.15.6C	Buildings subject to the street frontage standard shall be located no further than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.3.B...	The applicant states that the buildings/structures along SW 158th Avenue, SW 160th Avenue and W Baseline Road, are less than 20 feet from the property line and the area between landscaped as required.	Yes
60.05.15.6E	All buildings on lots that abut a Class 1 Major Pedestrian Route shall have at least one primary building entrance oriented toward, or with a direct pedestrian connection to an abutting street or pedestrian way.	The applicant states that the proposed building has primary entrances facing SW 160th Avenue, SW 158th Avenue and W Baseline Road.	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.7A	The height of any portion of a building at or within 20 feet of the property line ... abutting a Major Pedestrian Route shall be a minimum of twenty- two (22) feet and a maximum of sixty (60) feet.	All three abutting streets are Major Pedestrian Routes. The applicant states that proposed height is between 56 and 60-feet. The height a portion of the structure exceeds 60 feet but is allowed under the "Integrated Parking" Habitat Friendly Development Practice outlined in Section 60.12.40. The proposed structure integrates 125,775 square feet of parking structure within the multifamily housing facility, allowing up to 2,515 square feet of building to exceed the 60-foot height limit. A total of 1,580 square feet on the fifth floor is proposed to exceed the height limit by approximately 1.5 feet. This standard is met.	Yes
60.05.15.7C	The maximum heights specified in Section 20.20.50 shall not be exceeded...	The applicant states that the majority of the building are less than maximum 60-feet in height as allowed in the SC-HDR zoning district. The applicant has incorporated structured parking into the design and per section 60.12.40, is entitled to up to 2,515 square feet of the building to exceed 60-feet. The applicant states that the proposal includes 1,580 square feet that exceeds the maximum height by 1.5-feet.	Yes

Design Review Standards Analysis and Findings Chart
Section 60.05.20 Circulation and Parking Lot Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.1 Connections to public street system			
60.05.20.1	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation systems and adjacent existing and planned streets...	The applicant pedestrian connections are provided to all three abutting streets.	Yes
60.05.20.2 Loading Areas, solid waste facilities and similar improvements			
60.05.20.2A /C	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The applicant states the trash enclosure is provided within the buildings and that the electrical transformer will be screened by a four-foot wooden fence.	Yes
60.05.20.2.E	Screening of loading zones may be waived in commercial and multiple-use districts if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.	The applicant states that short-term utility vehicle area is anticipated to be used sporadically by moving vans and trucks when residents move in or out of the building as well as by trades people servicing the building. The applicant states that the usage is consistent with the residential nature of the project so as not to distract from the overall appearance.	Yes

60.05.20.3 Pedestrian Circulation			
60.05.20.3. A	Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities...	The applicant states that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets.	Yes
60.05.20.3. B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	The applicant states that proposed pedestrian circulation connects the main entrances of the building.	Yes
60.05.20.3. C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage...	The applicant states that on-site walkways connect the courtyard and building entrance through the parking lot to the public sidewalks.	Yes
60.05.20.3. D	Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.	The applicant states that on-site walkways through the parking lot is located between two rows of parking in an 11-foot wide corridor separated from the parking spaces by a curb.	Yes
60.05.20.3. E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving...	The applicant states that on-site walkways that connect the courtyard and building entrances through the parking lots and that cross drive aisles are proposed to be concrete which differentiates from the asphalt of the parking lot.	Yes
60.05.20.3. F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete...	The applicant states that all pedestrian facilities consists of 11-foot wide scored concrete sidewalks with a running slope and cross slope conforming to ADA requirements.	Yes

