



STAFF REPORT

STAFF REPORT DATE: March 4, 2020

HEARING DATE: March 11, 2020

TO: Planning Commission

FROM: Jana Fox, Current Planning Manager

PROPOSAL: **The Ridge Multi-family (DR2019-0185)**

LOCATION: The Ridge Multi-family is located north of Scholls Ferry Road, generally west of Strobel Road. The proposed development is specifically located on Washington County's Map: 2S106B Tax Lot: 1100.

NEIGHBORHOOD: Neighbors Southwest

ZONING: Urban High Density (R1)

SUMMARY: The applicant, West Hills Land Development, requests approval of a Design Review Three application for the construction of a new 119-unit multi-family apartment development. The proposed development is Phase 2 of The Ridge PUD. The proposal includes two new residential buildings, street, parking, trail, landscaping, and associated site improvements.

APPLICANT/
PROPERTY OWNERS: West Hills land Development
Attn: Dan Grimberg
3330 NW Yeon Ave, Ste 100
Portland, OR 97210

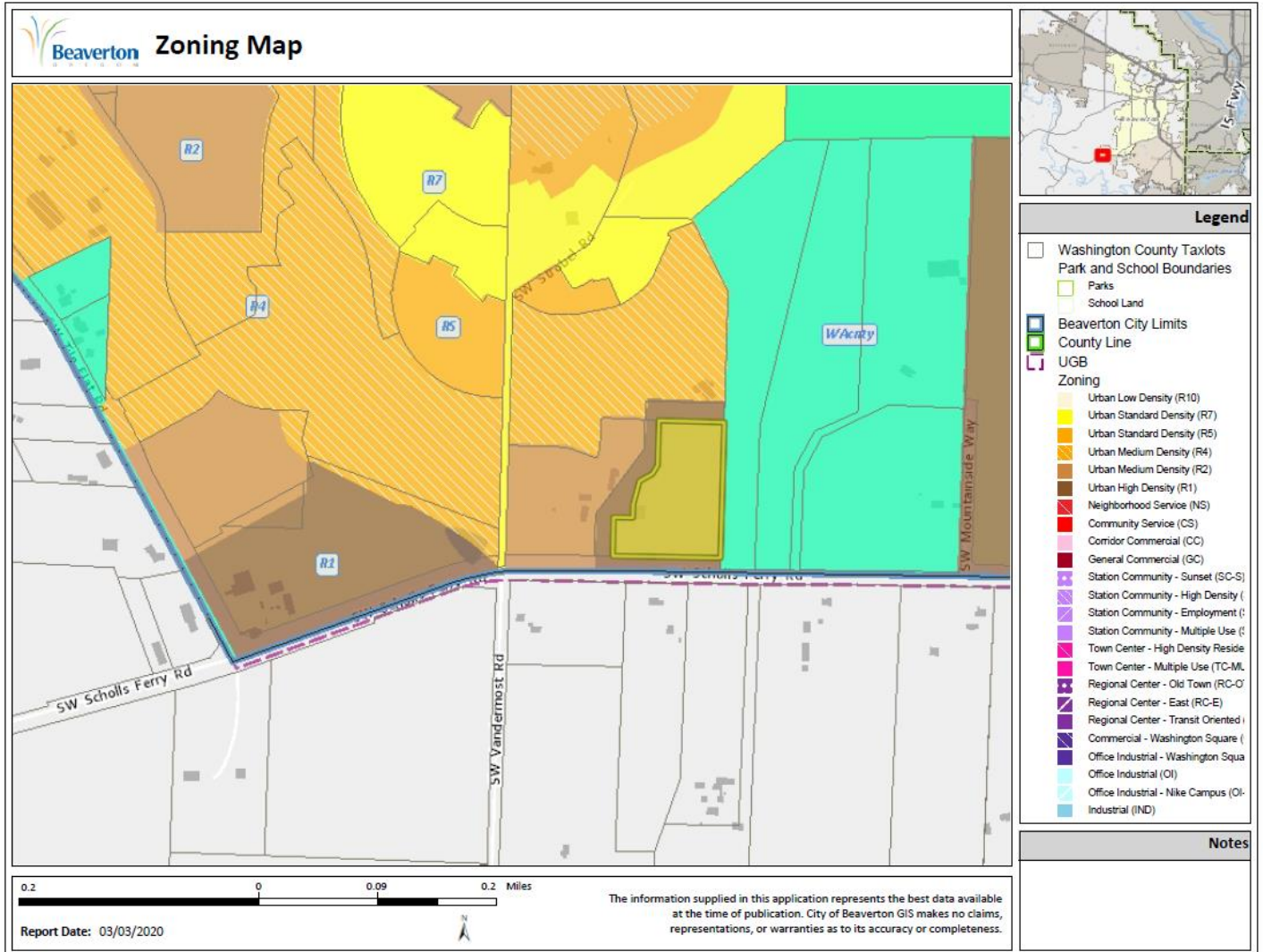
APPLICANT'S
REPRESENTATIVE: Otak, Inc.
Attn: Li Alligood
800 SW Third Avenue, Suite 800
Portland, OR 97204

RECOMMENDATION: **APPROVAL** of **The Ridge Multi-family (DR2019-0185)**, subject to conditions identified Attachment C of this report.

