



## MEMORANDUM

### City of Beaverton

#### Community Development Department

**To:** Interested Parties

**From:** City of Beaverton Planning Division

**Date:** January 12, 2021

**Subject:** Notice of Decision for DR2020-0105 Western Avenue Operations Facility Maintenance Access

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Please find attached the Notice of Decision for **DR2020-0105 Western Avenue Operations Facility Maintenance Access**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2020-0105 Western Avenue Operations Facility Maintenance Access 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 for the application being appealed (please note that if you wish to appeal both time extension applications two separate appeals must be filed, one for each application being appealed).
- 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 DR2020-105, is 5:00 p.m., January 25, 2021.***

The complete case files including findings, conclusions, and conditions of approval, are available for review. For more information about the case file, please contact Sierra Peterson, Associate Planner, at [speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov) or (503) 526-2652.

*NOTE:* The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department offices are closed to the public until further notice, but services are provided by phone, email, and video meeting. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.



## Staff Report

STAFF REPORT DATE: January 12, 2021

TO: Interested Parties

FROM: Sierra Peterson, Associate Planner

PROPOSAL: **Western Avenue Operation Facility Maintenance Access (DR2020-0105)**

LOCATION: The site is specifically identified as Tax Lots 800 and 1000 of Washington County Assessor's Map 1S114CB.

ZONING / NAC: Office Industrial (OI) and Denney Whitford / Raleigh West NAC

SUMMARY: The applicant requests Design Review Two approval for the construction of a 2,107 square foot maintenance access area for an existing stormwater facility within an industrial zoning district.

PROPERTY OWNER: City of Beaverton  
PO BOX 4755  
Beaverton, OR 97076

Park Plaza Offices  
PO Box 82448  
Portland, OR 97282

APPLICANT: City of Beaverton  
PO BOX 4755  
Beaverton, OR 97076

APPLICANT'S REPRESENTATIVE: Harper Houf Peterson Righellis, Inc.  
Parish Burns  
205 SE Spokane Street, Suite 200  
Portland, Oregon 97202

DECISION:

**APPROVAL of Western Avenue Operations Facility Maintenance Access (DR2020-0105) subject to the Conditions of Approval in Attachment C.**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2020-0105	September 9, 2020	November 10, 2020	March 10, 2021	November 10, 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.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Office Industrial (OI)	
<b>Current Development</b>	The site is currently developed with a City of Beaverton stormwater facility.	
<b>Site Size &amp; Location</b>	The site is approximately 1.53 acres in size. It is located on the east side of SW Western Avenue and north of SW Arctic Drive.	
<b>NAC</b>	Denney Whitford / Raleigh West	
<b>Surrounding Uses</b>	<b>Zoning:</b> North: OI	<b>Uses:</b> North: Warehousing
	South: OI and IND	South: Office and Manufacturing
	East: OI and R7	East: Office and Single Family House
	West: IND	West: Wholesale and Manufacturing

## **Exhibits**

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

Exhibit 1.1 Zoning and Vicinity Map (page SR-6 of this report)

Exhibit 1.2 Aerial Map (page SR-7 of this report)

### **Exhibit 2. Materials Submitted by the Applicant**

Exhibit 2.1 Submittal Package

### **Exhibit 3. Public Comments**

Exhibit 3.1 Ken Thorn, email received November 21, 2020

Exhibit 3.2 Anna Oulashin, email received November 27, 2020

Exhibit 3.3 Jeff Kappler, email received December 4, 2020

Exhibit 3.4 Jacqueline Leon, email received December 7, 2020

Exhibit 3.5 Betty Pritchett, email received December 7, 2020

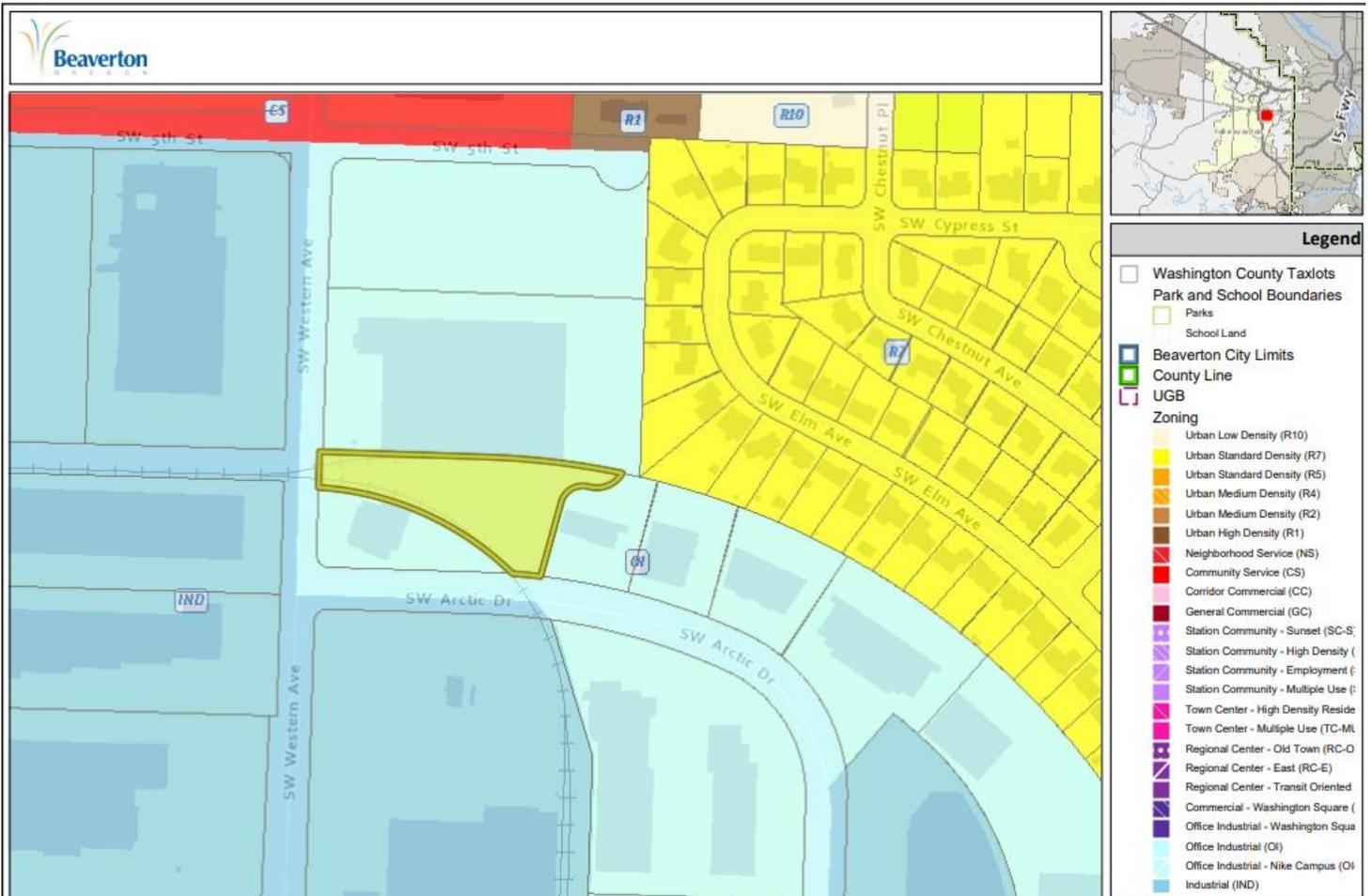
### **Agency Comment**

No agency comments received

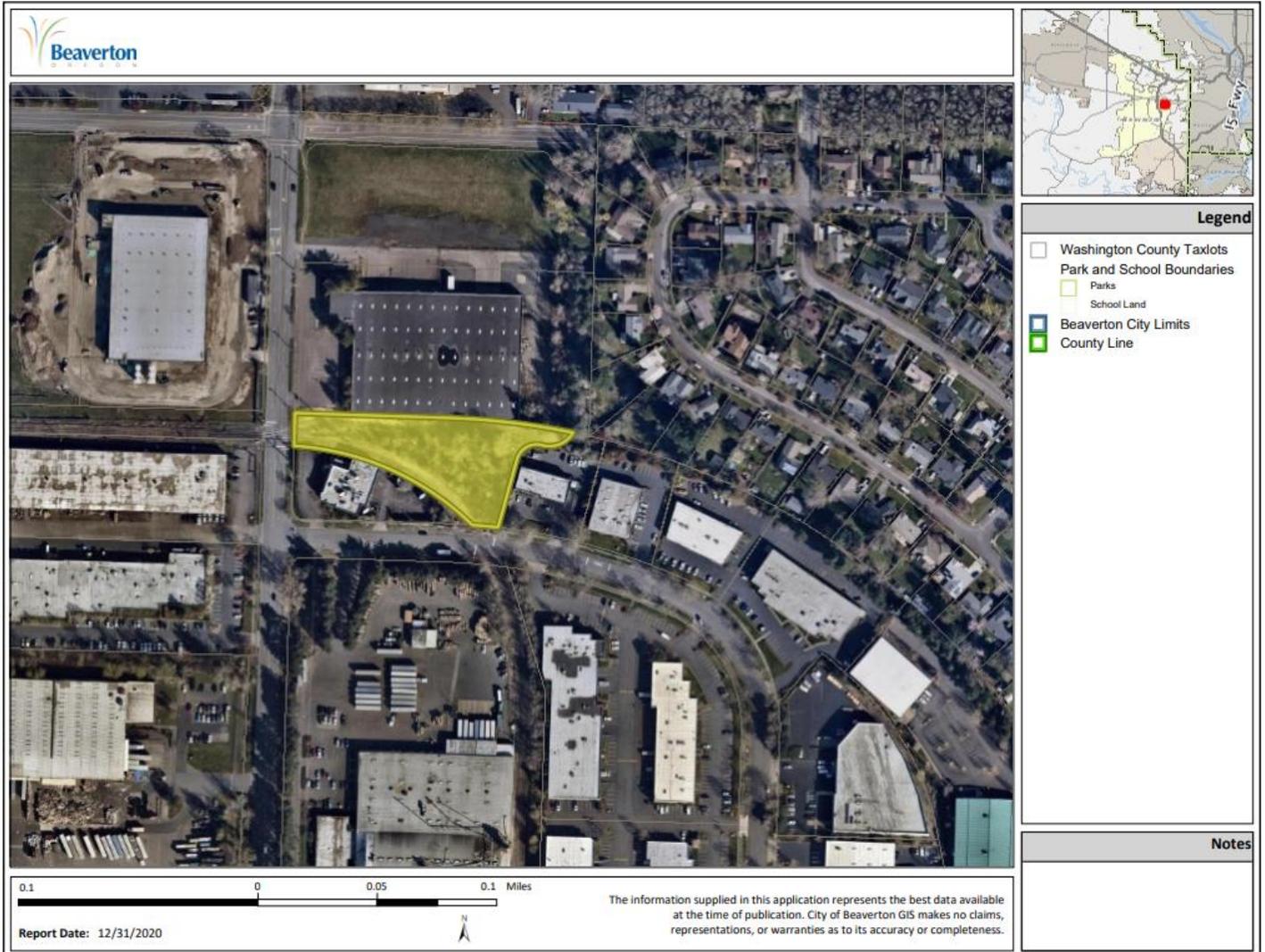
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**Western Avenue Operations Facility Maintenance Access  
DR2020-0105  
Exhibit 1.1 Zoning and Vicinity Map**



**Western Avenue Operations Facility Maintenance Access  
DR2020-0105  
Exhibit 1.2 Zoning and Vicinity Map**



## Public Comment Summary

Staff received five items of public comment.

### Exhibit 3.1:

In an email received from Ken Thorn, neighbor of the property, who shared concerns about the trees that were proposed for removal. Specifically, the destruction of trees and vegetation which help to dampen the neighborhood from the train noise.

Staff notes that the trees proposed to be removed are located between SW Western Avenue and the existing vegetated stormwater facility. The existing trees and mature vegetation in the stormwater facility closest to the neighborhood to the east will be maintained.

### Exhibit 3.2:

In an email received from Anna Oulashin, neighbor of the property, she shared that concerns regarding construction and hours of operation.

Staff notes that the area of construction will not result in a new building or use. The proposed construction is located adjacent to SW Western Avenue and approximately 500 feet from the nearest residential property line.

### Exhibit 3.3

In an email received from Jeff Kappler, neighbor of the property, he asked if trees would be included in the stormwater facility.

Staff notes that the storm water facility is existing and the trees will be maintained in the facility. Trees to be removed and new trees that will be planted are located adjacent to the new maintenance access area.

### Exhibits 3.4 and 3.5

In emails received from Jacqueline Leon and Betty Jo Pritchett, both associated with International Paper Company located south of the subject property, questions were raised about how the project would impact their location.

Staff discussed the question with the applicant and the applicant stated that they are in contact with the International Paper Company regarding the Western Avenue CIP project that will be constructed at the same time as the proposed project.

**FACILITIES REVIEW COMMITTEE TECHNICAL  
REVIEW AND RECOMMENDATIONS  
WESTERN AVENUE OPERATIONS FACILITY MAINTENANCE ACCESS  
(DR2020-0105)**

**Section 40.03.1 Facilities Review Committee:**

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

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

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

- **All twelve (12) criteria are applicable to the Design Review Two (DR2020-0105) application.**
- **The Facilities Review Committee recommends approval of Design Review Two (DR2020-0105) subject to the conditions of approval.**

**A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

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

**Water and Sewer**

The City of Beaverton is the water and sewer service provider. The proposed development is for a paved access and maneuvering area to maintain an existing stormwater facility and will not include any new structures; therefore, it will have no impact on the existing water and sewer service on the site.

**Stormwater**

The City is the storm drainage provider for the subject site. Engineering staff confirmed that the existing City of Beaverton storm drainage system has sufficient capacity to

serve the stormwater needs of the site (PA2020-0022). A 15-inch storm line extends from the storm water facility south of the site across Western Avenue. The water is ultimately conveyed to an existing culvert under Western Avenue. Water from the unpaved portion of 5150 SW Western Avenue (tax lot 1000) also drains into the stormwater facility. The proposed conditions will maintain the existing basin drainage area draining to the existing stormwater facility. However, the proposed improvements will slightly modify the existing flow patterns by concentrating them to a proposed outfall pipe. The proposed impervious access and maneuvering area will convey water through the proposed outfall pipe. Appendix A contains the preliminary stormwater management report.

The project proposes to pay fee-in-lieu to satisfy the hydro modification, water quality and water quantity requirements due to site constraints. The stormwater facilities will comply with current Clean Water Services and City of Beaverton stormwater standards.