60.05.20.4 Street Frontages and Parking Areas			
60.05.20.4	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards...	The applicant states that surface parking areas do not abut a public street.	N/A
60.05.20.5. A/B/C/D	Landscaped planter islands shall be required according to the following... all commercial and multiple use zones, one for every ten (10) contiguous parking spaces...	The applicant states that landscape planter islands are provided at either end of the five surface parking spaces provided (all other spaces are within the parking structure) are curbed and are a minimum of six feet in width and a minimum of 70 square feet with a tree having a mature height of at least 20 feet and that is listed on the City's approved street tree list.	Yes
60.05.20.6	Off-street surface parking areas shall be located to the rear or side of buildings...	The applicant states that small amount of surface parking area are separated from all public streets.	Yes
60.05.20.7A	A sidewalk is required on all streets.	The applicant states that right-of-way dedication will be completed prior to building permit approval but prefers the right-of-way improvements will be completed by Washington County, constructed to City Standards, which require providing a 10 foot wide sidewalk along SW 158 th Avenue, W Baseline Road and SW 160th Avenue. Staff is requiring sidewalks to be completed prior to issuance of any Certificate of Final Occupancy by the Building Department.	Yes with C of A

60.05.20.7B	A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances or display windows. The sidewalk shall be a minimum of ten (10) feet wide...	The applicant states that the building's primary entrances are at the lobbies at the northwest and northeast building corners and that on-site sidewalks connect these entrances to the parking area and to the public rights-of-way.	Yes
60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.			
60.05.20.8.A	Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.	The applicant states that the building's primary entrances are at the lobbies at the northwest and northeast building corners and that on-site sidewalks connect these entrances to the parking area and to the public rights-of-way.	Yes
60.05.25 Landscape, Open Space, and Natural Areas Design Standards.			
60.05.25.3A	Common open space shall consist of active, passive, or both open space areas. A minimum of 15% of the gross site area shall be landscaped...	Greater than 15 percent of the gross site area is landscaped. The site has approximately 16.2% of the total acreage as landscaping, excluding sidewalks, buildings, and parking areas.	Yes
60.05.25.3B	At least twenty-five (25) percent of the total required open space area shall be active open space.	The applicant states that greater than 25 percent of the total open space is active open space. The site is approximately 119,000 sq. ft. 15% is approximately 17,891 sq. ft. of required landscape area. 25% of the required 15% is approximately 4,473 sq. ft. of active open space is required. The proposed pedestrian plaza/courtyard is 8,000 sq. ft. and serves as the common open space, which exceeds the requirement.	Yes

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

60.05.25.3C	For the purposes of this Section, environmentally sensitive areas shall be counted towards the minimum common open space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum common open space requirement.	The proposed site has no environmentally sensitive areas. The applicant states that water quality swales are included in the minimum open space calculation.	Yes
60.05.25.3D	For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a common green or shared court, shall not be considered common open space.	The applicant states that vehicular circulation and parking areas are not included in the minimum open space calculation.	Yes
60.05.25.3E	Individual exterior spaces such as outdoor patios and decks constructed to serve individual units shall count toward the common open space requirement...	The applicant states that individual exterior spaces are not incorporated in this project.	Yes
60.05.25.3F	Common open space shall not abut a Collector or greater classified street...	Common open space is separated from all public rights-of-way by the building so does not abut a collector directly.	Yes
60.05.25.3G	Common open space shall be no smaller than 640 square feet in area, shall not be divided into areas smaller than 640 square feet, and shall have minimum length and width dimensions of 20 feet.	The applicant states that all common open space is greater than 640 square feet in area and at least 20 feet wide and long.	Yes

60.05.25 Landscape, Open Space, and Natural Areas Design Standards.			
60.05.25.3I	Active common open spaces shall be included in all developments, and shall include at least two (2) of the following improvements...	The applicant states that active common space includes benches with walkways and a plaza with a gas fire pit and barbecue.	Yes
60.05.25.3J	The decision-making authority shall be authorized to consider other improvements in addition to those provided under subsection I, provided that these improvements provide a similar level of active common open space usage.	The applicant states that additional active common space includes a barbecue and gas fire pit.	Yes
60.05.25.4.A	All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped.	The applicant states that front yards and all required open space areas are landscaped.	Yes
60.05.25.4.B	Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements...	The applicant states that all open space is comprised of live plantings or active open space.	Yes
60.05.25.4.C	For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.	The applicant states that vehicular circulation and parking are not considered landscaped areas.	Yes