TABLE OF CONTENTS

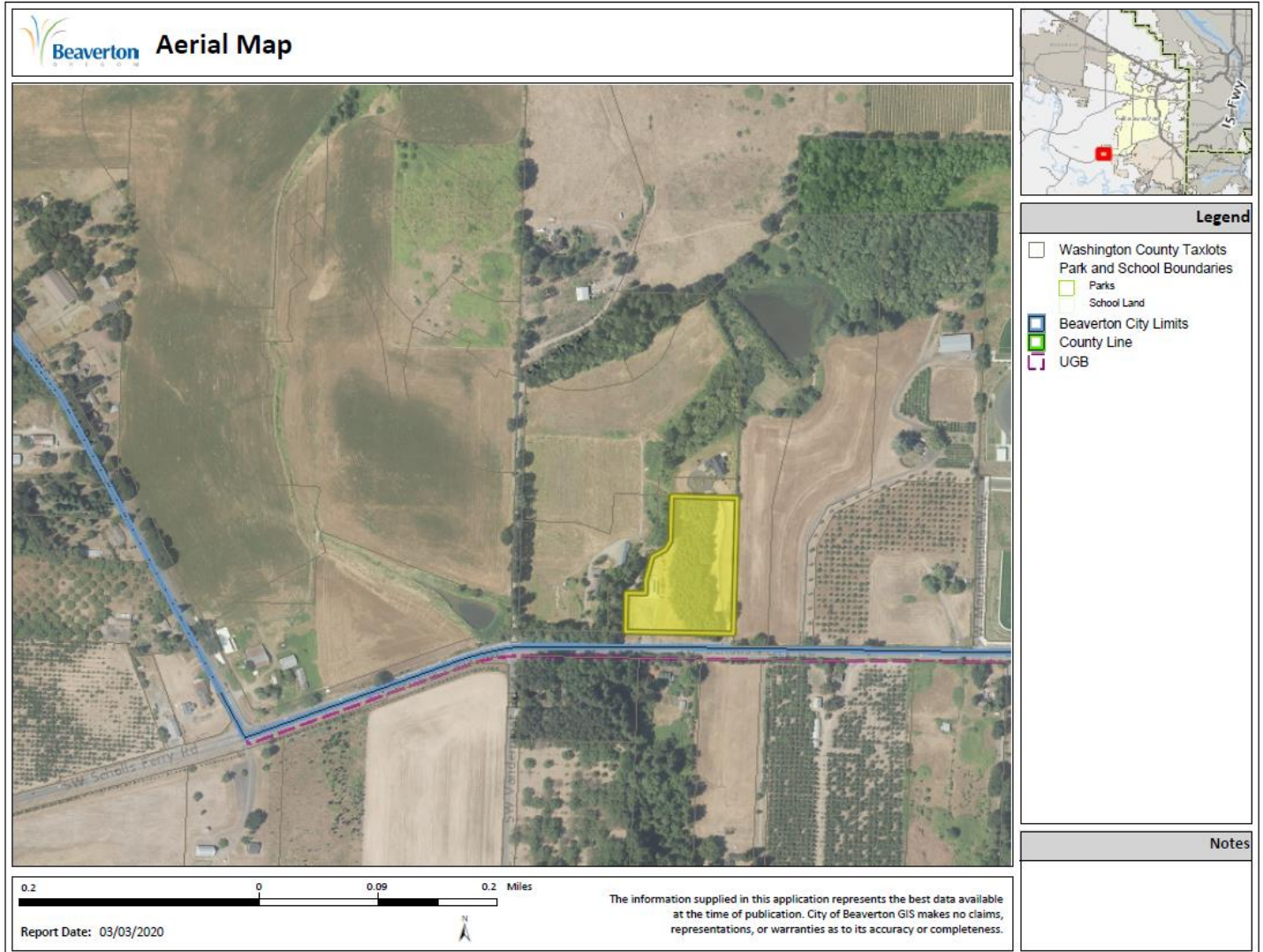
Attachment A: <i>Facilities Review Committee Report</i>	FR1 – FR11
Attachment B: DR2019-0185 <i>Design Review Three</i>	DR-1 – DR-13
Attachment C: <i>Proposed Conditions of Approval</i>	COA1-COA6
Exhibit 1: Exhibits by City Staff Exhibit 1.1 Zoning Map Exhibit 1.2 Aerial Map	Page Numbers: SR3 – SR4
Exhibit 2: Exhibits by Applicant Exhibit 2.1 Applicant Materials	Combined materials package
Exhibit 3: Public Testimony / Comments None Received	Exhibits by #

Zoning Map



**The Ridge Multi-Family
DR2019-0185**

Aerial Map



**The Ridge Multi-Family
DR2019-0185**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2019-0185	December 17, 2019	January 15, 2020	May 14, 2020	January 14, 2021

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

Existing Conditions Table

Zoning	Urban High Density Residential (R1)	
Current Development	The site is currently undeveloped but previously approved for the same 119 unit multi-family development as being currently considered.	
Site Size & Location	±4.6 Acres	
NAC	Neighbors Southwest	
Surrounding Uses	<u>Zoning:</u> North: Urban Medium Density (R4) South: Washington County AF-20 East: Washington County Interim AF-20 West: Urban Standard Density (R2)	<u>Uses:</u> North: The Ridge PUD South: Agriculture East: Agriculture West: The Ridge PUD

Subject Site History

The subject site is part of The Ridge PUD. The Ridge PUD received Planning Commission approval on June 28, 2017 for the construction of 229 dwelling units to be constructed in two (2) phases. Phase 1 of The Ridge PUD includes 110 detached and attached single family dwelling units. Phase 1 is under construction with critical facility construction complete and building permits for dwelling units being issued. Phase 2, the proposed 119 unit multi-family residential component received Planning Commission approval on August 30, 2017. This approval was not enacted prior to the expiration date of August 20, 2019 and no time extension application was filed, therefore the applicant is seeking to re-entitle the same development as was previously approved by the Planning Commission.