#### Transportation

Site access and circulation has been designed to integrate with public streets and provide a safe and efficient connections for City of Beaverton Operations staff. The site frontage on SW Western Avenue will be improved as part of the SW Western Avenue Capital Improvements Project (CIP) 3328 (PTF2019-0003 and SDM2019-0008). The CIP project will improve Western Avenue between SW Allen Boulevard and SW Beaverton-Hillsdale Highway. The project design includes two travel lanes, one turn lane, landscaped median and buffer, street trees, separated bicycle and pedestrian pathways, access ramps, stormwater drainage facilities, lighting, and traffic signals. Western Avenue will provide vehicle access to the site by means of the existing driveway on tax lot 1000. A vehicular easement on tax lot 1000, for the benefit of tax lot 800, is shown on the site plan. The proposed improvements will pave an existing access to the stormwater facility for ongoing maintenance. Visitors to the site should be City Public Works staff for the purpose of maintaining the stormwater facility. Site visits by City staff will be by maintenance vehicles, not as pedestrians on foot. The frequency of vehicle trips will not significantly increase the volume of traffic on the roadway. The size and impact of the proposal did not warrant a Traffic Impact Analysis.

#### Fire

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). The site does not have any structures; however, the paved area will make it more accessible if access to the site is required.

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

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

**essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.**

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

#### Schools

The proposed paved maintenance access area will not add additional demand to the surrounding schools, as it does not include housing and will not generate additional students. The paved area will provide an upgraded access to the existing stormwater facility.

#### Transit

The proposed improvements will not impact or require additional transit service, as no additional residents will be generated by the proposed development and employees are expected to travel to the site in maintenance vehicles.

#### Police

The City of Beaverton Police Department will continue to provide service to the site. To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the site.

#### Pedestrian and Bicycle Facilities

The subject property is adjacent to and accessed from SW Western Avenue which is designated as an Arterial Street. The proposed project is a paved access area and does not include any structures or striped parking spaces. The proposed is owned by the City of Beaverton and takes access from a private property with consent from the landowner. Since the property is not for access by the general public and not intended for any use other than accessing the existing stormwater facility pedestrian and bicycle facilities are not proposed, nor are they required.

#### Parks

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

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

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

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).**

The project is zoned Office Industrial; therefore, staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements contained in Chapter 20. As demonstrated in the chart, the development proposal meets all criterion.

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

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

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards (Code Section 60.05) as well as provisions applicable within the Design Review Two (DR2020-0150) section of the staff report.

Lighting (60.05)

The technical lighting applies to vehicle maneuvering areas and the site shall be lighted in conformance to the technical lighting standards. The proposal provides a lighting plan that conforms to the technical lighting standards.

Off-Street Parking (Section 60.30)

The existing use is a stormwater detention facility and does not include any structures. The use is a public facility; however, no parking spaces are required because parking ratios are based on gross floor area. City of Beaverton Operations staff will visit for maintenance and will use the paved area to better access the existing facility.

Transportation Facilities (Section 60.55)

Please see response to criteria A and B above, the subject site is adjacent to SW Western Avenue an existing Arterial.

Trees and Vegetation (Section 60.60)

No Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove) are found onsite. The applicant has submitted a Sensitive Area Pre-Screening Site Assessment conducted by Clean Water Services, dated July 30, 2020, which indicated that sensitive areas could potentially exist onsite or within 200 feet of the site. The applicant was required to perform a site assessment prior to the issuance of a service provider letter. The applicant, Harper Houf Peterson Righellis Inc., performed a site assessment and submitted a report to Clean Water Services on August 17, 2020. Clean Water Services reviewed the report and issued a letter dated September 1, 2020, determining that Sensitive Areas do not exist on-site or within 200 feet of the project.

**Therefore, the Committee finds that with the condition of approvals, the proposal meets 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, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.**

The City of Beaverton owns tax lot 800 and has the means to ensure continued periodic maintenance necessary for replacement of drainage facilities, roads, and landscaping. Maintenance of the commonly used vehicle paving area within the proposed easement is subject to the terms of the private easement agreement between the City of Beaverton and private property owner to the north. Unless otherwise specified in the easement agreement, the property owner of tax lot 1000 is responsible for the means of maintaining the pavement condition within the vehicle area on tax lot 1000.

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

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

The applicant states that the layout of new vehicle access and maneuvering area provides safe and efficient vehicular patterns. Civil Sheet OF03 provides turning template diagrams for a 22-foot long maintenance vehicle. The site will be accessed by City of Beaverton Operations staff and is not open to the public. In addition, there are no structures or parking spaces requiring striped circulation patterns for safe pedestrian movements.

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

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

In review of Criterion G, staff incorporates the findings prepared in response to A, B, D and F above. The plans show a vehicular connection to the SW Western Avenue but does not provide for pedestrian access. The use of the site is not conducive to a safe pedestrian environment because the proposed improvements are for maintenance vehicle access and maneuvering. The development's on-site vehicular and circulation systems will connect to the surrounding circulation systems in a safe, efficient and direct manner through the adjacent property to the north.

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

- 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.**

In review of Criterion H, staff incorporates the findings prepared in response to A, above. No structures exist on-site and not structures are proposed.

**Therefore, the Committee finds that 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 development of the vehicle access and maneuvering area next to the stormwater facility should not create improvements that increase the incidents of crime or accidents on the site. The turning movements plan sheet demonstrates safe access by vehicles to the operations lot for the stormwater facility. Pedestrian or vehicle activity by the public is not anticipated in association with this improvement.

The applicant states that the grading plan and stormwater plan are designed in compliance with the requirements of the City of Beaverton Engineering Design Manual, CWS Design & Construction Standards, CWS Low Impact Development Approaches Handbook, and any applicable requirements of the Oregon Uniform Plumbing code. As a small size Category 1 project for CWS, the applicant requests a fee-in-lieu for hydromodification and quality treatment in meeting the criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4. Please

reference the letter provided in Appendix K for the rationale explaining the fee-in-lieu request. The project site will implement standard erosion control measures during construction.

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

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

The applicant states that the project will implement standard erosion control measures during construction. In addition, the grading plan and preliminary stormwater management report demonstrate that improvements will keep stormwater flow onsite and conveyed into public facilities. A majority of tax lot 800 drains to the existing stormwater facility. The water conveys to an existing culvert under Western Avenue. Water from the unpaved portion of 5150 SW Western Avenue (tax lot 1000) also drains into the stormwater facility. The proposed project will maintain the existing basin drainage area draining to the existing stormwater facility. However, the proposed improvements will slightly modify the existing flow patterns by concentrating them to a proposed outfall pipe. The proposed parking lot impervious area, including the portion located on tax lot 1000, will convey water through the proposed outfall pipe. The sizing of the new outfall pipe will be adequate for conveyance. The basin map included in the preliminary stormwater report provides drainage arrows that depict water from the new impervious area flowing into the new catch basin in the southwest corner of the paved lot, which conveys water to the outfall pipe.

**Therefore, the Committee finds that this criterion is not applicable.**

**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 proposed development will not be publicly accessible. Compliance with ADA requirements are reviewed at the time of Building permit application.

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

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

The application was submitted on September 9, 2020 and the project was deemed complete on November 11, 2020. In the 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 that the proposal meets the criterion for approval.**

## Code Conformance Analysis Beaverton Development Code Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code 20.15.20</b>			
Use – Public Buildings and Uses	Permitted Use	A paved access area for maintenance trucks to support and existing stormwater facility.	Yes
<b>Development Code Section 20.15.15 (Office Industrial)</b>			
Minimum Land Area and Lot Dimensions	Minimum Land Area: None Minimum Lot Dimensions: None	The site is 1.53 acres and no modifications to the site are proposed.	Yes
Minimum Yard Setbacks	Front: 35 feet Side: 10 feet Rear: None Any Yard Abutting a Residential Zone: 75 feet	No structures are proposed with this project, just paving.	N/A
Maximum Building Height	80 feet	No structures are proposed.	N/A

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has requested to be reviewed pursuant to the Design Review Standards.	See DR2020-0105 Section of Staff Report
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	N/A
<b>Development Code Section 60.15</b>			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The existing lot is not proposed to be altered.	N/A
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	Public Buildings require 2.7 parking spaces for each 1,000 square feet for gross floor area	The applicant's plans show a paved access and maneuvering area. No parking spaces are proposed or required since there are no existing or proposed structures.	N/A
Required Bicycle Parking Short Term and Long Term	No bicycle parking required pursuant to the BDC.	Not Applicable.	N/A
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes

<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Protected Trees are present on the subject site.  All existing trees are located in the stormwater facility.	Yes

<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.  All lighting on site will have underground wiring.	Yes

<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	N/A

**DR2020-0105  
ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TWO APPROVAL**

**Section 40.03.1. Facilities Review Committee 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, as applicable.*

**FINDING:**

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment C.

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

**Section 40.20.05. Purpose.**

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

*The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.*

**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.**

**FINDING:**

The applicant proposes the construction of a 2,107 square foot maintenance access area for an existing stormwater facility within an industrial zoning district. that does not abut any Residential District, which meets Design Review Two threshold:

- 7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving.*

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

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

FINDING:

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

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

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

FINDING:

The applicant's initial submittal was made on September 9, 2020 and the application was deemed complete on November 10, 2020.

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

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

FINDING:

The proposal is consistent with all applicable Design Standards or can be consistent, subject to conditions of approval. Compliance is evaluated in detail in the Design Standard Analysis table herein.

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

- 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 proposed additions or modifications are moving towards compliance with 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 standard; 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.***

***If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:***

- d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)***
- e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).***

FINDING:

The proposed development is the construction of a paved maintenance access area to access an existing stormwater facility and not an addition.

**Therefore, staff finds that the approval criterion 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.***

FINDING:

The applicant has submitted all documents related to this request for Design Review Two approval. No additional applications or documents are needed at this time.

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

## DESIGN STANDARD ANALYSIS

**60.05.15. Building Design and Orientation Standards.** *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.1 Building articulation and variety</b>		
<i>A. Attached residential buildings in Residential zones shall be limited in length to 200 feet.</i>	The proposal does not include attached residential buildings.	<b>N/A</b>
<i>B. Buildings visible from and within 200 feet of an adjacent street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least 18 inches, recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:</i>  <i>1. Thirty percent in Residential zones and all uses in Commercial and Multiple Use zones.</i>  <i>2. Fifty percent in Commercial zones where glazing is less than thirty five percent pursuant to Section 60.05.15.8.A.3</i>	The proposal does not include buildings.	<b>N/A</b>
<i>C. The maximum spacing between permanent architectural features shall be no more than:</i>  <i>1. Forty feet in Residential zones and all uses in Commercial and Multiple Use zones.</i>	The proposal does not include buildings.	<b>N/A</b>
<i>D. In addition to the requirements of Section 60.05.15.1.B and C, detached and attached residential building elevations facing a street, common green, or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies, or bays.</i>	The proposal does not include detached or attached residential buildings.	<b>N/A</b>
<b>60.05.15.2 Roof forms</b>		
<i>C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least 12 inches or architecturally treated, such as with a decorative cornice.</i>	The proposal does not include buildings.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.3 Primary building entrances</b>		
<p><i>A. Primary entrances, which are the main points 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 feet wide and four feet deep.</i></p>	<p>The proposal does not include buildings.</p>	N/A
<b>60.05.15.4 Exterior building materials</b>		
<p><i>B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens, and shared courts), a maximum of 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, concrete block, plywood, and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick, or tile wall treatment.</i></p>	<p>The proposal does not include buildings.</p>	N/A
<p><i>C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four feet above the finished grade level.</i></p>	<p>The proposal does not include buildings.</p>	N/A

<b>60.05.15.5 Roof-mounted equipment</b>		
<p><i>A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:</i></p> <p><i>1. A parapet wall; or</i></p>	<p>The proposal does not include buildings.</p>	N/A

<p>2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or</p> <p>3. Setback from the street-facing elevation such that it is not visible from the public street(s).</p>		
<p>B. The vertical measuring distance for required screening shall be measured at five feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of 100 lineal feet measured outward from the development site's front property line.</p>	The proposal does not include buildings.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones</b>		
<p>B. Buildings in Commercial zones shall occupy a minimum of 35 percent street frontage where a parcel exceeds 60,000 gross square feet.</p>	The proposal does not include buildings.	N/A
<p>C. Buildings subject to the street frontage standard shall be located no farther than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.5.B. or 60.05.25.5.C.</p>	The proposal does not include buildings.	N/A
<p>E. Buildings subject to the street frontage standard shall have at least one primary building entrance oriented toward an abutting street or public pedestrian way. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner.</p> <p>1. A minimum of one primary building entrance shall not be set back more than 20 feet from the abutting public street or public pedestrian way.</p> <p>2. Pedestrian connections to street oriented primary building entrances shall not cross vehicular circulation and parking areas.</p>	The proposal does not include buildings.	N/A
<b>60.05.15.7 Building scale along Major Pedestrian Routes</b>		
<p>A-C. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of 22 feet and a maximum of 60 feet.</p>	The subject site is not located along a Major Pedestrian Route.	N/A

<b>60.05.15.8 Ground floor elevations on commercial and multiple use buildings</b>		
<p>A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza, or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas, or glass doorway openings.</p> <p>3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.</p> <p>Less glazing may be provided in a Commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2. of this Code.</p>	The subject site is not located along a Major Pedestrian Route.	N/A
<p>B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations.</p>	The subject site is not located along a Major Pedestrian Route.	N/A
<b>60.05.15.9 Compact Detached Housing design</b>		
<p>A-L. Primary building entrances and porches accessing a primary entrance shall face streets, common greens, or shared courts and must meet the requirements of Section 60.05.15.3.</p>	The proposal does not include Compact Detached Housing.	N/A
<b>60.05.15.10 Ground floor elevations on eligible residential-only buildings</b>		
<p>A. Eligible residential-only buildings are building which are located within the portions of the RC-OT zoning district where the maximum standard height is 40 feet, as described in footnote 11 of Section 20.20.15 and illustrated in Figure A.</p>	The proposal does not include eligible residential-only buildings.	N/A

**60.05.20. Circulation and Parking Design Standards.** Unless otherwise noted, all standards apply in all zoning districts.