60.05.25 Landscape, Open Space, and Natural Areas Design Standards.			
60.05.25.4.D	All street-facing building elevations shall have landscaping along their foundation...	The applicant states that a minimum 3 foot wide landscape area is provided along the front of all street facing buildings with spacing of groundcover and shrubs of 2.5 to 3-feet.	Yes
60.05.25.4.E	The following minimum planting requirements for required landscaped areas shall be complied with...	The applicant states that trees, evergreen shrubs, and ground cover are provided in excess of the requirement and therefore are in compliance with the this section.	Yes
60.05.25.4.F	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement...	The applicant states that pedestrian plazas are provided and will be constructed of scored concrete, tree, and benches. Pedestrian style lighting is also provided.	Yes
60.05.25.9.A	Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick...	The applicant states that a modular block retaining wall is proposed along the southern site boundary.	Yes with C of A
60.05.25.9.B	Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material.	Black, vinyl coated chain link will not be used on top of the proposed retaining wall	Yes
60.05.25.9.C	Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.	The applicant states that the proposed retaining wall along the south property line will be constructed of modular blocks a minimum of 6-inches wide.	Yes
60.05.25.9.E	Fences and walls	No fences or walls are proposed in any front yard.	N/A

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

60.05.25.11. A	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The applicant states that no stormwater swales are located between any street and building.	Yes
60.05.25.13	All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2...	A 10-foot B2 landscape buffer is required along W Baseline Road. The applicant states that the required buffer is shown on the plans with only minor gaps in tree spacing to provide for emergency access.	Yes

Design Review Standards Analysis and Findings Chart
Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.1.A/B/C/D/E	Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.	<p>The applicant states that all lighting designs and fixtures for this project comply with the City's Technical Lighting Standards. A combination of pole mounted and building mounted LED light fixtures will be used to illuminate the parking area. 37-inch tall bollards will be used along the pedestrian circulation. The submitted photometric shows that there will be adequate lighting on site with no lighting impact on adjoining properties.</p> <p>Lighting is provided at all building entrances using wall mounted fixtures or fixtures mounted under the roof or ceiling of the entry depending on the condition.</p> <p>Lighting mounted under the roof or ceiling of the entry will be such that the bulb or lens is not visible from the public way.</p>	Yes
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of...	The applicant states that pole lighting for vehicular circulation will be no greater than twenty-feet high. The height of the poles area measured from finished grade. Finished surfaces to be non-reflective. Cut sheets of the fixtures and a photometric chart are included in the application showing conformance with the Standards.	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant states that building mounted fixtures illuminating the parking area are mounted less than twenty feet high on the buildings. Cut sheets of the fixtures and a photometric chart are included in the application showing conformance with the Standards.	Yes
60.05.30.2.C	Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of (48) inches.	The applicant states that all light bollards on the pedestrian circulation paths will be 37-inches in height.	Yes
60.30.10.A	Minimum Off-Street Vehicular Parking Spaces: 1 space per unit.	A minimum of 210 parking spaces are required. The applicant has provided approximately 304 standard, as shown on the site plan, sheets C2.1 and A1.0.	Yes
60.30.10.B	Minimum Off-Street Bicycle Parking <u>Short Term:</u> 2 spaces or 1 space per 20 dwelling units <u>Long Term:</u> 1 space per dwelling unit	Twelve short term bicycle spaces near the east and west lobby. 210 Long term spaces are provided, one within each unit with additional spaces on the first floor of the parking structure.	Yes
60.65	Utility Undergrounding	All utility undergrounding shall be completed prior to issuance of any Final Certificate of occupancy from the Building Department. Refer to facilities review additional findings herein.	Yes with COA

Evaluation of Design Standards identified above

Hereto, staff finds that the applicant has provided sufficient evidence to show how the plan proposal meets applicable Design Standards (identified in the table summary above).