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
The Ridge Multi-family
DR2019-0185**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in 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 submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Design Review Three application as proposed.**
- A. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

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

The applicant proposes to construct the multi-family portion (Phase 2) of the Ridge PUD. The proposal includes construction of 119 multi-family dwelling units in two buildings. Associated with the two new buildings is the construction of a new public street, Street A, public trail facilities, a stormwater facility, open space improvements, and surface parking facilities.

Public Water, Sanitary Sewer and Storm

The City of Beaverton is the public water service provider to the site. Water service is provided to the site from a stub in SW Mountainside Way, which was constructed with Phase 1 of the Ridge PUD. The non-potable waterline (purple pipe) will be extended as well to serve the site. The Committee finds that adequate water service can be provided to the site to serve the proposed development.

Public sanitary sewer will be provided by the City of Beaverton. A sanitary sewer line has been constructed with Phase 1 of The Ridge PUD along the western portion of multi-family

site to connect to the existing sanitary sewer line in Scholls Ferry Road. The proposed development will connect to this line. The Committee finds that adequate sanitary sewer service can be provide to the site to serve the proposed development.

Proposed storm water drainage has been identified and described in the applicant's narrative and plans. A Preliminary Drainage Report is included with the applicant's materials as Appendix F. The applicant's plans include a storm water conveyance system and construction of a public vegetated stormwater facility, identified as Tract J. Discharge from the proposed storm water facility will be directed to the public stormwater line in SW Scholls Ferry Road. The system is designed to meet the SLOPES V criteria to comply with City of Beaverton and Clean Water Services (CWS) standards. Final design will be evaluated in the Site Development phase of permitting. The Committee finds that adequate storm water service can be provided to the site to serve the proposed development.

Transportation

The multi-family portion of the Ridge PUD is bounded by SW Mountainside Way to the north and SW Scholls Ferry Road to the south. The applicant proposes to extend a public street south from SW Mountainside Way, identified as Street A. Street A cannot connect to SW Scholls Ferry Road due to access spacing restrictions but provides a pedestrian connection as well as an emergency services access. The applicant shows two possible ways to terminate Street A and/or connect to surrounding development, a cul-de-sac at the terminus and potential east-west street connections to the east. Internally Street A connects to private Street B between the two residential buildings which connect to drive aisles within the surface parking areas of the multi-family development, allowing for internal site circulation. Bicycle and pedestrian connections are provided to and through the site as well as along the north-south trail to the east, adjacent to the natural resource area. The applicant's proposal will not increase anticipated vehicular trips to the site. The PUD approval which anticipated 119 dwelling units on the multi-family site and currently the same number are proposed, therefore a TIA is not required.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). TVF&R has reviewed the proposal and provided a service provider permit (2020-0008) with conditions of approval specific to the proposed multi-family development. As a condition of approval the applicant must comply with the conditions of TVF&R SPP 2020-0008. By meeting the conditions of approval, the proposal will meet TVF&R requirements, which will be verified at the time of Site Development Permit issuance.

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

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

Schools

The proposed development is within the Beaverton School District (BSD) boundaries and is anticipated to be served by Hazeldale Elementary School, Conestoga Middle School, and Mountainside High School. The Service Providers Letter issued by BSD indicates that adequate capacity is anticipated to accommodate the anticipated students from the proposed development.

Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant, as part of this development will construct a north-south portion of a public community trail that is anticipated to be maintained by THPRD. The subject site has been annexed to THPRD.

Transit Improvements

Currently the site is not served by transit. The nearest bus stop is the South Beaverton Express, Line 92 which stops at the intersection of SW Teal Boulevard/SW Scholls Ferry Road/SW Horizon Boulevard. Line 62 stops at SW Murray Boulevard and SW Scholls Ferry Road, and is a bit further to the east than Line 92. While this site is not currently within the TriMet service boundary it may be included in future transit district expansions.

Pedestrian and Bicycle Facilities

The applicant proposes to construct sidewalks along all street frontages, a north-south community trail extension, and internal walkways. The new Street A is constructed to an L2 standard and will have shared vehicular/bike lanes. Right-of-way has been dedicated for a shared bike/pedestrian path along SW Scholls Ferry Road. Any portions not fully constructed with Phase 1 of The Ridge PUD will be required to be completed by the multi-family portion. All streets exterior to the site have been developed.

Police

The City of Beaverton Police will continue to serve the development site.

Open Space

The multi-family project proposes to construct the open space areas identified in The Ridge PUD as part of the multi-family phase. Construction of these active and passive open spaces allow the PUD to meet their open space requirements, consistent with PUD approval and the requirements of the South Cooper Mountain Community Plan. The open space provided includes, seating and gathering areas, open lawns, landscape areas, children’s play areas, pedestrian and bike trails as well as other amenities to serve the proposed development.