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.20.1 Connections to the public street system</b>		
<p>A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables</p>	The proposal is located on a site adjacent to existing streets. The proposal does not include parking spaces and is not open to the	N/A

6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.	public. The site will be accessed by City of Beaverton Maintenance vehicles that will use the area to access the existing stormwater facility.	
<b>60.05.20.2 Loading areas, solid waste facilities, and similar improvements</b>		
A. 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 proposal does not include loading docks, storage or waste facilities.	<b>N/A</b>
B. Except for manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The proposal does not include loading docks, storage or waste facilities.	<b>N/A</b>
C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults, and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods.	The proposal does not include loading docks, storage or waste facilities.	<b>N/A</b>
D. Screening from public view by chain-link fence with or without slats is prohibited.	The proposal does not include screening.	<b>N/A</b>
E. Screening of loading zones may be waived in Commercial and Multiple Use zones 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 proposal does not include loading docks, storage or waste facilities.	<b>N/A</b>

<b>60.05.20.3 Pedestrian circulation</b>		
A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall	The proposal is located on a site adjacent to existing streets. The proposal does not include parking spaces and is not open to the public. The site will be accessed by City of Beaverton Maintenance vehicles that will use the area to	<b>N/A</b>

<i>be provided except where one or more of the following conditions exist.</i>	access the existing stormwater facility.	
<i>B. A reasonably direct walkway connection is required between primary entrances, which are the main points of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.</i>	The proposal does not include buildings.	<b>N/A</b>
<i>C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc., preclude walkway extensions to adjacent properties.</i>	The proposal does not include building and the site is not open to the public or pedestrians.	<b>N/A</b>
<i>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.</i>	The proposal does not include building and the site is not open to the public or pedestrians.	<b>N/A</b>
<i>E. Where pedestrian connections cross driveways or vehicular access aisles, a continuous walkway shall be provided and shall be composed of a different paving material than the primary on-site paving material.</i>	The proposal does not include building and the site is not open to the public or pedestrians.	<b>N/A</b>
<i>F. Pedestrian walkways shall have a minimum of five-foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</i>	The proposal does not include building and the site is not open to the public or pedestrians.	<b>N/A</b>

<b>60.05.20.4 Street frontages</b>		
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards.</i>	The proposed project does not include a parking lot.	<b>N/A</b>
<b>60.05.20.5 Parking area landscaping</b>		
<i>A-D. Landscaped planter islands shall be required according to the following.</i>	The proposal does not include more than six contiguous parking spaces, therefore landscaped planted islands are not required.	<b>N/A</b>

<b>60.05.20.6 Off-street parking frontages in Multiple Use zones</b>		
<i>A. Off-street surface parking areas shall be located to the rear or side of buildings.</i>	The subject site is located in a Industrial zone.	<b>N/A</b>
<b>60.05.20.7 Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<i>A. A sidewalk is required on all streets: Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of 10 feet wide and provide an unobstructed path at least five feet wide.</i>	Property is in an industrial zone.	<b>N/A</b>
<i>B. 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, and provide an unobstructed path at least five (5) feet wide at building entrances, and along elevations containing display windows. Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb.</i>	Property is in an industrial zone.	<b>N/A</b>
<b>60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use zones</b>		
<i>A-B. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B, unless one of the following is met.</i>	The proposal does not include any parking lot drive aisles.	<b>N/A</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.20.9 Ground floor uses in parking structures</b>		
<i>A. Parking structures located on Major Pedestrian Routes shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes.</i>	The proposal does not include parking structures.	<b>N/A</b>

**60.05.25. Landscape, Open Space, and Natural Area Design Standards.** Unless otherwise noted, all standards apply in all zoning districts.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.1 Minimum landscape requirements for residential developments consisting of two or three units of Attached Housing or Compact Detached Housing</b>		
<i>A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
<b>60.05.25.2 Minimum landscape requirements for residential developments consisting of four to seven units of Attached Housing or Compact Detached Housing</b>		
<i>A-C. For Attached Dwellings, a minimum of 15% of the gross site area shall be landscaped as defined in Section 60.05.25.4.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
<b>60.05.25.3 Minimum landscape requirements for residential developments consisting of eight or more units of Attached Housing or Compact Detached Housing</b>		
<i>A-J. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A
<b>60.05.25.4 Additional minimum landscape requirements for Attached Housing and Compact Detached Housing</b>		
<i>A-F. All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas, or parking spaces shall be landscaped.</i>	The proposal does not include Attached Housing or Compact Detached Housing.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments</b>		
<i>A. A minimum portion of the total gross lot area shall be landscaped:  1. Conditional Uses in Residential districts and all uses in Commercial and Industrial districts, 15 percent.</i>	The proposal is located on a site currently developed with an existing storm water facility. The site is approximately 1.53 acres in size which would require approximately 9,997 square feet of landscaping. The proposed area of development on the site is limited to approximately 2,107 square feet, with the rest of the property covered in vegetation.	YES

<p><i>B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape areas:</i></p> <p><i>1. One tree shall be provided for every 800 square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at the time of planting.</i></p> <p><i>2. One evergreen shrub having a minimum mature height of 48 inches shall be provided for every 400 square feet of required landscaped area.</i></p> <p><i>3. Live ground cover consisting of low-height plants or shrubs or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark, or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 25 percent of the required landscape area.</i></p>	<p>Within the project area, 13 trees are required. The applicant's plans show 11 trees in the immediate project vicinity to be maintained and two new trees to be planted, having a minimum 2-inch caliper. The proposed trees are in addition to the dense, mature vegetation and trees on the western portion of the site in the storm water facility.</p> <p>24 shrubs are required, the applicant is proposing 25 shrubs of four different varieties and three different varieties of ground cover.</p>	<p><b>YES</b></p>
<p><i>C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted toward meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed 25 percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following.</i></p>	<p>The applicant states hardscape areas are not used to meet the requirement.</p>	<p><b>N/A</b></p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Developments (continued)</b>		
<p><i>D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement.</i></p>	<p>The proposal does not include buildings.</p>	<p><b>N/A</b></p>
<b>60.05.25.6 Common Greens</b>		
<p><i>The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties.</i></p>	<p>The proposal does not include common greens.</p>	<p><b>N/A</b></p>
<b>60.05.25.7 Shared Courts</b>		
<p><i>The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same</i></p>	<p>The proposal does not include shared courts.</p>	<p><b>N/A</b></p>

circulation area, while ensuring that all can use the area safely.		
<b>60.05.25.8 Retaining walls</b>		
<i>Retaining walls greater than six feet in height or longer than 50 lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, texture, pattern, off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer.</i>	The proposal does not include retaining walls.	<b>N/A</b>
<b>60.05.25.9 Fences and walls</b>		
<i>A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.</i>	The proposal does not include fencing.	<b>N/A</b>
<i>B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood, or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks, and similar areas is needed to assure visual security, or into on-site areas in Industrial zones that require visual surveillance.</i>	Chain link fence is not proposed.	<b>N/A</b>
<i>C. Masonry walls shall be a minimum of six inches thick.</i>	The proposal does not include masonry walls.	<b>N/A</b>

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.25.9 Fences and walls (continued)</b>		
<i>D. For manufacturing, assembly, fabricating, processing, packing, storage, and wholesale and distribution activities which are the principal use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.</i>	The project does not include buildings.	<b>N/A</b>
<i>E. Fences and walls:</i>  <i>1. May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard and eight feet in all other locations.</i>  <i>2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.</i>	No fences are proposed.	<b>N/A</b>

<p>3. For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, three feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building.</p>		
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<b>60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines</b>		
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<p>A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:</p> <p>B. Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</p> <p>C. The grading standards listed in subsection A. above shall not apply to the following:</p>	<p>The subject site does not abut Residentially zoned property. There are no identified significant groves or trees within the vicinity of the development area.</p>	<p>N/A</p>
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<b>60.05.25.11 Integrate water quality, quantity, or both facilities</b>		
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<p>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.</p>	<p>The existing stormwater facility will not be altered and is located to the west of the proposed access area and away from the street.</p>	<p>N/A</p>
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<b>60.05.25.12 Natural areas</b>		
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<p>Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees, and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.</p>	<p>The proposed development does not encroach into any required City-adopted natural resource features. The applicant submitted a Clean Water Services Sensitive Area Certification form which states that sensitive areas do not exist on-site or within 200-feet of the site.</p>	<p>N/A</p>
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DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.25.13 Landscape buffering and screening</b>		
<i>All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards.</i>	The proposed development is an access area for an existing stormwater facility, and it surrounded industrially zoned properties; therefore, a landscape buffer is not required.	<b>N/A</b>
<b>60.05.25.14 Community Gardens</b>		
<i>A-C. Community Gardens shall have a fence constructed of durable materials commonly used in the construction of fencing.</i>	The proposal does not include any Community Gardens.	<b>N/A</b>

**60.05.30. Lighting Design Standards.** *Unless otherwise noted, all standards apply in all zoning districts.*

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?
<b>60.05.30.1 Adequate on-site lighting and minimal glare on adjoining properties</b>		
<i>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</i>	The applicant's photometric plan demonstrates compliance with the City's Technical Lighting standards (60.05) for the maintenance vehicle maneuvering area.	<b>YES</b>
<i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i>	Lighting is proposed in vehicular circulation area and pedestrian circulation areas.	<b>YES</b>
<i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i>	The proposal does not include a pedestrian plaza.	<b>N/A</b>
<i>D. Lighting shall be provided at building entrances.</i>	No buildings are proposed.	<b>N/A</b>
<i>E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</i>	No buildings are proposed.	<b>N/A</b>

**60.05.30.2 Pedestrian-scale on-site lighting**

<p><i>A. Pole-mounted luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</i></p> <p><i>1. Fifteen feet in height for on-site pedestrian paths for travel.</i></p> <p><i>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</i></p> <p><i>5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.</i></p> <p><i>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i></p>	<p>The applicant's plans show two pole mounted lights, with a height of 25 feet.</p>	<p><b>YES</b></p>
<p><i>B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.</i></p>	<p>The plans do not include non-pole mounted luminaires.</p>	<p><b>N/A</b></p>
<p><i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of 48 inches.</i></p>	<p>The plans do not include lighted bollards.</p>	<p><b>N/A</b></p>

**Recommendation**

Based on the facts and finding presented, staff recommend **APPROVAL** of **DR2020-0105 (Western Avenue Operations Facility Maintenance Access)** subject to the applicable conditions identified in Attachment C.

**CONDITIONS OF APPROVAL**  
**Western Avenue Operations Facility Maintenance Access**  
**DR2020-0105**

**DR2020-0105**

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

1. Design construction per 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. (Site Development / SS)
2. Construction plans and drainage report must demonstrate compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development / SS)
3. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development / SS)
4. Provide an access agreement to take primary access for the subject property from the property to the north located at 5150 SW Western Avenue subject to review and approval by the City of Beaverton. (Planning/SP)

**B. Prior to final inspection, the applicant shall:**

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

**Harper  
Houf Peterson  
Righellis Inc.**

**Received  
Planning Division  
11/10/2020**

**SW Western Avenue Public Works Ops Lot  
Map/Tax Lot 1S114CB0800**

Project #BVN-24

**Land Use Review Written Statement  
Design Review Two Application**

November 2020

**Prepared For:**

Trevis Smith  
City of Beaverton Public Works  
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**Submitted To :**

Planning Division  
Beaverton Community Development  
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12725 SW Millikan Way  
Beaverton, OR 97076



ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

**City of Beaverton Public Works – SW Western Ave. Operations Lot  
Land Use Review Written Statement Document**

***Design Review Two Application***

November 2020

**APPLICANT:** Trevis Smith  
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**OWNER:**                   **Tax Lot: 1S114CB0800**  
City of Beaverton Public Works Engineering Division  
PO Box 4755  
Beaverton, OR 97076  
Phone: 503-526-2283      Email: [tsmith@beaverton.gov](mailto:tsmith@beaverton.gov)

**Tax Lot: 1S114CB1000**  
Park Plaza Offices, LLC  
Attn: Howard Dietrich  
PO Box 82448  
Portland, OR 97282  
Phone: 503-975-3584      Email: [hdietrich1@gmail.com](mailto:hdietrich1@gmail.com)

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**LOCATION & ZONING:** Primary Development – Ops Lot. No situs, Map & Tax Lot 1S114CB0800  
OI Zoning. 1.53 acres  
Impacted Property – 5150 SW Western Ave, Map & Tax Lot 1S114CB1000  
OI Zoning. 4.44 acres.

**REQUEST:** The City of Beaverton Public Works Engineering Division requests approval of a Design Review application for the construction of approximately 2,170 square feet of paved vehicle area as an accessory use to the existing public stormwater facility on map and tax lot #1S114CB0800. The site fronts SW Western Avenue, just north of SW Arctic Drive. The scope of improvements includes an extension of paving on the abutting property to the north (e.g. tax lot 1S114CB1000) to provide access from SW Western Avenue to the vehicle area for the stormwater facility, through the existing parking lot on map and tax lot #1S114CB1000. Vehicle paving on tax lot 1000 will increase by approximately 1,240 square feet.

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## PROJECT DESCRIPTION

The City of Beaverton Public Works Engineering Division requests approval of a Design Review application for the construction of 2,170 square feet of paved vehicle area as an accessory use to the public stormwater facility on map/tax lot# 1S114CB0800 (a.k.a. tax lot 800). The site fronts SW Western Avenue, just north of SW Arctic Drive. The Public Works operations team maintains an existing stormwater facility containing a drainage way and uplands area on the site. No structures are present. The construction of paved vehicle area will enable the City's operations staff to more effectively access and maintain the stormwater facility with City maintenance vehicles.

A portion of the new paved area will cross property lines and connect to the existing parking lot of a former UPS warehouse facility located at 5150 SW Western Avenue (e.g. tax lot 1000). The paved connection will add approximately 1,240 square feet of additional vehicle circulation area to the existing parking lot on tax lot 1000. It will provide access from the street to the operations lot, through the southern corner of the parking lot. The Public Works team has engaged the property owner of tax lot 1000 to establish a vehicular access easement for this purpose.

Although the project proposes connecting the vehicle paving across property lines, use of the vehicle areas on these properties will remain independent of each other. The project is not an extension of parking area for tax lot 1000. Use of the Public Works maintenance lot is solely intended for maneuvering of City vehicles in accessing the stormwater facility.

In addition to grading and paving activities, the project constructs curbing and installs lighting for the vehicle area. Construction of a catch basin, rip-rap energy dissipater, and storm drain pipe will manage stormwater from the new paved vehicle area.

## Development Area & Vicinity Map



# TYPE II DESIGN REVIEW APPROVAL CRITERIA

## CHAPTER 20 – LAND USES

### 20.15. EMPLOYMENT/INDUSTRIAL DISTRICTS

#### 20.15.15. Site Development Standards

<i>Table 20.15.15. SITE DEVELOPMENT STANDARDS</i>	
<i>Standard</i>	<i>OI District</i>
<b>Setbacks</b>	
<i>Front Setback</i>	<i>35 feet</i>
<i>Side Setback</i>	<i>10 feet (n/a if side lot line abuts rail ROW or spur)</i>
<i>Rear Setback</i>	<i>0 feet</i>

**Response:** The project complies with setback standards. No building structures are proposed under the improvements. Paved vehicle area is not restricted from the setbacks; only parking is restricted within the front setback of Industrial zoning districts (20.15.30.1.A). The Public Works operations lot does not propose parking stalls. The pavement is for maneuvering and circulation of the City’s vehicles as they provide maintenance service for the stormwater facility. However, the maneuvering is 20 feet from the front property line.

#### 20.15.20 Land Uses

<i>Table 20.15.20. LAND USES</i>	
<i>Category and Specific Use</i>	<i>OI District</i>
<b>Industrial</b>	
<i>19. Warehousing, Wholesale and Distributive Activities</i>	<i>P</i>
<i>21. Public Buildings and Uses</i>	<i>P</i>

*Excerpt of applicable information from Table 20.15.20. Land Uses*

**Response:** The project proposes paved vehicle area as an accessory use to the primary use of a stormwater facility. Paving for vehicle maneuvering is considered accessory to the primary use on the site. Each property has a permitted primary use, a stormwater facility (e.g. public use) and warehouse within the Office Industrial (OI) district. Pursuant to BDC 60.50.05.1, Accessory Uses and Structures, ... uses incidental and subordinate to the uses allowed as a Permitted or Conditional Use in any zone are allowed as accessory uses and structures subject to the provisions of this section. In addition, BDC 60.50.05.4 states... “accessory uses customarily associated with the principal commercial or industrial use shall be permitted where these commercial and industrial use types are authorized.”