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL of DR2016-0032 (SUNSET GARDENS MULTI-FAMILY)** subject to the conditions herein.

Analysis & Findings for Tree Plan Two Approval Sunset Gardens Multi-Family TP2016-0005

Section 40.90.05 Purpose:

Healthy trees and urban forests 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. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

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.***

Facts and Findings:

Staff finds the proposal meets Tree Plan Two Threshold #1:

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

Staff has reviewed the information submitted in the arborist report and compared this to the applicant's written information and has assessed that the applicant is proposing to remove thirty-four (34) community trees from the project site. Community Trees are healthy trees with diameters larger than 10 inches at breast height which are not fruit or nut trees.

Therefore, staff finds 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.

Facts and Findings:

The City of Beaverton received the appropriate fee for a Tree Plan Two application.

Therefore, staff finds 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.

Facts and Findings:

The applicant states it is necessary to remove trees for the construction of the buildings and associated parking. No trees are proposed for removal in order to meet ANSI standards.

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

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

Facts and Findings:

The applicant states that they have explored many options for development of the site and found that the proposed configuration is the most efficient for circulation and parking. The proposed removal of thirty four (34) community trees is necessary in order to accommodate the building, the landscaping, the required parking and driveway.

Therefore, staff finds 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.

Facts and Findings:

The removal of trees shown on the plan is for the construction of the buildings and associated parking. No trees are proposed for removal in order to eliminate a nuisance.

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

- 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.***

Facts and Findings:

The removal of trees shown on the plan is for the construction of the buildings and associated parking. No trees are proposed for removal in order to accomplish public purposes.

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

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

Facts and Findings:

In response to criteria 7, 8, 9 above, staff finds that the site does not contain an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking. No trees are proposed for removal in order to enhance health or to eliminate conflicts with structures or vehicles.

Therefore, staff finds that approval criteria 7, 8 and 9 are not applicable.

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

Facts and Findings:

The site does not contain an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking.

Section 60.60 contains regulations for trees and vegetation, including standards for protection, pruning, removal, replacement, and mitigation. All of the trees on the subject site are either exempt/dead or classified as Community Trees, which are defined as, "A healthy tree of at least ten inches (10") DBH located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as Significant, Historic, Landscape, or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruit or nuts grown for human consumption." Community

Trees are required to be protected during development by utilizing fencing, limiting disturbance to the root zones, and not undertaking specific development activities within the protected root areas.

As stated in findings for Tree Plan Criteria 1-9, the applicant requests removal of all Community Trees on the subject site so that physical development may be accommodated. Accordingly, Section 60.60 standards regarding protection of these trees are not applicable.

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

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.

Facts and Findings:

Staff cites the findings for the Facilities Review *Criterion J* as it relates to this criterion.

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

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

Facts and Findings:

The applicant submitted the application on March 01, 2016 and was deemed complete on March 16, 2016. In the review of the materials during the application review, the Committee found all applicable application submittal requirements, identified in Section 50.25.1 were contained within this proposal. During the time of the review period, the information given appeared to be sufficient.

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.

Facts and Findings:

The applicant has submitted this Tree Plan Two application and the associated Design Review II and Replat One for Lot Consolidation applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **TP2016-0005 - Sunset Gardens Multi-Family** subject to the applicable conditions identified in Attachment E.

**Analysis & Findings for
Replat One for Lot Consolidation Approval
Sunset Gardens Multi-Family
LD2016-0006**

Section 40.45.15.2.C Approval Criteria.

In order to approve a Replat One application, the decision making authority shall make findings 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.*

Facts and Findings:

Section 40.45.15.2.A *Threshold: An application for a Replat One shall be required when any of the following thresholds apply:*

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

The applicant proposes to six (6) legal lots into one (1) legal lot of record.

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.*

Facts and Findings:

The applicant submitted the required fee for a Replat One application.