In summary of the above, the Committee finds that the proposed development will provide the required essential facilities, as conditioned.

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

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

Staff cites the Code Conformance Analysis chart below, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Urban High Density (R1) zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the proposed zone.

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

- 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 proposal.***

Staff cites the Code Conformance Analysis chart below, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 in response to the above-mentioned criteria.

Transportation Facilities (Section 60.55)

The proposed multi-family development is consistent with the assumptions made in The Ridge PUD Traffic Impact Analyses. The mitigation measures required by the initial approval of the larger The Ridge PUD development remain in effect. Therefore, the applicant, by meeting the conditions of approval associated with this application and with those associated with the larger PUD, will meet the City's requirements for transportation facilities.

The streets generally provide for safe and efficient circulation and access for motor vehicles, bicycles, and pedestrians. Bicycle and pedestrian connections generally provide for safe and efficient circulation and access for bicycles and pedestrians. Specific findings for this development proposal are provided below under the responses for Section 40.03.F. and G.

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

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation***

areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.

The applicant states that a Home Owners Association will be formed for The Ridge PUD and the owners of the multi-family building will be members of the HOA and responsible for maintaining all private common facilities and areas. Staff finds that the proposal as designed would allow for adequate maintenance of the proposed common facilities.

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

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

The applicant's plans show the construction of a new public street, Street A and a private street, Street B to move people within the site. Street A is designed to meet the City's L2 street standard and include sidewalks on the western side of the street adjacent to the development. Future development on the adjacent parcel will provide sidewalk improvements to the eastern side of the street which is located on the property line. Street A connects internally and to Mountainside Way in a safe and efficient manner.

Internal circulation around each residential building is provided by clear drive aisles that access parking and Private Street B. The street connection provides access to surface parking for each building.

Pedestrian connections are provided to the site from SW Scholls Ferry Road and SW Mountainside Way. Undeveloped land is directly to the east of the site and a natural resource area to the east. The pedestrian connections along SW Scholls Ferry Road and SW Mountainside Way will allow east-west pedestrian movement from the site.

Staff finds that the proposed vehicular and pedestrian circulation systems within the proposed development are safe and efficient.

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

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

The applicant's plans show the following connections to the surrounding circulation systems:

- Pedestrian, bicycle, and vehicular access between Street A and SW Mountainside Way
- Pedestrian and bicycle access between SW Scholls Ferry Road and SW Mountainside Way via the north-south neighborhood trail.
- Pedestrian and bicycle access to SW Scholls Ferry Road at the terminus of Street A

With the provision of these connections as shown on the applicant's plans, connections to the public street and sidewalk system the applicants proposal connects in a safe, efficient, and direct manor to the surrounding circulation system.

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

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

Fire protection will be provided by Tualatin Valley Fire & Rescue (TVF&R) Department. Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R), which are incorporated herein. Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

All building permits will be issued by the City of Beaverton Building Division of the Community Development Department and must comply with State of Oregon Building Code(s) and codes published by the International Code Council, as applicable.

The Committee concludes that, subject to meeting the conditions of approval, the site can be designed in accordance with City codes and standards and provide adequate fire protection.

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

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

The applicant states that all streets and public facilities are designed in accordance with the City of Beaverton's Engineering Design Manual (EDM), and thus should provide protection from crime, accident and hazardous conditions. All proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards as a Condition of Approval.

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

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

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.*

Site grading is subject to the standards of Section 60.15.10 of the Development Code. Grading for new streets must meet the applicable standards of Chapter II Streets, Chapter VII Bicycle and Pedestrian Facilities, and Chapter VII Standard Drawings of the Engineering Design Manual (EDM).

All new streets are required to meet the applicable standards of Section 210 of the EDM. Compliance with these standards will be reviewed with the Site Development Permits for the development; however, staff believe that grading can be feasibly accommodated in compliance with the EDM to show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

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

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

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed at the time of Building Permit application. The applicant has indicated that the street network and facilities are designed in accordance with the EDM to provide accessibility as required. Any required on-site pedestrian routes will meet the standards of the American with Disabilities Act (ADA). ADA ramps will be provided within the development to facilitate accessible travel.

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. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements.

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

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

The applicant submitted the application on December 17, 2019. The applicant deemed the application complete on January 15, 2020. In review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion.

**Code Conformance Analysis
Chapter 20 Use and Site Development Requirements**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?								
Development Code Section 20.05.20 (Uses)											
R1	Permitted	Multi-family Dwellings	YES								
Development Code Section 20.25.05 – Density Calculations											
Minimum Residential Density	Minimum Density: 118 units Maximum Density: 183 units	The applicant proposes to currently construct 119 units, as approved by The Ridge PUD	YES								
Development Code Section 20.05.15 (Site Development Standards)											
Minimum Lot Area	R1 - 1,000 sq. ft. / DU	182,516 square feet	YES								
Minimum Yard Setbacks	Required: Front Yard: 10 feet Side Yard: 5 feet Rear Yard: 15 feet	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;"><u>Building A</u></td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;"><u>Building B</u></td> </tr> <tr> <td style="text-align: center;">10 feet</td> <td style="text-align: center;">10 feet</td> </tr> <tr> <td style="text-align: center;">10 feet</td> <td style="text-align: center;">10 feet</td> </tr> <tr> <td style="text-align: center;">80 feet</td> <td style="text-align: center;">130 feet</td> </tr> </table>	<u>Building A</u>	<u>Building B</u>	10 feet	10 feet	10 feet	10 feet	80 feet	130 feet	YES
<u>Building A</u>	<u>Building B</u>										
10 feet	10 feet										
10 feet	10 feet										
80 feet	130 feet										
Maximum Building Height	R1 – 65 feet (as adjusted by the PUD)	62 feet 7 inches 62 feet 2 inches	YES								