### 20.15.30 Supplemental Development Requirements

*In addition to the site development requirements listed in Section 20.15.15., development in Industrial zoning districts shall be subject to the following supplemental development requirements:*

*1. Off-Street Parking and Loading. In addition to the provisions of Section 60.25. (Off-Street Loading) and Section 60.30. (Off-Street Parking), the following shall apply to all development in Industrial zoning districts.*

*A. No parking shall be allowed within the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side and/or rear yards abut a residentially developed property or developable property in a Residential zoning district there shall be no parking within the first 20 feet of the setback.*

*B. In addition to the requirements of Section 60.25., off-street loading shall not be permitted within side or rear yard setbacks abutting a residentially developed property or developable property in a Residential zoning district or within front yard setbacks abutting any residentially developed property or developable property in a Residential zoning district unless the setback is increased to 75 feet and the first 20 feet from the property line is landscaped or screened.*

**Response:** The paved vehicle area proposed under this project does not contain parking or loading areas. The paved vehicle area is for the purpose of vehicle maneuvering and circulation of Public Works maintenance vehicles as staff visits the site for stormwater facility maintenance. Aside from the driveway aisle to the street, the maneuvering areas for vehicles are located 20 feet from the front property line.

*2. Adjacent Residential Zoning District(s). No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential zoning district(s).*

**Response:** This standard is not applicable. The project site is not adjacent to a Residential zoning district.

*3. Required Conditions. The following is required for development within the Office Industrial and Industrial zoning districts:*

*A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating.*

**Response:** The accessory use of paved vehicle maneuvering and circulation area does not fall within the above classifications that require enclosure by a building or sight-obscuring fence.

*B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.*

**Response:** Motor vehicle, boat and trailer storage is not proposed on this property. The vehicle maneuvering area is paved and the stormwater drains to a catch basin that sends water to an outfall pipe in accordance with City and CWS standards.

*C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.*

**Response:** The storage of materials is not proposed for the project site.

*4. Performance Standards.*

*A. Vibration. No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.*

*B. Odors. The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.*

*C. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.*

**Response:** Maintenance activities for the stormwater facility are not known to have vibration, odors, heat or glare associated with them. The lighting provided for the vehicle area includes two pole-mounted fixtures that will not create glare for offsite or abutting uses. Please reference the photometric lighting plan provided on Sheet IL-6, which includes light fixture specifications. The design of the lighting plan maintains foot-candle illuminance of 0.7 or less at all property lines. The project will comply with the performance standards of this subsection.

*D. Administration and Enforcement. Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys.*

**Response:** The applicant acknowledges this requirement. The City of Beaverton Public Works Engineering Division will provide any additional information required to demonstrate compliance with the standards of this subsection.

## CHAPTER 30 – NON-CONFORMING USES

### 30.20. NONCONFORMING USES

*1. Except as provided in Section 30.10. where a use of land or of a structure exists that was lawful at the time it was established, but that would not be permitted by this ordinance or subsequent amendments to this ordinance, the use may be continued so long as it remains otherwise lawful, provided:*

*A. No such nonconforming use shall be enlarged, increased or extended to occupy a greater area of land or of a structure than it occupied at the time it became nonconforming due to the adoption or amendment of this ordinance, except that any nonconforming use may be extended to parts of a structure that were arranged or designed for such use prior to such adoption or amendment;*

**Response:** The existing warehouse development located north of the site at 5150 SW Western Avenue (tax Lot 1S114CB1000) contains a surface parking lot that encroaches into the right-of-way. The improvements proposed under this application will extend vehicle paving to the south property line, which does not abut the right-of-way. However, it will not alter the nonconforming area of the parking lot located in the right-of-way. No change is proposed for the parking area abutting the right-of-way. The paved vehicle area will not establish additional parking stalls for the parking lot at 5150 SW Western Avenue. Therefore, a review of parking maximums in relation to the building use is not applicable.

*B. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the time it became nonconforming due to the adoption or amendment of this ordinance;*

**Response:** The project complies with this requirement. Nonconforming uses are not relocated in whole or in part on the 5150 SW Western Avenue site under this proposal.

*C. If any such nonconforming use of land or of a structure is discontinued for any reason for a period of more than one year, any subsequent use of land shall conform to requirements of this ordinance in the zoning district where such land is located;*

**Response:** The applicant acknowledges that a discontinuance of the nonconforming parking lot for more than a year will require conformance under subsequent uses of the land. Any alterations or redevelopment of the existing warehouse facility and its accessory parking would be proposed under a different land use application. This land use application only pertains to extending the paving of the parking lot to merge with the new paved vehicle area proposed on the city-owned site with the existing stormwater facility. No other improvements are proposed on the nonconforming site at this time. Under this application, site improvements are primarily located on the unaddressed City-owned tax lot 1S114CB0800, not associated with nonconforming uses or development.

*D. No additional structure not conforming to the requirements of this ordinance shall be erected in connection with a nonconforming use of land.*

**Response:** No building structures are proposed under the site improvements. Site improvements include paving, curb, stormwater facilities, and landscaping.

### **30.40. NONCONFORMING PARKING, LOADING, SIGNS OR OTHER CHARACTERISTICS OF USE**

*If the characteristics of a use, such as signs, off-street parking, off-street loading, lighting or other matters required by this ordinance in relation to specified uses of land, water areas, structures or premises, are not in accord with the requirements of this ordinance, no change shall be made in such characteristics of use which increases nonconformity with such requirements. Change shall be permitted in the direction of conformity with such requirements. Non-conforming signs may be subject to additional conformance standards as described in Section 60.40 of the Development Code.*

**Response:** As discussed under BDC 30.20.1.A, the nonconforming parking area will not increase in its nonconformity. Further encroachment into the right-of-way is not proposed with the new paving.

## CHAPTER 40 – PERMITS AND APPLICATIONS

### 40.03. FACILITIES REVIEW

1. *All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:*

*A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

**Response:** BDC Chapter 90 defines critical facilities and services as public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection.

#### Water & Sanitary Sewer

The development does not require water service or sanitary sewer service. The paved vehicle area does not necessitate these services. Automatic irrigation is not warranted for the development. Existing onsite tree canopy is abundant and exceeds the tree quantities needed for overall site landscaping. The installation of new shrubs and ground cover during the wet season will provide adequate precipitation for the plant materials to establish without reliance on an irrigation system. Hence, the project can meet the 15% overall site landscaping standard without the need for water service.

#### Stormwater

Engineering staff confirmed the City of Beaverton storm drainage system has capacity to serve stormwater on the site (PA2020-0022). A 15-inch storm line extends from the storm water facility south of the site across Western Avenue. The majority of the City's lot that contains the existing stormwater facility and culvert crossing (e.g. tax lot 800) drains to the existing stormwater facility. The water is ultimately conveyed to an existing culvert under Western Avenue. Water from the unpaved portion of 5150 SW Western Avenue (tax lot 1000) also drains into the stormwater facility. The proposed conditions will maintain the existing basin drainage area draining to the existing stormwater facility. However, the proposed improvements will slightly modify the existing flow patterns by concentrating them to a proposed outfall pipe. The proposed parking lot impervious area will convey water through the proposed outfall pipe. Appendix A contains the preliminary stormwater management.

The project proposes a fee-in-lieu strategy for hydro modification, water quality and water quantity due to site constraints. The stormwater facilities will comply with current Clean Water Services and City of Beaverton stormwater standards.

#### Transportation

Per BDC Chapter 90, transportation facilities include any physical facility that moves or assists in the movement of people or goods, which may include accessways, bicycle facilities, shared-use paths, pedestrian connections, or streets. Adequate infrastructure for vehicle and pedestrian connectivity is provided between the right-of-way and the property. However, note that the public at large should not be accessing the site. Visitors to the site should be City Public Works staff for the purpose

of maintaining the stormwater facility. Site visits by City staff will be by maintenance vehicles, not as pedestrians on foot. The frequency of vehicle trips will not significantly increase the volume of traffic on the roadway. The size and impact of the proposal did not warrant a Traffic Impact Analysis. The capacity of the current transportation system on SW Western Avenue is adequate to support the minimal vehicle trips estimated for this project.

The project site abuts existing transportation facilities that are adequate in meeting transportation standards. Permit review for the Western Avenue street improvement project is underway, which will improve sidewalks along the street frontage and install a cycle track on the west side of the street. Western Avenue will provide vehicle access to the site by means of the existing driveway on tax lot 1000. A vehicular easement on tax lot 1000, for the benefit of tax lot 800, is shown on the site plan.

### Fire Protection

The site is located with the Tualatin Valley Fire & Rescue service area. Station 70 is the closest facility to the project site. The paved vehicle area proposed on the site will make the property more accessible for emergency service vehicles in the case of fire.

*B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.*

**Response:** BDC Chapter 90 defines essential facilities and services as schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. As discussed above, the site will not contain buildings or services for the public at large. The project will not impact school capacity or necessitate transit improvements for accessing the site. Pedestrian and bicycle facilities are included in the forthcoming Western Avenue street improvement project underway by the City. The site is located within the service area for the Beaverton Police Department; however, development of vehicle area on the site is not expected to generate a demand for increased police services on this property.

*C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

**Response:** As outlined in the applicant responses for Chapter 20, above, the paved vehicle area is accessory to the allowed primary uses on both tax lots. These primary uses include Warehousing and Public Buildings and Uses. Uses incidental and subordinate to the uses allowed as a Permitted or

Conditional Use in any zone are allowed as accessory uses and structures subject to the provisions of BDC 60.50.05.1.

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

**Response:** The applicable provisions of Chapter 60 include incidental use regulations (60.50.05.1), non-residential accessory uses (60.50.05.4), and trees and vegetation (60.60). Please reference the responses for those specific questions, below, for detailed information on the project's compliance with these special requirements.

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

**Response:** The City of Beaverton owns tax lot 800 and has the means to ensure continued periodic maintenance necessary for replacement of drainage facilities, roads, and landscaping. Maintenance of the commonly used vehicle paving area within the proposed easement is subject to the terms of the forthcoming easement agreement. Unless otherwise specified in the easement agreement, the property owner of tax lot 1000 is responsible for the means of maintaining the pavement condition within the vehicle area on tax lot 1000.

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

**Response:** The layout of new vehicle area provides safe and efficient vehicular patterns. Civil Sheet OF03 provides turning movement diagrams for 22-foot long maintenance vehicles. Because the only vehicle activity on site will be from City maintenance trucks, which present a potential conflict with pedestrians, the project site is exempt from the requirement to provide an onsite pedestrian circulation system under 60.05.20.3.A.3.

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

**Response:** As discussed under Criteria F, above, the project is exempt from providing an onsite pedestrian circulation system, due to potential conflicts with the City maintenance trucks. The vehicular maneuvering and circulation system is designed in compliance with the City of Beaverton Engineering Design Manual. Primary vehicle access to the site is planned through an existing 30-foot wide driveway on tax lot 1000 accessed from Western Avenue. Adequate clearances for turning and maneuvering into the driveway and through the drive aisle on tax lot 1000 are available to provide safe vehicle connectivity from the SW Western Avenue to the operations lot for the stormwater facility.

*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.*

**Response:** The project does not propose structures on tax lot 800, where improvements are concentrated for this application. Therefore, fire flow review is not required. The stormwater facilities serving the development are designed in accordance with current Clean Water Services (CWS) and City of Beaverton stormwater standards. The project proposes a fee-in-lieu strategy for hydro modification, water quality and water quantity due to site constraints. A preliminary stormwater management report is provided as Appendix A in the application materials.

*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.*

**Response:** The development of a modestly sized vehicle area next to the stormwater facility should not create improvements that increase the incidents of crime or accidents on the site. The turning movements plan sheet demonstrates safe access by vehicles to the operations lot for the stormwater facility. The public at large has no reason to visit the site. Pedestrian or vehicle activity by the public is not anticipated in association with this improvement.

A registered professional civil engineer designed and stamped the project improvements. The grading plan and stormwater plan are designed in compliance with the requirements of the City of Beaverton Engineering Design Manual, CWS Design & Construction Standards, CWS Low Impact Development Approaches Handbook, and any applicable requirements of the Oregon Uniform Plumbing code. As a small size Category 1 project for CWS, the applicant requests a fee-in-lieu for hydromodification and quality treatment in meeting the criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4. Please reference the letter provided in Appendix K for the rationale explaining the fee-in-lieu request. The project site will implement standard erosion control measures during construction.

*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.*

**Response:** The project will implement standard erosion control measures during construction. In addition, the grading plan and preliminary stormwater management report demonstrate that improvements will keep stormwater flow onsite and conveyed into public facilities.

As previously discussed, the majority of tax lot 800 drains to the existing stormwater facility. The water conveys to an existing culvert under Western Avenue. Water from the unpaved portion of 5150 SW Western Avenue (tax lot 1000) also drains into the stormwater facility. The proposed conditions will maintain the existing basin drainage area draining to the existing stormwater facility. However, the proposed improvements will slightly modify the existing flow patterns by concentrating them to a proposed outfall pipe. The proposed parking lot impervious area, including the portion located on tax lot 1,000, will convey water through the proposed outfall pipe. The sizing of the new outfall pipe will

adequate for conveyance. The basin map included in the preliminary stormwater report provides drainage arrows that depict water from the new impervious area flowing into the new catch basin in the southwest corner of the paved lot, which conveys water to the outfall pipe.

*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.*

**Response:** This standard does not apply to the application. The Western Avenue street improvements project addresses any applicable ADA standards for right-of-way improvements, such as sidewalks or cycle tracks. No parking or building facilities are proposed with the onsite improvements that require ADA accessibility.

*L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]*

**Response:** Section 50.25.1 of the Development Code requires the following materials for a complete application:

- Signed application form and application checklist
- Written statement of findings addressing the relevant criteria and development regulations
- Neighborhood meeting documentation, when applicable. (Not applicable for this project)
- A copy of the pre-application conference summary (Appendix B).
- Clean Water Services determination that water quality is not adversely affected by the proposal.
- Application fee.

All of the information listed above is included in the application submittal. Please note: the project is not subject to neighborhood meeting requirements.

## **40.20. DESIGN REVIEW**

### **40.20.15. Application**

#### ***40.20.15.5. Design Review Two.***

*A. Threshold. An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:*

*7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.*

**Response:** The proposed development includes the addition of 3,410 square feet of new impervious paved vehicle maneuvering and circulation area. Therefore, per subsection A.7, Design Review Two is required for the land use review.

*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.*

**Response:** The proposal meets Design Review threshold A.7.

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

**Response:** The applicant agrees to pay all necessary application fees.

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

**Response:** The application includes all of the required materials as outlined in Section 50.25.1 of the Development Code, such as this written statement, Clean Water Services documentation, and the pre-application conference notes.

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

**Response:** Please reference the findings provided in Section 60, below, as evidence for compliance with this approval criteria.

*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 proposed additions or modifications are moving towards compliance with 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 standard; 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.*

*If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:*

- d. If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)*
- e. If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).*

**Response:** The project complies with the applicable provisions of Sections 60.05.15 through 60.05.30. Conditions “a” through “c”, above, listed as exceptions, do not apply to the proposed development.