Therefore, staff finds 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.*

Facts and Findings:

The proposed replat does not conflict with any prior approvals.

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

- 4. Oversized lots or parcels (“oversized lots”) resulting from the Replat shall have a size and shape that facilitates 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 proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.**

Facts and Findings:

The SC-HDR zoning district does not specify a maximum lot size.

Therefore, staff finds the criterion for approval is not applicable.

- 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:**

Facts and Findings:

The subject sites are currently zoned SC-HDR and are not utilizing lot averaging. Lot averaging does not apply to this zone.

Therefore, staff finds the criterion for approval is not applicable.

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

Facts and Findings:

The subject sites are currently zoned SC-HDR and are not utilizing lot averaging. Lot averaging does not apply to this zone.

Therefore, staff finds the criterion for approval is not applicable.

- 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.**

Facts and Findings:

The proposed replat does not involve phasing.

Therefore, staff finds the criterion for approval is not applicable.

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

Facts and Findings:

The applicant states that vehicular, pedestrian and utility to the site since the property will still maintain frontage on three rights-of-way and provide direct pedestrian access to the surrounding sidewalk system. The circulation systems of the adjacent parcels are not adversely affected.

Therefore, staff finds 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.*

Facts and Findings:

The resulting lot will retain the SC-HDR zoning and will not have more than one (1) zoning designation.

Therefore, staff finds 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.*

Facts and Findings:

The applicant has submitted this Replat One application and the associated Design Review II and Tree Plan II applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2015-0006 (Sunset Gardens Multi-Family)** subject to the applicable conditions identified in Attachment E.

CONDITIONS OF APPROVAL
Sunset Gardens Multi-Family
DR2016-0032, TP2011-0004, LD2015-0006

Prior to any on site work and issuance of the site development permit, the applicant shall:

1. Provide a parking structure parking layout and circulation pattern for approval by the City's Traffic Engineer. (Planning/JST) (Traffic/JK,KR)
2. Provide a detailed time-line on frontage improvements along SW 158th Avenue that are in conjunction with Washington County's road widening and frontage improvement project. (Planning/JST)
3. Submit plans showing dedication and improvement of right-of-way (ROW) along SW 158th Avenue to Washington County standards from centerline to curb and to City standards from the curb to the back of the sidewalk. (Transportation / KR)
4. Submit plans showing dedication and improvement of ROW along SW 160th Avenue to City of Beaverton Local Street L1 standards from centerline to the back of the sidewalk. (Transportation / KR)
5. Submit plans showing dedication and improvement of ROW along W Baseline Road to City three lane Collector Street standards from centerline to the back of the sidewalk. (Transportation / KR)
6. Submit plans showing provision of at least 12 short-term bicycle parking spaces that meet the applicable standards of the Development Code and Engineering Design Manual. The plans shall include typical installation details for the bike racks and a layout of the proposed long-term bike parking room. Short-term bicycle racks shall be at least 30 inches wide and 36 inches tall, centered within an area at least 6 feet by 4 feet and not located closer than 2 feet to a wall or structure. (Transportation / KR)
7. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
8. 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 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
9. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)

10. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, and emergency vehicle access 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./JJD)
11. Submit any required off-site 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./JJD)
12. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the 158th Avenue right of way. (Site Development Div./JJD)
13. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
14. Submit, if needed by the City Building Official and TVF&R Fire Marshal an available fire flow analysis including an actual flow test of the existing water system and evaluation by a professional engineer meeting the standards as specified in the Engineering Design Manual Chapter 6, 610.L, using the anticipated maximum fire demand. 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./JJD)
15. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
16. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
17. 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./JJD)
18. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
19. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (March 1, 2016, by Ralph R. Henderson, P.E.) demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to water quality treatment. Please note that the submitted plans and preliminary report do not demonstrate compliance with City detention requirements and additional storage volume may need to be provided in storage pipes. (Site Development Div./JJD)
20. Provide a detailed drainage analysis of the subject site and prepare a final report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also

delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)

21. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
22. Submit a revised grading plan showing that each proposed building has a minimum finished floor elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
23. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area. (Site Development Div./JJD)
24. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed that is not part of a fully-improved public street. (Site Development Div./JJD) (Site Development Div./JJD)
25. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording in County Records. (Site Development Div./JJD)
26. Provide plans for LED street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) for all impacted public streets 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./JJD)

Prior to building permit issuance, the applicant shall:

27. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
28. 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./JJD)
29. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore area not part of part of the City's phased permit process. (Building Division/BR)
30. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. This list is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov. Permit applicants are responsible for ensuring that deferred plan review items listed on the plans are submitted for approval well in advance of the need to begin work on that portion of the project (anticipate a minimum of three weeks plan review turnaround time for tenant improvement and six weeks plan review turnaround for new construction projects). No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved. (Building Division/BR)
31. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy) (Building Division/BR)
32. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Division/BR)
33. All ground floor units in buildings of four or more dwelling units shall be accessible and adaptable to persons with disabilities. (Section 1106, OSSC) (Building Division/BR)
34. All public and common use areas such as recreation facilities, offices, pools, accessory buildings, laundry facilities, garbage, recycling areas, and mailboxes shall be accessible to persons with disabilities. (Section 1106, OSSC) (Building Division/BR)
35. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1103, OSSC) (Building Division/BR)
36. An accessible route shall be provided to persons with disabilities throughout the site. (Section 1103, OSSC) (Building Division/BR) Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov . (Building Division/BR)

37. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Division/BR)
38. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building Division/BR)
39. Install both deciduous and evergreen trees as shown on the proposed landscape plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning Division/JST)
40. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning Division/JST)
41. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning Division/JST)
42. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
43. 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 Division/JST)
44. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning Division/JST)
45. Ensure all exterior lighting fixtures for the interior of the property are installed and operational. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries. (Planning Division/JST)
46. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps as necessary. ADA standards shall apply. (Planning Division/JST) Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans, except as modified by the decision making authority in conditions of approval. No final occupancy permit will be issued until all improvements are complete. (Planning Division/JST)

47. Submit retaining wall details that show compliance with Beaverton Development Code Section 60.05.25.8. (Planning Division/JST)
48. Ensure construction of all buildings, retaining walls, fences and other structures are completed in accordance with the elevations and plans, except as modified by the decision making authority in conditions of approval. No final occupancy permit will be issued until all improvements are complete. (Planning Division/JST)

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

49. Show dedication of right-of-way (ROW) along SW 158th Avenue to Washington County standards from centerline to curb and to City standards from the curb to the back of the sidewalk. (Transportation / KR)
50. Show dedication of ROW along SW 160th Avenue to City of Beaverton Local Street L1 standards from centerline to the back of the sidewalk. (Transportation / KR)
51. Show dedication of ROW along W Baseline Road to City three lane Collector Street standards from centerline to the back of the sidewalk. (Transportation / KR)
52. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed 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./JJD)
53. Show granting of any required on-site easements on the partition 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./JJD)

Prior to any Final Occupancy permit issuance, the applicant shall:

54. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
55. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
56. 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./JJD)
57. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any and all existing street frontage as determined at permit issuance. (Site Development Div./JJD)

58. Construct, install or replace, to City specifications, all required sidewalks/curbs/trees along SW 160th Avenue, W Baseline Road and SW 158th Avenue and any sidewalks missing, damaged, deteriorated or removed by construction. (Site Development Div./JJD) (Planning/JST) (Traffic/JK/KR)

Prior to release of performance security, the applicant shall:

59. 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./JJD)

60. Submit any required on-site easements not already dedicated on the subdivision plat, 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./JJD)

61. Provide evidence of a post-construction cleaning, system maintenance, and storm filter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH 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./JJD)

62. 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 treatment vegetation within the surface water quality facilities 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./JJD)