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review Standards and Guidelines will be reviewed in the Design Review portion of the staff report.	See DR Findings
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits requested.	N/A
Development Code Section 60.30			
Off-street motor vehicle parking	Minimum: 171 Maximum: 228	The applicant proposes 177 parking spaces, more than the minimum and less than the maximum.	YES
Required Bicycle Parking	Short Term Spaces: 6 Long Term Spaces: 119	The applicant has provided the required short term bicycle parking. Long term spaces will be accommodated within units.	YES
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	YES w/ COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Tree Plan application submitted for the multi-family site.	N/A
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant indicates all utilities will be placed underground. To ensure the proposal meets requirements of this code section, staff recommends a condition requiring undergrounding completion prior to occupancy.	YES- with COA

Development Code Section 60.67 Significant Natural Resources

Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a natural resources study as part of the overall PUD approval, which includes the Multi-Family portion. The applicant will be required to comply with the South Cooper Mountain Plan, which identifies natural resources in the vicinity of the subject site.	YES w/ COA
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**DR2019-0185
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

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

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

Section 40.20.05. Design Review Applications- Purpose: The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

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

The applicant proposes 119 attached residential dwelling units in two buildings with associated site improvements. The proposal meets the threshold for a Design Review Two application, however, the applicant has chosen to address a combination of Design Guidelines and Standards, thereby meeting Threshold 8 of a Design Review Three.

- 8. A project meeting the Design Review Two thresholds which does not meet an applicable design standard.*

Therefore, staff finds that the criterion is met.

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

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

Therefore, staff finds that the criterion is met.

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

This proposal meets Design Review Three Threshold No. 8, therefore this criterion is not applicable.

Therefore, staff finds the criterion not applicable.

4. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Guidelines if any of the following conditions exist:***

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

The proposal is not an addition or modification of exiting development.

Therefore, staff finds the criterion not applicable.

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

The applicant does not propose a DRBCP.

Therefore, staff finds the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and***

guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

The applicant proposes to meet Design Standards where possible, and where not able, will meet the Design Guidelines. Staff cites the code conformance analysis at the end of this section as it pertains to meeting Design Standards and Guidelines.

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

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

The applicant proposes to meet a combination of Design Standards and Design Guidelines, therefore this criteria is not applicable.

Therefore, staff finds the criterion is not applicable.

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

The applicant has submitted all documents related to this request for Design Review Three approval. A Final Land Division will be required prior to final occupancy in order to tract out the public stormwater facility approved as part of The Ridge PUD preliminary subdivision approval.

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

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2019-0185 (The Ridge Multi-family)**, subject to the proposed conditions of approval in Attachment C.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Maximum length of attached residential buildings – 200 feet.	Building A is 177' 6" in length. Building B is 181' 6" in length.	YES
60.05.15.1.B Min. 30% articulation for buildings visible from / within 200 feet of street.	The applicant states that each street facing elevation contains permanent architectural features including windows, offsetting walls, and changes in material type. Each feature exceeds 25 square feet and comprises more than 30% of each respective façade.	YES
60.05.15.1.C Max 40' space between architectural features.	The applicant states that each of the buildings' elevations are well-articulated and maximum spacing between architectural features is approximately 17 feet.	YES
60.05.15.1.D Maximum 150 sq. ft. undifferentiated blank walls facing streets.	The applicant has chosen to address the Design Guideline.	See Guideline
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	The applicant states that all buildings have sloped roofs that feature a pitch of 4/12 or greater.	YES
60.05.15.2.B Roof eave for pitched roof must be at least 12"	The applicant has chosen to address the Design Guideline.	See Guideline
60.05.15.2.C Flat roofs need parapets	No flat roofs are proposed.	N/A
60.05.15.2.D New structures in existing development be similar.	This is proposed new development.	N/A
Primary Building Entrances		
60.05.15.3.A Weather protection for primary entrance (6 feet wide by 4 feet deep)	The applicant has provided weather protection for the primary building entrances of all buildings.	YES
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	All proposed buildings are to be comprised of double-wall construction as defined by the Development Code in Chapter 90.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No Roof Mounted equipment is proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The public street system has been evaluated as part of the previously approved preliminary subdivision and PUD applications. The multi-family residential development plan will connect to the existing and planned street system.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-D Screening of waste facilities and loading docks.	Each multi-family building will have internal areas devoted to solid waste and recycling facilities. No loading areas are proposed or required.	YES
Pedestrian Circulation		
60.05.20.3.A Links to adjacent pedestrian facilities (existing and planned)	Pedestrian circulation is provided to the sidewalk system evaluated as part of the associated PUD. The multi-family residential development plan connects to the planned pedestrian pathways, including the required 10-foot wide community trail running north to south at the eastern side of the project area and the multi-use path along SW Scholls Ferry Road.	YES
60.05.20.3.B Direct walkway connection between primary entrances and public / private streets and other pedestrian destinations.	Pedestrian circulation is provided to the proposed sidewalk system from the primary building entrances to proposed public and private streets.	YES
60.05.20.3.C Walkways provided for every 300 feet of street frontage.	The applicant provides walkways for every 300 feet of street frontage along Mountainside Way and the new public street.	YES
60.05.20.3.D Pedestrian connections through parking lots physically separated by use of curbs, landscaping,	The applicant has chosen to address the Design Guideline.	See Guideline