Responses to the applicable portions of Sections 60.05.15 through 60.05.30 are provided further below in this narrative. The proposal is for site improvements only; conditions “d” and “e” do not apply.

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

**Response:** The proposed improvements require one land use application, a Type II Design Review. A Tree Plan Review is not required because fewer than five community trees are removed under this project. No other land use applications are applicable under the current scope of improvements.

## CHAPTER 60 – SPECIAL REQUIREMENTS

### 60.05. DESIGN REVIEW DESIGN PRINCIPLES, STANDARDS AND GUIDELINES

#### 60.05.10. Design Principles

**Applicant Response:** The following design principles are the applicable statements for the type of improvements proposed under this application. The principles guide the development of the built environment, the appearance of that development, and the effect of that development on the existing surroundings. Because structures and parking are not proposed for the site, only three of the principles apply to the application review.

##### **60.05.10.3. Circulation and Parking Design.**

*Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.*

##### **60.05.10.4. Landscape, Open Space, and Natural Areas Design.**

*Create landscape areas that contribute to the aesthetics of the community, conserve, protect, enhance or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species which are disease and drought tolerant.*

##### **60.05.10.5. Lighting Design.**

*Provide exterior lighting for parking lots, pedestrian pathways, vehicular areas....to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties and streets.*

### 60.05.20. CIRCULATION AND PARKING DESIGN STANDARDS

*Unless otherwise noted, all standards apply in all zoning districts.*

#### 60.05.20.1. Connections to the public street system.

*A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.*

**Response:** The operations lot is adjacent to proposed pedestrian and bike facilities on SW Western Avenue. Vehicle access is provided to this new paved vehicle area in two ways. The primary method of access is through the existing parking lot driveway on tax lot 1000. A vehicular access easement will provide a formal agreement to secure legal access across property lines. If needed, an alternative form of access is also possible by means of the 12-foot wide, low profile mountable curb and gutter shown along SW Western Avenue on tax lot 800. Please reference Sheet OF02 for the locations of vehicle connections from the public street to the site.

**60.05.20.3. Pedestrian circulation.**

*A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:*

- 1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical.*
- 2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts occur,*
- 3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or*
- 4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.*

**Response:** The project is exempt from the requirement to provide a pedestrian connection onsite because only movement of trucks is proposed for the vehicle area onsite. Exemption A.3, above, applies.

**60.05.20.4. Street frontages and parking areas.**

*A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:*

- 1. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. Trees shall be planted at a minimum 2 1/2 inch caliper at a maximum of thirty (30) feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or*

**Response:** The project does not propose parking stalls within the paved vehicle area. The improvements are not recognized as a parking lot subject to perimeter parking lot landscaping standards.

60.05.20.5. *Parking area landscaping.*

**Response:** The code language for this subsection is not provided in the written statement because the standards are not applicable. The project does not propose parking stalls within the paved vehicle area. The site improvements are not recognized as a parking lot and are not subject to parking area landscape standards.

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

**60.05.25.5. Minimum landscape requirements for non-residential & mixed use developments**

*A. A minimum portion of the total gross lot area shall be landscaped:*

- 1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;*
- 2. All uses in Multiple Use districts, ten (10) percent.*
- 3. Environmentally sensitive areas shall be counted towards the minimum landscape requirement. Above ground landscaped water quality treatment facilities shall be counted toward the minimum landscape requirement.*

*B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:*

- 1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.*
- 2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.*
- 3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.*

**Response:** Tax lot 800 is approximately 1.53 acres in size (66,647 square feet). A minimum of 9,997 square feet of landscaping is required onsite to comply with the 15% overall landscaping requirement. Landscape Sheet OF-L02 documents an overall landscaped area of approximately 63,047 square feet, inclusive of existing natural area and new planting areas.

<b>Landscape Material</b>	<b>Square FT. Basis</b>	<b>Calculation Methodology</b>	<b>Minimum Required</b>
	(A)	(B)	(A) ÷ (B)
Trees	9,997	1 per 800 SF	13 trees
Shrubs	9,997	1 per 400 SF	25 shrubs

The majority of the site is undeveloped natural area, containing existing tree canopy. It is not a natural area in the sense of a formally designated “natural area” by the Beaverton Development Code. However, aside from the stormwater facility and drainage channel at the front of the property, the remaining tax lot is undeveloped and contains numerous trees.

The inventory of existing trees demonstrates the site contains eleven trees that are located far enough from improvements to avoid impacts during construction. Tree protection fencing is placed around the closest trees (ID #11 and “h”). The other nine trees are located at the back of the site, far from construction activities. The planting plan proposes two (2) new trees, which will bring the site into compliance with the 13 minimum trees required.

	<b>Tree ID Number</b>	<b>Genus/Species</b>	<b>Tree Size DBH</b>
<b>Existing Trees</b>			
1.	11	Quercus coccinea	9”
2.	15	Quercus rubra	8”
3.	16	Alnus rubra	8”
4.	17	Betula pendula	9”
5.	18	Betula pendula	9”
6.	19	Alnus rubra	10”
7.	20	Betula pendula	6”
8.	21	Pinus nigra	12”
9.	22	Alnus rubra	14”
10.	23	Alnus rubra	9”
11.	h	Quercus coccinea	3”
<b>Proposed Trees</b>			
12.	--	Quercus Garryana	1.5”
13.	--	Tsuga heterophylla	1.5”

The tree inventory on Landscape Sheet OF-L01 and OF-L02 show the location of existing trees inventoried for this standard. Existing trees that are retained, but not able to achieve the prescriptive root protection zone of five feet beyond the drip line are not included in the calculation.

Landscape Sheet OF-L03 shows the planting plan for two new trees, 25 new evergreen shrubs, and ground cover in areas disturbed by grading. This brings the site into full compliance with the 15% landscaping requirement. The natural, existing ground cover of undisturbed areas will remain. The project team believes these areas should count toward ground cover calculation for the 9,997 square feet landscaped area on the site.

#### **60.05.25.12. Natural Areas.**

*Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.*

**Response:** The City has not mapped natural resource areas on the development site. Significant trees and tree groves are not present and the Simplified Site Assessment conducted for CWS confirms that natural resource features such as streams and wetlands are not present on the site. Appendix C includes the site assessment report and site certification form prepared by an HHPR natural resource scientist and submitted to CWS for review. Appendix D provides the service provider letter from CWS.

#### **60.05.30. Lighting Design Standards**

*Unless otherwise noted, all standards apply in all zoning districts.*

##### **1. Adequate on-site lighting and minimal glare on adjoining properties. [ORD 4584; June 2012]**

- A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.*
- B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.*
- C. Lighting shall be provided in pedestrian plazas, if any developed.*
- D. Lighting shall be provided at building entrances.*
- E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.*

**Response:** The project locates two pole lights at the south edge of the new paved vehicle area. These LEDway LED light fixtures cast light downward and will minimize glare for development outside the new vehicle area. A specification for this light fixture is provided in Appendix E. All hardware is City standard.

Global Transportation Engineering prepared the lighting plan provided on Sheet IL-6. The design follows the requirements of the City's Technical Lighting Standards, which call for an average maintained illuminance of 1.0 Fc. The maximum light trespass allowed is 0.5 Fc. The lighting analysis shown on Sheet IL-6 demonstrates the lighting plan complies with the City's technical lighting standards, with a maximum achieved trespass value of 0.4 Fc.

Lighting for pedestrian plazas, canopies or building entrances is not applicable, as those elements are not contained within the proposed improvements.

##### **2. Pedestrian-scale on-site lighting.**

*A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:*

- 1. Fifteen (15) feet in height for on-site pedestrian paths of travel.*
- 2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in Residential zoning districts.*
- 3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.*
- 4. Fifteen (15) feet for the top deck of non-covered parking structures.*
- 5. The height of the poles for on-site pedestrian ways and onsite vehicular circulation areas shall be measured from the site's finished grade.*
- 6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.*

*7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.*

*B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.*

*C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.*

**Response:** The pole mounted light fixtures are specified at a mounting height of 25 feet. This height complies with the 30-foot height limit for non-residential zoning districts. City standard light fixtures are used for meeting the light requirements and will not have a reflective finish or color on the poles or luminaries. Please reference Appendix E for specification details on these fixtures.

#### **60.05.40. Circulation and Parking Design Guidelines**

*Unless otherwise noted, all guidelines apply in all zoning districts.*

##### ***60.05.40.1. Connections to public street system.***

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

**Response:** As discussed under 60.05.20.1, the operations lot is adjacent to proposed pedestrian and bike facilities on SW Western Avenue. Vehicle access is provided to this new paved vehicle area in two ways. The primary method of access is through the existing parking lot driveway on tax lot 1000. A vehicular access easement will provide a formal agreement to secure legal access across property lines. If needed, an alternative form of access is also possible by means of the 12-foot wide, low profile mountable curb and gutter shown along SW Western Avenue on tax lot 800. Please reference Sheet OF02 for the locations of vehicle connections from the public street to the site.

#### **60.05.45. Landscape, Open Space, and Natural Areas Design Guidelines**

***60.04.45.3. Minimum landscaping for Conditional Uses in Residential zones and for developments in Commercial, Industrial, and Multiple Use zones.***

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

**Response:** This guideline is not applicable. The development does not propose buildings or parking areas.

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

**Response:** This guideline is not applicable. The development does not propose plazas or common areas for pedestrian traffic. Pedestrian traffic is not anticipated on the site. Visitors to the site will be from City staff in the Public Works Engineering Division for maintenance purposes.

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

**Response:** The planting plan incorporates several native plant species in the tree, shrub and ground cover plant materials. Examples include:

- Oregon white oak and western hemlock trees
- Salal and Oregon grape shrubs
- Ground cover such as kinnikinnick and tufted hair grass.

*D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)*

**Response:** The majority of trees located on the site are retained under the development. The grading plan shows retention of 31 existing trees. Three are located on tax lot 1000, near the expanded paving on that parcel, and 28 are located on tax lot 800. The project removes twelve existing trees on tax lot 800. All trees proposed for removal are young, ranging between 2-inches and 7-inches in diameter at breast height (DBH).

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

**Response:** The planting plan on Landscape Sheet OF-L03 specifies a diversity of tree, shrub and ground cover species. This standard is met.

### **60.05.50. Lighting Design Guidelines**

*Unless otherwise noted, all guidelines apply in all zoning districts.*

*1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaires. (Standards 60.05.30.1 and 2)*

**Response:** The lighting plan complies with the intent of safety in the project area by achieving adequate lighting average illuminance levels of 1.0 Fc prescribed by City technical lighting standards and not exceeding light trespass levels of 0.4. Pole mounted light fixtures further reduce glare and light pollution in the sky with designs that cast light downward. The poles specified by the engineer are located at the perimeter of the paved area and are compatible with concrete pedestal installation, which enables a turning vehicle to have a bumper overhand the pavement without damaging the pole. The photometric light levels and pole locations are shown on Sheet IL-6.

*2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the*

*project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)*

**Response:** This industrial site utilizes two identical pole light fixtures within the design. The site does not contain building structures. Therefore, there is not a need to review the fixtures in relation to building architectural design features.

*3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens shields, shades or other measures to screen the view of light sources from residences and streets. (Standards 60.05.30.1 and 2)*

**Response:** The LEDway series pole mounted fixture is a standard fixture used by the City of Beaverton. The light directs light downward to minimize offsite glare impacts. The photometric plan demonstrates that trespass light levels will be less than 0.4 Fc in the proposed locations. Please reference Sheet IL-6 and the specification sheet in Appendix E for detailed information.

*4. On-Site lighting should comply with the City's Technical Lighting Standards. (Standards 60.05.30.1 and 2). Where the proposal does not comply with Technical Lighting standards, the applicant should describe the unique circumstance attributed to the use or site where compliance with the standard is either infeasible or unnecessary. [ORD 4531; April 2010]*

**Response:** As previously discussed under the standards of 60.05.30, the on-site lighting complies with the City's technical lighting standards. Unique circumstances for this requirement are not applied.

## **60.30. OFF-STREET PARKING.**

### **60.30.10. Number of Required Parking Spaces.**

*Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:*

#### *60.30.10.1. Parking Calculation.*

*Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted.*

#### *60.30.10.2. Parking Categories.*

*A. Vehicle Categories. Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use [ . . . ]*

*1. Minimum number of required parking spaces. For each listed land use, the City shall not require more than the minimum number of parking spaces calculated for each use.*

*2. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20 minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20 minute peak hour transit service.*

*3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. [ . . . ]*

**Response:** A review of required parking is not required under this project. Tax lot 800, where the paved operations lot is proposed for access by Public Works maintenance vehicles, does not contain a building and is not subject to minimum or maximum parking requirements. The 74 existing parking stalls on Tax lot 1000, where the vacant UPS warehouse is located, will not change under these improvements.

## **60.50. SPECIAL USE REGULATIONS.**

### **60.50.05. Accessory Uses and Structures.**

#### *60.50.05.1. Incidental structures or uses*

*Structures or uses incidental and subordinate to the uses allowed as Permitted and Conditional Uses in any zone are allowed as accessory uses and structures subject to the provisions of this section.*

**Response:** The project proposes paved vehicle area as an accessory use to the primary use of a stormwater facility. Paving for vehicle maneuvering is considered accessory to the primary use on the site. Each of the tax lot properties associated with these improvements has a permitted primary use - a stormwater facility (e.g. public use) and warehouse - within the Office Industrial (OI) district.

#### *60.50.04.4. Non-residential accessory uses.*

*Accessory uses customarily associated with the principal commercial or industrial use shall be permitted where these commercial and industrial use types are authorize.*

**Response:** Chapter 20, Land Uses, authorizes the stormwater facility as a primary public use on tax lot 800. The vacant UPS facility on tax lot 1000 is authorized as a warehouse use in the OI zoning district. Vehicle circulation and maneuvering areas are customarily associated with public and warehouse uses. The improvements proposed under this application are in conformance with the special use regulations of Chapter 60.

## **60.60. TREES & VEGETATION.**

### **60.60.10. Types of Trees and Vegetation Regulated.**

*Actions regarding trees and vegetation addressed by this section shall be performed in accordance with the regulations established herein and in Section 40.90. of this Code. The City finds that the following types of trees and vegetation are worthy of special protection:*

- 1. Significant Individual Trees.*
- 2. Historic Tree.*
- 3. Trees within Significant Natural Resource Areas.*
- 4. Trees within Significant Groves.*
- 5. Landscape Trees.*
- 6. Community Trees.*
- 7. Mitigation Trees.*

**Response:** The project site contains many trees. However, the only classification of tree protection that applies to this site is that of Community Trees (e.g. trees 10” or greater in DBH size). The site does not contain significant natural resource/grove areas or trees mapped with historic or individually significant trees.