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
trees...		
60.05.20.3.E Distinct paving for pedestrian walkways.	The applicant proposes concrete or non-asphalt pathways to distinguish pedestrian pathway from asphalt vehicle drive aisles and parking lots.	YES
60.05.20.3.F 5' minimum width / ADA	The proposed pedestrian walkways are a minimum of 5 feet in width to meet the standard.	YES
Landscape to Street Frontages and Parking Areas		
60.05.20.4.A Six foot perimeter landscaping between parking lot and abutting public street OR a solid wall or fence with landscape and ground cover next to wall.	The applicant has chosen to address the Design Guideline.	See Guideline
Parking and Landscaping		
60.05.20.5.A 1 Landscape island per 8 parking spaces.	The applicant has chosen to address the Design Guideline.	See Guideline
60.05.20.5.B 70 sq. ft.	All proposed landscape islands are a minimum of 70 square feet and contain a tree and other vegetation.	YES
60.05.20.5.C Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands.	N/A
60.05.20.5.D Trees from Street Tree List	All proposed trees will comply with City requirements.	YES
Private Streets		
60.05.20.8.A Parking lot drive aisles as public streets	All internal drive aisles provide direct access to perpendicular parking stalls, therefore the standard does not apply.	N/A
60.05.20.8.B Private streets must be designed to public street standards.	Private Street B has been designed to public street standards, including raised curbs and minimum 5 foot side sidewalks on both sides.	YES

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Open Space		
60.05.25.3.A-I Minimum Landscape Area and Standards	<p>The proposal is recognized as part of a larger PUD which supersedes the Design Review provisions of this section. Open space for entire PUD has been evaluated. The development plan for Phase 2 does not alter that portion of the plan identified for common open space.</p> <p>Active open space for entire PUD has been evaluated, including the “active” areas specific to Phase 2. Staff sites the Facilities Review report as applicable to this standard.</p>	Yes w/COA
Minimum Landscaping		
60.05.25.4.A Front yard landscaping	All front yard areas and unpaved open space areas are landscaped.	YES
60.05.25.4.B Bare gravel, rock, bark, limited to 25% of landscape area	Gravel, rock, and bark are limited to less than 25 percent of the landscape areas.	YES
60.05.25.4.C Vehicular circulation and parking areas are not counted as landscape area.	No vehicular circulation and/or parking areas are counted toward landscape areas.	N/A
60.05.25.4.D Foundation Landscaping	The applicant proposes foundation landscaping along all street frontages which will be a minimum of 3 feet wide.	YES
60.05.25.4.E Minimum number of trees, shrubs, and ground cover.	The applicant proposes 57,583 square feet of landscaping, which includes 95 trees (one tree every 606 square feet); 1869 shrubs, which is equivalent to 1 shrub for every 30 square feet of landscaping. Proposed live ground cover is planned for the remaining area. All inert materials are limited to less than 25 percent of the landscaped area.	YES
60.05.25.4.F Pedestrian Plaza materials.	The applicant proposes a pedestrian plaza with scored concrete which comprises 12% of the landscape area on site.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Retaining Walls		
<p>60.05.25.8 Retaining Walls greater than 6 feet in height or 50 feet in length.</p>	<p>The applicant states that various retaining walls are proposed. The retaining walls will be incorporated into the landscaping and provided with an architectural treatment. Landscape plantings will further soften the visual impact of proposed walls. The retaining wall to the east of Street A is proposed to be ultra-block but is intended to be removed with adjacent development to complete the sidewalk improvements to the east. Staff recommends a condition of approval that all retaining walls be architecturally treated and elevations be provided prior to Site Development Permit issuance.</p>	<p>YES w/ COA</p>
Fences and Walls		
<p>60.05.25.9.A-E Fences and Walls Materials</p>	<p>The applicant states that retaining walls will be constructed of materials commonly used in walls and will not exceed 3 feet in height in a required front yard. The applicant also identifies a split-rail fence along the stormwater detention pond.</p>	<p>YES</p>
Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines		
<p>60.05.25.10.A-C Maximum grade differential changes to abutting residential.</p>	<p>The Proposed project is adjacent to property zoned Washington County AF-20 an agricultural zoning district to the east. The site is adjacent to residentially zoned property to the west but a resource area is located between the development area and adjacent residentially zoned property. Proposed storm water facilities and roads are exempt from these standards. No grading is proposed within 25 feet of a property line abutting a residentially zoned property line.</p>	<p>YES</p>
Integrate water quality, quantity, or both facilities		
<p>60.05.25.11 Location of facilities</p>	<p>Location of above ground water quality facilities were evaluated as part of the overall South Cooper Mountain Heights PUD. One facility is located along the southern boundary of the site. The facility is not located between a street and the front of an adjacent building.</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Natural Areas		
60.05.25.12 Encroachment into buffer areas.	Clean Water Services has issued a Service Provider Letter for the development. Natural areas have been identified immediately to the west of the project site. The resource buffer area will be subject to mitigation requirements of CWS.	YES
Landscape Buffering Requirements		
60.05.25.13.A-D Landscape buffering between contrasting zoning districts	The proposed development is abutting a natural resource area to the west and public streets to the north, south, and east. The properties to the east and south are AF-20 which does not have an equivalent zone in the City's Landscape Buffer table. The area to the north is zoned R1 which is the same zoning district as the subject site and therefore not subject to buffering requirements.	YES

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan which show general compliance with the City's Technical Lighting Standards for minimum and maximum illumination. Lighting for the pedestrian path connection to the north-south trail does not appear to meet minimum lighting standards. Staff recommends a condition of approval that the applicant provide a revised lighting plan showing on-site lighting complying with the City's Technical Lighting Standards prior to Site Development permit issuance.	YES w/ COA
60.05.30.1.B Lighting provided in vehicular and pedestrian circulation areas	The applicant proposes lighting of vehicular and pedestrian circulations areas with the exception of the plaza area, which requires pedestrian scale lighting. Staff recommends a condition of approval that the applicant provide a revised lighting plan showing on-site lighting complying with the City's Technical Lighting Standards prior to Site Development permit issuance.	YES w/ COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>60.05.30.1.C Lighting provided in pedestrian plazas</p>	<p>The applicant's plan show some areas which do not meet minimum lighting standards within pedestrian areas. Staff recommends a condition of approval that prior to Site Development Permit Issuance the applicant provide plans showing lighting of the pedestrian plaza as well as the pedestrian connection consistent with the City's Technical Lighting Standards.</p>	<p>YES w/ COA</p>
<p>60.05.30.1.D Lighting shall be provided at building entrances</p>	<p>The applicant proposes lights at all building entrances.</p>	<p>YES</p>
<p>60.05.30.1.E Canopy Lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way</p>	<p>Canopy lighting is not proposed.</p>	<p>N/A</p>
Pedestrian-scale on-site lighting		
<p>60.05.30.2.A Pedestrian Lighting</p>	<p>Applicant describes luminaries as provided for pedestrian areas with the use of pole mounted lights. Proposed lights comply with the height limitations described. Lighting must comply with the City's Technical Lighting Standards, per the condition of approval previously discussed.</p>	<p>YES w/ COA</p>
<p>60.05.30.2.B Compliance with Technical Lighting Standards</p>	<p>The applicants plans show general compliance with the City's Technical Lighting Standards, some modifications are necessary. Staff recommends a condition of approval that prior to Site Development permit issuance the applicant provide a plan showing full compliance with the City's Technical Lighting Standards.</p>	<p>YES w/ COA</p>
<p>60.05.30.2.C Bollard Max Height is 48 inches.</p>	<p>Bollard lights are not proposed.</p>	<p>N/A</p>

Design Review Guideline Analysis

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

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

1. *Building Elevation Design through Articulation and Variety*

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

The applicant states that both proposed buildings are within 200 feet of Public Street A and have their primary entrances on Street A. Each of the buildings elevations contain permanent architectural features including windows, bays, balconies, offsetting walls, recessed entrances, and changes in material. A brick base extends from the ground to the roof in a recessed plane, anchoring the building to the significantly sloping ground below. Light colored projections frame large windows and balcony bays, a warm toned cap steps back at the upper level and wraps down through the balconies. These elements combine to create a cohesive, human-scaled building that fosters an urban experience and relates to the scale of the surrounding single family residences. Staff concur that the combination of architectural elements and materials meets the design aspiration of avoiding the use of undifferentiated blank walls facing streets or major parking areas.

Therefore, staff finds the Guideline is met.

2. *Roof Forms*

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

The applicant states that both buildings have sloped roofs with a pitch of 4/12 with a mix of treatments at the roof edges. The entry corner of each building is emphasized by a raised roof structure to mark the corner and direct people to the main entrance. The mix of sloped roof eaves and parapets on the building façade provides character and variation and contrasts the vertical planes. Staff concur that the roof forms are distinctive, include variety and detail, and building focal points are emphasized.

Therefore, staff finds the Guideline is met.

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

3. Pedestrian Circulation

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

The applicant states that pedestrian connections are provided from the parking lot of Building A to Public Road A via a raised sidewalk along the north side of the building; and to Private Street B via a raised walkway along the west side of the building. Connections are provided from the parking lot of Building B to Public Road A via a raised walkway along the south side of the building; and to private street B via a raised walkway along the west side of the building. In addition the applicant provides differentiated pedestrian pathways from the parking lot building entrances out into the parking field to provide pedestrians with a clear and safe access to the building's secondary entrance. Staff finds that the proposal provides pedestrian connections that are evenly spaced and separated from vehicles.

Therefore, staff finds the Guideline is met.

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

The applicant provides sidewalks which meet public street standards along Public Street A as well as Private Street B. Primary building entrances are located at the corner of Public Street A and Private Street B. Staff finds that pedestrian connections designed for high levels of pedestrian activity are provided along all streets.

Therefore, staff finds the Guideline is met.

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

The applicant states that a six-foot wide planting strip is provided between parking areas are provided along public streets and include a mix of shrubs and grasses to provide visual screening of parking areas from public streets. Staff concurs that landscape screening is provided between surface parking areas and public streets.

Therefore, staff finds the Guideline is met.