#### 60.60.15. Pruning, Removal, and Preservation Standards.

##### *60.60.15.1. Pruning Standards.*

*A. It shall be unlawful for any person to remove or prune to remove a tree’s canopy or disturb the root zone of any Protected Tree, except in accordance with the provisions of this Code.*

*B. All pruning of Protected Trees shall be done in accordance with the standards set forth in this section and the City’s adopted Tree Planting and Maintenance Policy, also known as Resolution 3391.*

**Response:** The project does not propose the pruning of trees on either tax lot under these improvements.

##### *60.60.16.2. Removal and Preservation Standards.*

*A. All removal of Protected Trees shall be done in accordance with the standards set forth in this section.*

*B. Removal of Landscape Trees and Protected Trees shall be mitigated, as set forth in section 60.60.25.*

**Response:** The project proposes removal of twelve trees on tax lot 800, near the stormwater facility. All twelve trees are less than 10” DBH. The tree diameters range between 2-inches and 7-inches. Because of their small diameter, these trees are not community trees, subject to limitations for removal under a Tree Plan Review. In addition, these trees do not meet the definition of landscape trees. Except for the stormwater facility, the site is mostly undeveloped. The applicant team is not aware of any previously approved landscape plans associated with the stormwater facility that would warrant the classification of these trees as landscape trees. As unprotected trees, the tree removal is not subject to a land use application for Tree Plan Review.

Tax lot 1000 contains three landscape trees near the development area (Tree ID # 12, 13, & 14). The project retains these trees. Tree protection is specified on the site plan on Plan Sheets OF01, OF02 and OF-L02.

#### 60.60.20. Tree Protection Standards during Development.

##### *60.60.20.1. Tree Protection During Development*

*Trees classified as Protected Trees under this Code shall be protected during development in compliance with the following:*

*A. A construction fence must be placed around a tree or grove beyond the edge of the root zone. The fence shall be placed before physical development starts and remain in place until physical development is complete. The fence shall meet the following:*

*1. The fence shall be a four foot (4') tall orange plastic or snow fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12 gauge wire shall be strung between each post and attached to the top and midpoint of each post. Colored tree flagging indicating that this area is a tree protection zone is to be placed every five (5) linear feet on the fence to alert construction crews of the sensitive nature of the area.*

**Response:** The limits of grading and ground disturbance during construction activities are identified by labelled line work on Landscape Sheet OF-L02 and Civil Sheet OF-02. Trees #12, 13 & 14 on tax lot 1000, are retained and have tree protection fencing proposed at an alternative root protection zone distance. The prescriptive distance, five feet beyond the dripline of the tree is not feasible for the entire protection area. The new paved vehicle area and curb will encroach slightly into the southwest area of the prescriptive root protection zone. This encroachment is minor for the 12" and 14" pine trees. The applicant consulted with Jered Lane, the City Arborist, who supports the location of the alternative root protection zone on the site plan. Jered agreed to supervise onsite work proposed within the prescriptive root protection area during construction activities. Tree protection notes pertaining to arborist supervision is documented on the site plan. Appendix F provides email communication documenting coordination with the City Arborist.

Tree protection fencing is also proposed around Trees # 8, 9, 10, 11 and "h" on tax lot 800. The fencing meets the prescriptive root protection zone required for Tree #11 and "h". These two trees are protected in order to demonstrate they are viable during the construction activities and feasible to include in the calculations for 15% minimum site landscaping standards under BDC 60.05.25.5.A.1.

The prescriptive root protection zone is not achieved for the other trees (e.g. #8, 9, and 10) contained in the tree protection area because the proximity of new paving. However, tree protection is not required, as they are not classified as landscape or community trees. The project shows tree protection fencing to the maximum extend feasible in an attempt to mitigation construction impacts and retain these trees, if possible.

Harper  
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Received  
Planning Division  
11/10/2020

# Western Ave PW Ops Lot

BVN-24

## Stormwater Management Report

### Prepared For:

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EXPIRES: 12/31/2022

## **Project Description**

The proposed project for City of Beaverton Public Works Department includes the construction of a new stormwater operations parking lot to service an existing stormwater facility located on City owned Tax Lot 1S114CB0800 and Tax Lot 1S114CB1000 (5150 SW Western Avenue) in Beaverton, Oregon. The lot 800 site is 1.53 acres and will include the majority of the proposed improvements for the project. The existing conditions of Lot 800 include existing rail road tracks, an existing stormwater facility and culvert crossing Western Avenue. The project proposes the construction of new asphalt pavement and improvements on the undeveloped portion of Lot 800 near Western Avenue. A small portion of Lot 1000 will be developed with new asphalt pavement and improvements to bridge the gap between the new Lot 800 improvements and the existing parking lot on servicing the old UPS facility building. The proposed improvements disturbs 2.96 acres of the existing site.

The project will propose a fee-in-lieu strategy for hydromodification, water quality and water quantity due site constraints. The proposed stormwater facilities shall comply with current Clean Water Services (CWS) and City of Beaverton (COB) stormwater standards.

## **Purpose and Objectives**

The purpose of this drainage report is to present options for best management practices (BMP) for conveyance and water quality treatment to be installed as part of the Western Avenue PW Stormwater Ops Parking Lot project using CWS' Design and Construction Standards (December 2019), CWS' Low Impact Development Approaches Handbook (2016) and the City of Beaverton Engineering Design Manual (January 1, 2019)

## **Basin Characteristics**

The majority of Lot 800 is currently draining to the existing stormwater facility located within the lot and is ultimately conveyed to an existing culvert underneath Western Avenue. From existing contour information, the portion of Lot 1000 that is unpaved also drains to the existing stormwater facility in Lot 800. The proposed conditions will maintain the existing basin drainage area draining to the existing stormwater facility in Lot 800. Refer to Appendix A for the existing and proposed basin maps for further information.

## **Ground Cover and Stormwater Runoff**

The pre-developed conditions for the site were found to be open space with negligible impervious area (rail road spurs). Soil classification and curve numbers are located in Appendix B.

The proposed improvements will slightly modify the existing flow patterns by concentrating them to a proposed outfall pipe. The proposed parking lot impervious area will be conveyed through this proposed outfall pipe.

## **Soils Characteristics**

The Natural Resources Conservation Service (NRCS) with the United States Department of Agriculture (USDA) has classified the soils within Washington County in the Web Soil Survey. Soils are categorized into Hydrologic Soil Group C/D based on estimated runoff from precipitation. These groupings assume the soils are saturated and receive precipitation from long-duration storms. This rainfall-to-runoff relationship is complex and includes Drainage and Permeability characteristics of the soil. The soils are silt loam and have hydrologic grouping classifications as shown in Appendix B.

Existing (E) and Proposed (P) Soil Assumptions:

Curve Numbers = (E & P) 98 for Impervious Areas  
(E & P) 80 for Good Conditions Open Space (Soil Type D)

Sheet Flow Manning's "n" = 0.013 for pavement  
0.150 for short prairie grass and lawn

Shallow Concentrated Flow "Cp" = 16.135 for unpaved surfaces  
20.32 for paved surfaces

### Proposed Improvements and Impervious Surfaces

Proposed onsite impervious surface area will consist of asphalt pavement and curb. The existing and proposed impervious areas within the disturbed site area are 0.10 acres and 0.10 acres, respectively.

Pollutants of concern related to commercial development include sediment, nutrients, pesticides, herbicides, fungicides, metals (zinc, copper, lead, etc.), oil, grease, and other petroleum.

### Stormwater Management

**Table 1a – City of Beaverton Stormwater Management Requirements**

Design Requirement	City of Beaverton Criteria
Hydromodification	<ul style="list-style-type: none"> <li>Refer to CWS for simplified sizing</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>Refer to CWS for simplified sizing</li> </ul>
Downstream Analysis	<ul style="list-style-type: none"> <li>No net flow increase to any downstream deficiencies or the deficiency must be corrected</li> <li>No flow control orifice smaller than 2.5" is to be used.</li> </ul>

**Table 1b - CWS Stormwater Management Requirements**

Design Requirement	CWS Criteria
Conveyance Design	<ul style="list-style-type: none"> <li>25-Year, NRCS Type 1A, 24-hour SBUH Method</li> <li>Design for full build out conditions</li> <li>1 foot minimum freeboard between HGL and top of structure</li> </ul>
Hydromodification	<ul style="list-style-type: none"> <li>Category I = 12% of New Impervious Area (includes WQ)</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>Category I = 6% of New Impervious Area</li> </ul>
Downstream Analysis	<ul style="list-style-type: none"> <li>Analysis point ends where the additional flow constitutes 10 percent or less than the total contributing flow.</li> <li>The analysis shall then continue the lesser of ¼ of a mile or until the additional flow constitutes 5 percent or less of the total contributing flow.</li> </ul>

### Proposed Basin

#### Basin 1

The proposed Basin 1 will encompass the new asphalt pavement and landscape areas immediately surrounding them. The proposed asphalt will surface drain to proposed private catch

basin in the south-west corner and through a dedicated stormwater pipe ultimately drain into an existing stormwater facility south of the new pavement.

### **Water Quality**

The project is currently proposing 3,410 SF of new impervious area. Per the CWS Design and Construction Standards section 4.03.3.c and Table 4-2, our project falls within the “small” project size category which leads us to a hydromodification classification of Category I. This would allow for simplified sizing for water quality as listed in CWS Design and Construction Standards section 4.08.4(b) as 6%. Per CWS Design and Construction Standards section 4.04.2, a fee-in-lieu for water quality requirements can be requested if the site topography, soils or other site conditions cause the implementation of an on-site approach is impractical, ineffective or results in the inefficient use of District or City resources for long-term operations and maintenance. Due to vertical site constraints, a stormwater facility would be lower than the proposed outfall to the nearby existing stormwater facility. In addition, the site cannot proposed infiltration due to the poor infiltration qualities of the existing soil (Soil Type D).

### **Water Quantity**

The project is currently proposing 3,410 SF of new impervious area. Per the CWS Design and Construction Standards section 4.03.3.c and Table 4-2, our project falls within the “small” project size category which leads us to a hydromodification classification of Category I. Per CWS Design and Construction Standards section 4.02.1(c), projects can request payment of a fee-in-lieu for water quantity requirements in accordance with district rates and charges. Due to vertical site constraints, a stormwater facility would be lower than the proposed outfall to the nearby existing stormwater facility. In addition, the site cannot proposed infiltration due to the poor infiltration qualities of the existing soil (Soil Type D).

### **Hydromodification**

The project is currently proposing 3,410 SF of new impervious area. Per the CWS Design and Construction Standards section 4.03.3.c and Table 4-2, our project falls within the “small” project size category which leads us to a hydromodification classification of Category I. This would allow for simplified sizing for hydromodification as listed in CWS Design and Construction Standards section 4.08.4(c) as 12%. Per CWS Design and Construction Standards section 4.03.5.a.2, Category 1 projects can request payment of a Hydromodification Fee-in-lieu in accordance with district rates and charges. Due to vertical site constraints, a stormwater facility would be lower than the proposed outfall to the nearby existing stormwater facility. In addition, the site cannot proposed infiltration due to the poor infiltration qualities of the existing soil (Soil Type D).

### **Conveyance**

Stormwater pipes will be designed to convey the 25-year, 24-hour Santa Barbara Method storm event flows depending on the upstream basin size. Storm pipes will be analyzed at critical locations depending on size, slope and upstream basin size. Refer to Appendix D for conveyance calculations.

### **BMP Operation and Maintenance**

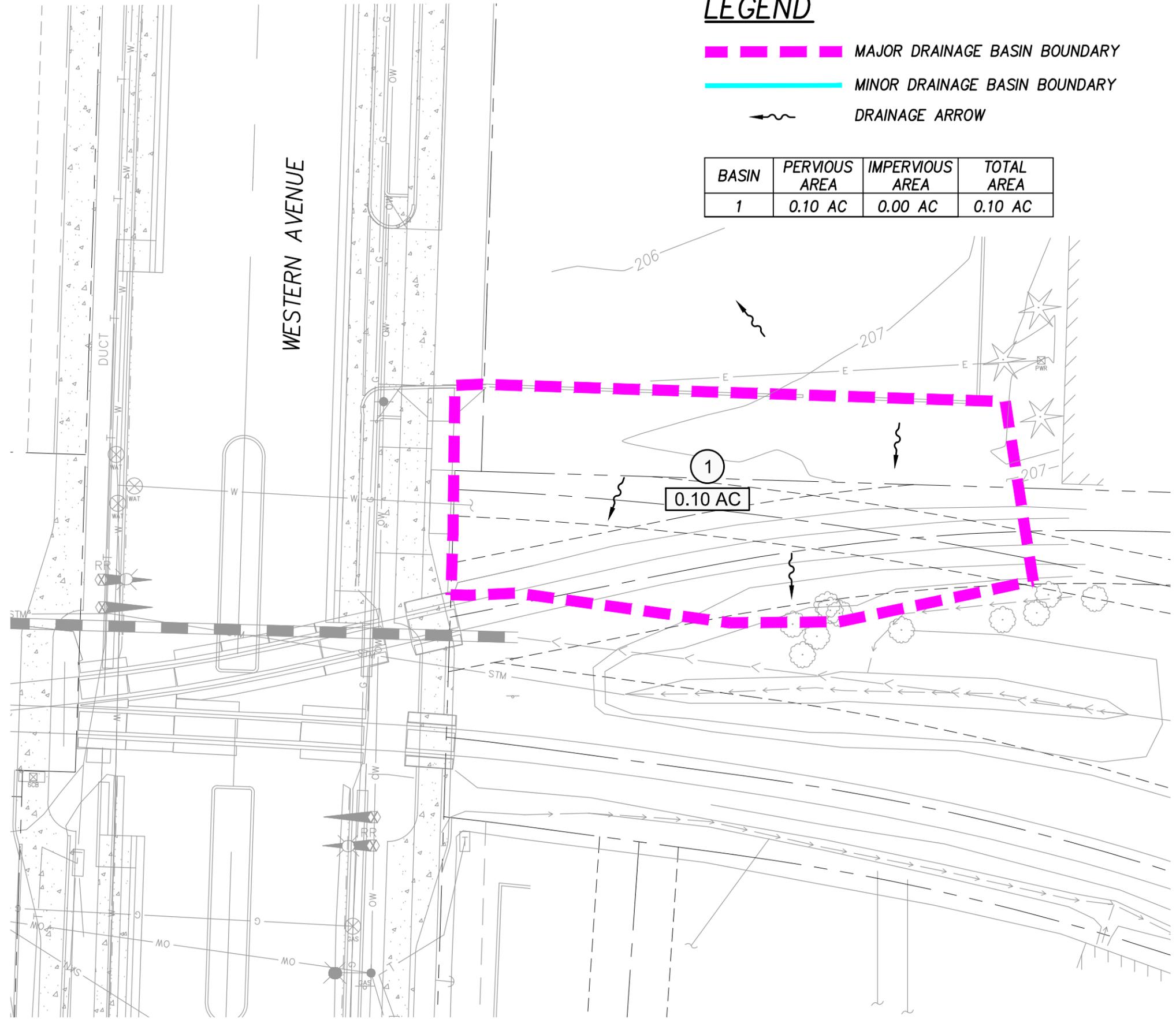
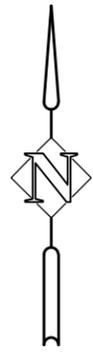
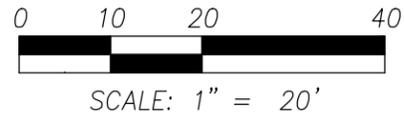
No stormwater facilities are being proposed on the site as water quality and hydromodification fee-in-lieu are being requested due to site constraints.