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

The applicant states that landscape planter islands are provided within both parking lots, and are provided for every 8 contiguous parking spaces with the exception of one row of 10 contiguous parking spaces in the Building B lot. Each landscape island is planted with one deciduous tree to provide canopy cover for the parking areas, as well as shrubs and ground cover plantings. Staff finds that the proposal provides adequate landscape islands and tree canopy to minimize the visual impacts of the parking areas.

Therefore, staff finds the Guideline is met.

CONDITIONS OF APPROVAL**DR2019-0185 (Design Review Three)****A. General Conditions:**

1. All conditions of approval from The Ridge PUD (CPA201-0002 / ZMA2017-0002 / CU2017-0003 / DR2017-0010 / LD2017-0002 / TP2017-0005) related to Phase 2 remain effective in their current form, unless altered through a Modification of a Decision application. (Planning / JF)

B. Prior to Issuance of Site Development Permits, the applicant shall:

2. Show that off-site necessary critical public infrastructure required to serve this development is in place. (Site Development Div. / NP)
3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / NP)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / NP)
5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / NP)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities, Clean Water Services SPL (Service Provider Letter) required plantings, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / NP)
7. Submit any required easements under the City of Beaverton's authority, 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. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards. (Site Development Div. / NP)

8. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to areas within County permitting authority. (Site Development Div. / NP)
9. 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. / NP)
10. Have obtained the Tualatin Valley Fire and Rescue (TVFR) District Fire Marshal's approval of the site development plans per issued SPL. (Site Development Div. / NP)
11. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. Any extra- capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. (Site Development Div. / NP)
12. 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. / NP)
13. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div. / NP)
14. Provide final drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management as documented in the South Cooper Mountain masterplan. (Site Development Div. / NP)
15. Provide final grading plans with a detailed drainage analysis of the subject site 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. / NP)
16. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses

onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. (Site Development Div. / NP)

17. Provide final grading plans showing that each lot or adjacent residential property has a minimum building pad elevation that is at least one foot higher than the maximum possible high-water elevation (emergency overflow) of the storm water management facilities. The minimum finished floor elevation (FFE) should be at least three feet higher than this elevation. This land-use approval shall provide for minor grade changes, less than 50 cubic yards in volume or less than an area of 500 square feet and as determined by the City Engineer and City Planning Director, (Site Development Div. / NP)
18. Submit a design for the retaining walls surrounding, adjacent, and within storm water management facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. If City owned and maintained walls, the retaining walls shall be poured-in-place, reinforced, 4000 PSI, portland cement concrete with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall and with face texturing as approved by the City Engineer. Walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer (Site Development Div. / NP)
19. Provide construction plans that show maintenance vehicle access for the proposed storm water management facilities and storm structures. A direct walking route to the structures in the pond area shall be shown on plans at no steeper than 4 (horizontal) to 1 (vertical) slope. (Site Development Div. / NP)
20. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div. / NP)
21. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / NP)
22. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div. / NP)

23. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director); and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div. / NP)
24. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div. / NP)
25. Provide evidence that all critical and essential facilities and improvements to be completed as part of Phase 1 of The Ridge PUD are substantially complete to the extent that connections to these critical and essential facilities are available. (Site Development Div. / NP)
26. Submit ODOT standard detail DET1720 showing level of design detail for every sidewalk ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, maximum designed cross slope, flat landing or turning space shall be 1.5%. Two directional ADA ramps shall be provided at all corners of all intersections, regardless of curb type. See ODOT standard drawings RD754, RD155, RD756, RD757, RD758 and RD759 for ramp details. (Site Development Div. / NP)
27. Submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Official. (Site Development Div. / NP)
28. Submit a design for all structural retaining walls designed by a civil engineer or structural engineer for the expected soil and ground water conditions. (Site Development Div. / NP)
29. Any other Site Development Division permit requests must be approved per applicable EDM permit requirements. (Site Development Div. / NP)
30. Provide plans showing compliance with THPRD's community trail standards for the north-south trail along the resource area. (Planning / JF)
31. Provide a lighting plan showing on-site lighting complies with the Technical Lighting Standards of BDC Table 60.05-1, including minimum and maximum lighting standards. (Planning/JF)
32. Provide a plan showing public and private street lighting in conformance with EDM Section 450. (Transportation / KM)
33. Construct Street A and Street B to public L2 street standards, as approved by the City Engineer. (Transportation / KM)

C. Prior to Building Permit Issuance, the applicant shall:

34. Obtain the issuance of engineering site development permit from the Site Development Division. (Site Development Div. / NP)
35. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. / NP)

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

36. Show granting of any required on-site easements, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the City of Beaverton by means of the plat. 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. / NP)
37. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility undergrounding and streetlights being fully functional. (Site Development Div. / NP)
38. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / JF)
39. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)

E. Prior to Final Occupancy, the applicant shall:

40. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / NP)
41. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the site frontage. (Site Development Div. / NP)
42. 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. / NP)
43. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility undergrounding and streetlights being fully functional. (Site Development Div. / NP)
44. Ensure all site improvements, including grading and landscaping are completed in

accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)

45. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
46. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)

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

47. 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. / NP)
48. Submit any required on-site easements not already dedicated on the 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. / NP)
49. 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 storm water management facilities, vegetated corridors, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works 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 prior to release of the security. (Site Development Div. / NP)