## **Conclusion**

The proposed project is listed as “small” project size Category I, per the CWS Design and Construction Standards section 4.03.3.c and Table 4-2. Per current CWS Design and Construction standards, no stormwater facilities are being proposed on the site as water quality and hydromodification fee-in-lieu are being requested due to site constraints. The proposed outfall pipe will be sized for adequately conveyance.

## APPENDIX A - MAPS





**LEGEND**

- MAJOR DRAINAGE BASIN BOUNDARY
- MINOR DRAINAGE BASIN BOUNDARY
- DRAINAGE ARROW

BASIN	PERVIOUS AREA	IMPERVIOUS AREA	TOTAL AREA
1	0.10 AC	0.00 AC	0.10 AC

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DATE:		AUG 2020	
R E V I S I O N S			
DATE	NO.	DESCRIPTION	
SHEET NO.			
JOB NO. BVN-24			

EXISTING BASIN MAP  
**WESTERN AVE - OPS MAINTENANCE LOT**  
 BEAVERTON, OREGON



## **APPENDIX B – SOILS AND BASIN DATA**





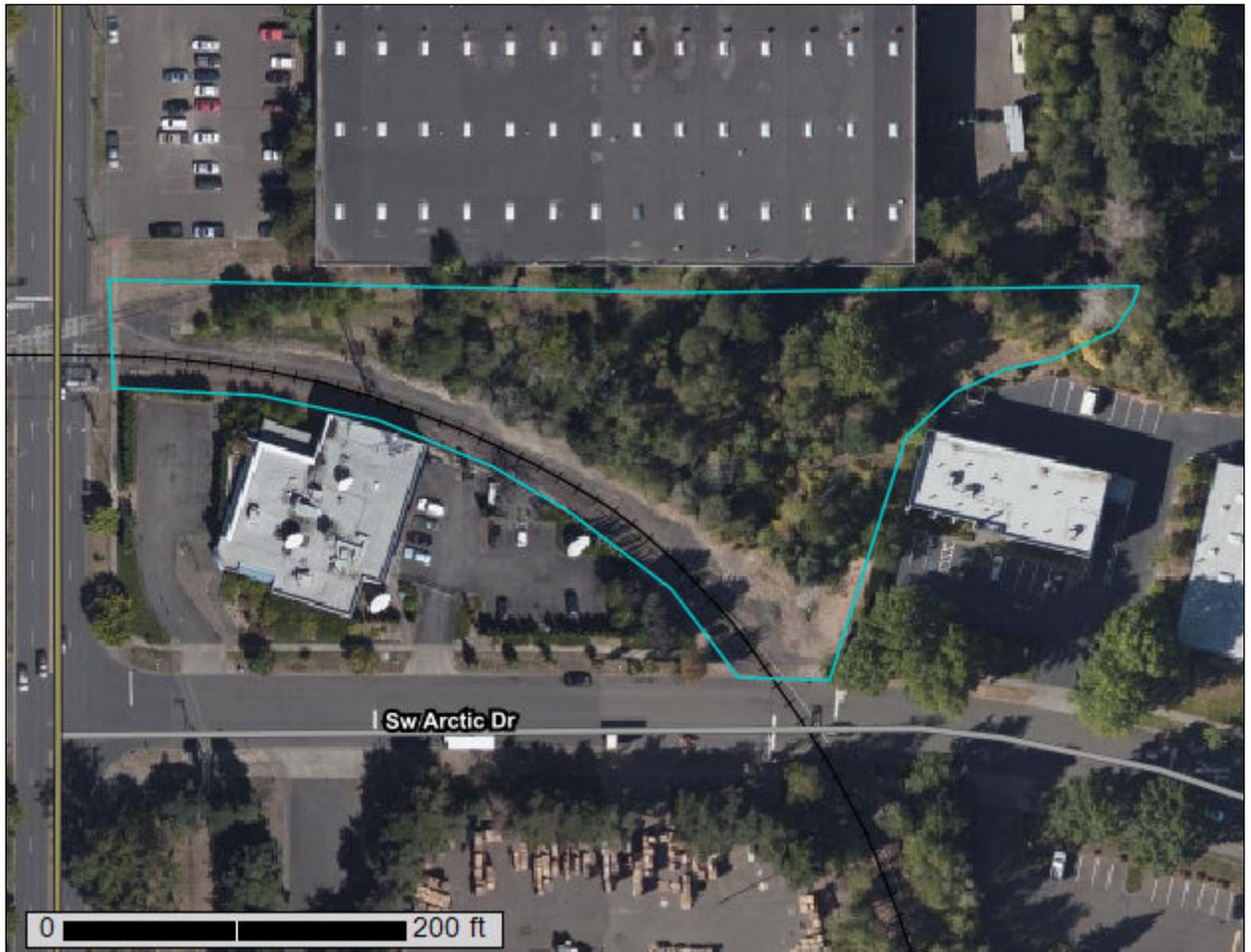
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Washington County, Oregon



August 3, 2020

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

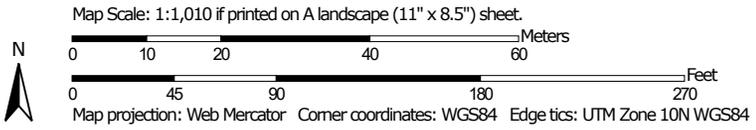
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon  
 Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2019—Sep 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aloha silt loam	1.5	100.0%
<b>Totals for Area of Interest</b>		<b>1.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Washington County, Oregon

### 1—Aloha silt loam

#### Map Unit Setting

*National map unit symbol:* 21x8  
*Elevation:* 150 to 250 feet  
*Mean annual precipitation:* 40 to 60 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 160 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Aloha and similar soils:* 90 percent  
*Minor components:* 1 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Aloha

##### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Old loamy alluvium

##### Typical profile

*H1 - 0 to 8 inches:* silt loam  
*H2 - 8 to 46 inches:* silt loam  
*H3 - 46 to 65 inches:* silt loam

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)  
*Depth to water table:* About 18 to 24 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* High (about 11.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Forage suitability group:* Somewhat Poorly Drained (G002XY005OR)  
*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

#### Minor Components

##### Huberly

*Percent of map unit:* 1 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread

## Custom Soil Resource Report

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Other vegetative classification:* Poorly Drained (G002XY006OR)

*Hydric soil rating:* Yes

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**Table 2-2a** Runoff curve numbers for urban areas <sup>1/</sup>

Cover description	Average percent impervious area <sup>2/</sup>	Curve numbers for hydrologic soil group			
		A	B	C	D
<b>Fully developed urban areas (vegetation established)</b>					
Open space (lawns, parks, golf courses, cemeteries, etc.) <sup>3/</sup> :					
Poor condition (grass cover < 50%) .....		68	79	86	89
Fair condition (grass cover 50% to 75%) .....		49	69	79	84
Good condition (grass cover > 75%) .....		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way) .....		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way) .....		98	98	98	98
Paved; open ditches (including right-of-way) .....		83	89	92	93
Gravel (including right-of-way) .....		76	85	89	91
Dirt (including right-of-way) .....		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) <sup>4/</sup> .....		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders) .....		96	96	96	96
Urban districts:					
Commercial and business .....	85	89	92	94	95
Industrial .....	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses) .....	65	77	85	90	92
1/4 acre .....	38	61	75	83	87
1/3 acre .....	30	57	72	81	86
1/2 acre .....	25	54	70	80	85
1 acre .....	20	51	68	79	84
2 acres .....	12	46	65	77	82

**Developing urban areas**

Newly graded areas  
(pervious areas only, no vegetation) <sup>5/</sup> .....

	77	86	91	94
--	----	----	----	----

Idle lands (CN's are determined using cover types  
similar to those in table 2-2c).

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$ .

<sup>2</sup> The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

<sup>3</sup> CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

<sup>4</sup> Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

<sup>5</sup> Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

## APPENDIX C – CONVEYANCE CALCULATIONS



# Ops Maintenance Area

## Pipe Conveyance Calculations

Prepared by Harper Houf Peterson Righellis, Inc.

HHPR Job No. GRY-01

August 2020

Pipe Segment	Upstream Basin	Pipe Size (in)	Area (sf)	Per. (ft)	N (→)	Q25 (1) (cfs)	Slope (%)	Q <sub>CAPACITY</sub> (cfs)	Velocity Full (fps)	Capacity Met?
<b>Pipe Conveyance</b>										
1	Total Basin 1	8	0.35	2.09	0.011	0.08	1.00%	1.43	4.09	YES

(1) Q25 peak flow information provided from Hydraflow Hydrographs program

# Hydrograph Report

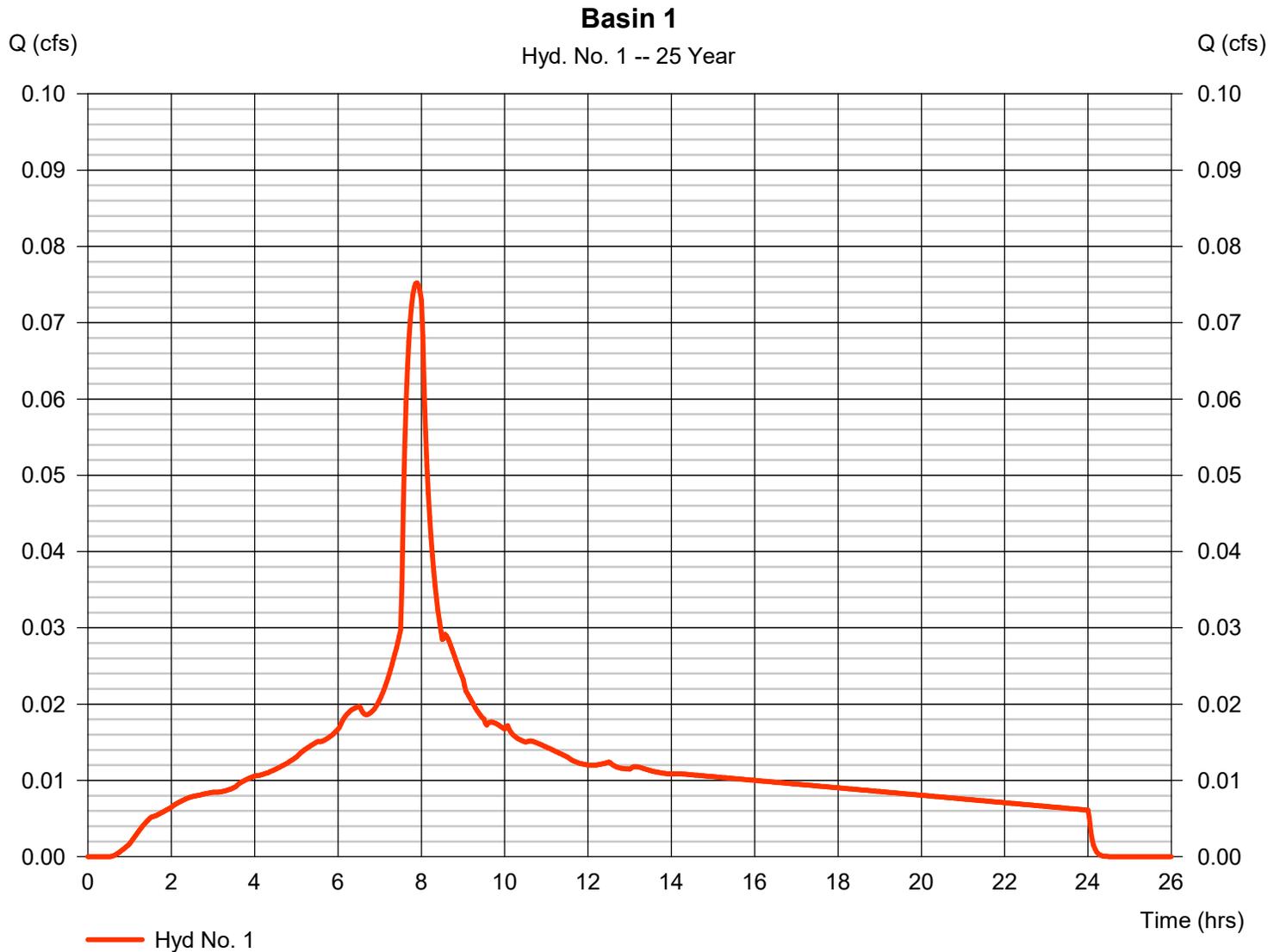
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 08 / 5 / 2020

## Hyd. No. 1

Basin 1

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.075 cfs
Storm frequency	= 25 yrs	Time to peak	= 7.90 hrs
Time interval	= 2 min	Hyd. volume	= 1,093 cuft
Drainage area	= 0.080 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.00 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= n/a



## **APPENDIX D – GEOTECHNICAL REPORT**





Received  
Planning Division  
11/10/2020

June 4, 2020

Trevis Smith  
City of Beaverton Public Works, Engineering Division  
P.O. Box 4722  
Beaverton, Oregon 97076

Subject: Pre-Application Summary Notes for Western Avenue PW Ops Lot

Dear Mr. Smith,

Thank you for attending the Pre-Application Conference held on May 20, 2020. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Kate McQuillan  
Senior Planner  
(503) 526-2427

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for  
Western Avenue PW Ops Lot  
PA2020-0022, May 20, 2020

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

---

**PRE-APPLICATION CONFERENCE DATE:** May 20, 2020

## PROJECT INFORMATION:

Project Name: **Western Avenue PW Ops Lot**

Project Description: Paving a small vehicle maneuvering area for the City's maintenance vehicles to access a public stormwater detention facility. Shared access will be provided with neighboring property to the north via recorded cross access easement.

Property/Deed Owner:	Park Plaza Offices LLC PO Box 82448 Portland, Oregon	City of Beaverton PO Box 4755 Beaverton, Oregon
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Site Address: The two parcels are:  
(1) 5250 SW Western Avenue  
(2) No site address, directly south of above property

Tax Map and Lot: 1S114CB01000  
1S114CB00800

Zoning: Office Industrial (OI)

Comp Plan Designation: Employment Area

Site Size: Approximately 4.44 Acres  
Approximately 1.53 acres

## APPLICANT INFORMATION:

Applicant's Name: Trevis Smith, City of Beaverton Public Works, Engineering Division  
Phone/Email: (503) 526-2283 / [tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)

## PREVIOUS LAND USE HISTORY:

The subject proposal includes two properties:

1S114CB01000: The site is currently has a vacant building previously occupied by an office and warehouse use. The lot was created from a partition in 1997 (LP970004). A series of land use applications were filed in 1999 for a Home Depot store on the site (BDR1999-0231 et. al.), however all the applications were withdrawn. Prior land use history include the following minor approvals: a temporary food cart was permitted as a temporary use in 1998 (TU1998-0019); type 1 land use review for exterior building modifications in 1994 (BDR1994-0018; and a multitude of sign permits.

1S114CB00800: The site is owned by the City of Beaverton. Rail right of way, including an operable rail line, occupying the southern portion of the lot. A rail spur on the northern portion of the property has recently been removed. A large public stormwater detention facility occupies the remaining portion of the property. No other land use history was found for this property.

## SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

## APPLICATION FEES:

Based on the plans/materials provided, the identified application fees (**land use only**) are as follows:

<b>Design Review Two</b>	<b>\$2,687</b>
<i>possible Tree Plan Two</i>	<b>\$1,540</b>

\***See Key Issues/Considerations herein** for description of applications and associated process. No fee increase are scheduled at this time; however, the fees are subject to change. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website [www.beavertonoregon.gov/bib](http://www.beavertonoregon.gov/bib) prior to submittal of your application to confirm the current application fee(s).

## SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate.

## CHAPTER 20 (LAND USES):

### Zoning:

**OI Office Industrial**

### Applicable Code Sections:

**20.15.15 – Site Development Standards**

Front setback: 35 feet

Side setback: 10 feet (\*n/a if side lot line abuts rail right of way or rail spur)  
 Rear setback: 0 feet

**20.15.20 – Land Uses**

Public Buildings and Uses – Permitted  
 Warehousing, Wholesale and Distribution Activities – Permitted

*\*Note that the proposed paving for the vehicle maneuvering area is considered to be accessory to the primary uses listed above. Accessory uses are regulated under BDC 60.50.05*

**CHAPTER 30 (NON-CONFORMING USES):**

Proposal subject to compliance to this chapter?  Yes  No

**CHAPTER 40 (PERMITS & APPLICATIONS):**

Facilities Review Committee review required?  Yes  No

**Please Note:** Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable.

**Applicable Application Type(s):**

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	<b>Design Review Two</b> (Threshold #7)	<b>40.20.15.2</b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	<i>possible</i> <b>Tree Plan Two</b> (Threshold #1)	<b>40.90.15.2</b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

**Comments:** In order for your application(s) to be deemed complete a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

**CHAPTER 60 (SPECIAL REGULATIONS):**

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- Section 60.05 (Design Review Principles Standards and Guidelines)**
- Section 60.07 (Drive-Up Window Facilities)
- Section 60.10 (Floodplain Regulations)
- Section 60.15 (Land Division Standards)
- Section 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.25 (Off-Street Loading)

- |  |   |
|--|---|
| <input type="checkbox"/> Section 60.30 (Off-Street Parking)        | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities)                                       |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development)  | <input type="checkbox"/> Section 60.40 (Sign Regulations)   |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection)   | <input checked="" type="checkbox"/> <b>Section 60.50 (Special Use Regulations – including Accessory Uses)</b> |
| <input type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> <b>Section 60.60 (Trees and Vegetation)</b>                               |
| <input type="checkbox"/> Section 60.65 (Utility Undergrounding)    | <input type="checkbox"/> Section 60.67 (Significant Natural Resources)  |
| <input type="checkbox"/> Section 60.70 (Wireless Communication)    |   |

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

**OTHER DEPARTMENT/AGENCY CONTACTS:**

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information if checked <input checked="" type="checkbox"/>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter</i> (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <u><a href="#">Chapter 3 of the Design and Construction Standards</a></u> at: <u><a href="http://www.cleanwaterservices.org/permits-development/design-construction-standards">www.cleanwaterservices.org/permits-development/design-construction-standards</a></u></p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u><a href="#">pre-screening site assessment form</a></u>. For more information about CWS environmental review, you may email <u><a href="mailto:splreview@cleanwaterservices.org">splreview@cleanwaterservices.org</a></u> or contact <b>Laurie Bunce</b>, CWS Engineering Technician, at (503) 681-3639.</p>
<input type="checkbox"/>	<p><b>Carl Werner</b>, Building, City of Beaverton (503) 526-2472 / <a href="mailto:cwerner@beavertonoregon.gov">cwerner@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> No building division comments at this time.</p>
<input type="checkbox"/>	<p><b>Steve Brennen</b>, Operations, City of Beaverton (503) 526-2200 / <a href="mailto:sbrennen@beavertonoregon.gov">sbrennen@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> No written comments provided to date.</p>
<input checked="" type="checkbox"/>	<p><b>Silas Shields</b>, Site Development, City of Beaverton (503) 350-4055 / <a href="mailto:sshields@beavertonoregon.gov">sshields@beavertonoregon.gov</a></p>

	<input checked="" type="checkbox"/> Plan reviewed. See attached memo.
<input checked="" type="checkbox"/>	<b>Kate McQuillan</b> , Transportation Planning, City of Beaverton (503) 526-2427/ kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. See attached memo.

**KEY ISSUES/CONSIDERATIONS:**

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.** The applicant’s preliminary plans indicate proposed paving of a vehicle maneuvering area on the City-owned property (tax lot 1S114CB00800), including additional minor paving on the property to the north (tax lot 1S114CB01000) which is providing access on the existing driveway to SW Western Avenue. Any new or proposed changes to a vehicle maneuvering area that adds pavement is subject to a **Design Review 2 application.**

A possible **Tree Plan 2** will be required if the proposed paving will remove up to five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site. A Community Tree is 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, Historical, Landscape or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruits or nuts grown for human consumption” (BDC Chapter 90). There are no known Significant Trees, Historic Trees, Significant Groves or Significant Natural Resource Areas on the site. If any trees are proposed to be removed as part of this project, please refer to Chapter 40.90 for the Tree Plan thresholds to determine whether or not this land use application is applicable.

Please include a tree inventory for the project area on both parcels at the time of land use application submittal.

2. **Use Category.** The primary uses for the two subject properties are out-right permitted uses in the Office Industrial (OI) zone according to the Land Uses table of BDC 20.15.20. The primary uses are:
  - City-owned property (no site address; tax lot 1S114CB00800) – Public Buildings and Uses – The site contains a large public stormwater detention pond maintained by the City of Beaverton Public Works Department.
  - 5250 SW Western Avenue (tax lot 1S114CB01000) – Warehousing, Wholesale and Distributive Activities – The site currently has a vacant warehouse building that was most previously occupied by UPS.

BDC 60.50.05 regulates accessory uses, which Chapter 90 of the code defines as, “a... use incidental, appropriate, and subordinate to the main structure or use”. Staff considers the proposed paving for a vehicle maneuvering area to allow for maintenance of the public stormwater facility as subordinate to the public use of a stormwater facility. The paved vehicle maneuvering area on the City-owned parcel will provide the City’s maintenance vehicles improved access for maintaining the stormwater detention pond. The added paving to 5250 SW Western Avenue is

proposed to provide a seamless access from the property's existing driveway on to SW Western Avenue.

3. **Site Development.** Any development activity which creates or modifies 1,000 square feet or greater of impervious surface will be required to provide storm water management. A stormwater report will be required. Please see additional notes attached, prepared by Silas Shields, Site Development.
4. **Transportation.** Please see complete Transportation notes attached, prepared by Kate McQuillan, Planning. There are no major transportation issues for this proposal as the separate land use review for the Western Avenue Street Improvement Project (PTF2019-0003 et. al.) will be constructing full frontage improvements along both properties' frontages.
5. **Non-Conforming Code.** Section 30.40 of the Development Code addresses proposed changes to nonconforming parking areas. 5250 SW Western Avenue (tax lot 1S114CB01000) currently has a parking area that will be affected by the proposed paving for the shared access between the two lots. The nonconforming code states that, "no change shall be made in such characteristics of use which increases nonconformity with such requirements". The Applicant will be required to show how the additional paving at 5250 SW Western Avenue for the purposes of shared access *will not make the surrounding parking area any more nonconforming* that it exists at present day.
6. **Technical Lighting Standards.** Under the Design Review 2 application, technical lighting standards are applicable for the paved vehicle maneuvering area. The forthcoming land use application will need to include photometric analysis for on-site lighting required within BDC 60.05 (see Table 60.05-1). The photometric data shown in the analysis cannot include lighting provided by the adjacent street lights.
7. **Land Use Fees.** No fee increase are scheduled at this time; however, the fees are subject to change. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website [www.beavertonoregon.gov/bib](http://www.beavertonoregon.gov/bib) prior to submittal of your application to confirm the current application fee(s).
8. **Service Provider Letters (SPL) & Service Provider Permits.** The City of Beaverton requires service provider letters and permits from special districts who provide services to the subject site. Service provider letters and permits are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
  - a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL, or Pre-Screen letter, for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
  - b. **Water Service:** All developments require a Water Service Provider Letter to address water service provision. The SPL form can be found attached to these pre-application conference notes and should be submitted to [mailboxengineering@beavertonoregon.gov](mailto:mailboxengineering@beavertonoregon.gov) once completed.
9. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.

10. **System Development Charges.** Additional SDC's May Apply. For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link:  
<http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at [cddmail@BeavertonOregon.gov](mailto:cddmail@BeavertonOregon.gov).

# Pre-Application Conference Worksheet for Design Review Standards

for PA 2020 -0022 held on 05 /20 /20

Title: Western Ave PW Ops Lot

In review of the plans and material submitted for Pre-Application consideration, staff have determined your project is subject to Design Review  **Compliance Letter**  **Type 2** provided that the plans and graphic exhibits submitted for consideration illustrate compliance with “applicable” Design Review Standards identified under Sections 60.05.15 through 60.05.30 of the City Development Code. If your proposal does not meet applicable design standards, your proposal is subject to Design Review Type 3 (per application Thresholds 7 or 8 of Section 40.20.15.3.A). In review of the plans and materials submitted for Pre-Application Conference consideration, staff has identified certain Design Standards (below) that appear “applicable”. Generally speaking, applicable Design Standards include those pertaining to:

A:  **Permitted**  **Conditional use**

Within a(n):  **Residential**  **Commercial**  **Industrial**  **Multiple Use zone**

For a(n):  **Multi-Family Residential**  **Commercial**  **Industrial**  **Multiple Use building type.**

That  **does**  **does not** abut a “Major Pedestrian Route” **Class:** \_\_\_\_\_

In summary, the applicable design standards appear to include the following:

- 60.05.15 (Building Design and Orientation Standards)
  1. Building Articulation and Variety - **A**  **B**  **C**  **D**  \_\_\_\_\_
  2. Roof Forms - **A**  **B**  **C**  **D**  **E**  \_\_\_\_\_
  3. Primary Building Entrances  \_\_\_\_\_
  4. Exterior Building Materials - **A**  **B**  **C**  \_\_\_\_\_
  5. Roof-mounted equipment - **A**  **B**  **C**  \_\_\_\_\_
  6. Building location/orientation along street in Multiple Use and Commercial zoning districts - **A**  **B**  **C**  **D**  **E**  **F**  \_\_\_\_\_
  7. Building Scale along Major Pedestrian Routes - **A**  **B**  **C**  \_\_\_\_\_
  8. Ground floor elevations on commercial and multiple use buildings - **A**  **B**  \_\_\_\_\_
  9. Residential units fronting common greens & shared courts in multiple use zones **A** through **G** \_\_\_\_\_
- 60.05.20 (Circulation and Parking Design Standards)
  1. Connections to the public street system -  \_\_\_\_\_
  2. Loading areas, solid waste facilities and similar improvements - **A**  **B**  **C**  **D**  **E**  \_\_\_\_\_
  3. Pedestrian circulation - **A**  **B**  **C**  **D**  **E**  **F**  May be exempted under A \_\_\_\_\_
  4. Street frontages and parking areas - **A**  \_\_\_\_\_
  5. Parking area landscaping - **A**  **B**  **C**  **D**  \_\_\_\_\_
  6. Off-Street parking frontages in Multiple-Use Districts - **A**  \_\_\_\_\_
  7. Sidewalks along streets/primary building elevations in Multiple-Use and Commercial zones - **A**  **B**  **C**  \_\_\_\_\_
  8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use and Commercial Districts- **A**  **B**  \_\_\_\_\_
  9. Ground floor uses in parking structures -  \_\_\_\_\_
- 60.05.25 (Landscape, Open Space and Natural Areas Design Standards)
  1. – 3. Minimum Landscape Requirements for Duplexes and Attached Dwellings in R-3.5, R-2 and R-1 zones – based number of units proposed \_\_\_\_\_
  4. Minimum Landscaping Requirements for Required Front Yards and Required Common Open Space in Multiple Family Residential Zones - **A**  **B**  **C**  **D**  **E**  **F**  \_\_\_\_\_
  5. Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts - **A**  **B**  **C**  **D**  \_\_\_\_\_
  6. - 7. Standards for “Common Greens” and “Shared Courts” in Multiple-Use Zones  \_\_\_\_\_
  7. Standards for “Common Greens” and “Shared Courts” in Multiple-Use Zones  \_\_\_\_\_
  8. Retaining Walls -  \_\_\_\_\_
  9. Fences and Walls - **A**  **B**  **C**  **D**  **E**  \_\_\_\_\_
  10. Minimize significant changes to existing surface contours at residential property lines- **A**  **B**  **C**  \_\_\_\_\_
  11. Integrate water quality, quantity, or both facilities-  \_\_\_\_\_
  12. Natural Areas  \_\_\_\_\_
  13. Landscape Buffer Requirements – **A**  **B**(B-1)  **C**(B-2)  **D**(B-3)  **E**  **F**  **G**  \_\_\_\_\_
- 60.05.30 (Lighting Design Standards)
  1. Adequate on-site lighting and minimize glare on adjoining properties- **A**  **B**  **C**  **D**  **E**  \_\_\_\_\_
  2. Pedestrian-scale on-site lighting - **A**  **B**  **C**  \_\_\_\_\_



## TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

### Community Development Department

Project Name: **Western Avenue PW Ops Lot**

Pre-Application Conference #: **PA2020-0022**

**Date:** May 20, 2020

**Applicant:** Trevis Smith, City of Beaverton, Applicant  
Parish Burns, HHPR, Applicant's Representative

**To:** Project File  
Sierra Petersen, Associate Planner

**Notes prepared by:** Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  [kmcquillan@beavertonoregon.gov](mailto:kmcquillan@beavertonoregon.gov)

These comments are based on the information provided at the **5/20/20 Pre-Application Conference Meeting** for a proposal on two neighboring parcels: **5150 SW Western Avenue (tax lot id 1S114CB01000) and the southern adjacent parcel owned by the City of Beaverton (tax lot id 1S114CB00800)**. The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

### GENERAL NOTES

The pre-application conference discussed adding a small paved area on a publically own parcel for the purposes of maneuvering large maintenance vehicles to access a public stormwater detention facility. The only applicable transportation standards for this proposal fall under the Design Review 2 land use application as well as the required Facilities Review criteria. The applicant will need to demonstrate that safe and efficient circulation for the City's maintenance vehicles can be accommodated on the site. The applicant will also need to provide copies of the reciprocal access easement with the property to the north, as well as the signed and executed agreement that removed one of the rail spurs on the property.

### REQUIREMENTS TO BE ADDRESSED

#### *Right of Way Dedication*

Right of way dedication is not anticipated at this time.

**Traffic Impact Analysis**

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

**Frontage Improvements**

Frontage improvements are not identified at this time.

**Off-Street Loading Requirements**

Off-street loading requirements are not applicable at this time.

**Off-Street Parking (Vehicles and Bicycles)**

Off-street parking requirements are not applicable at this time.

**Bicycle and Pedestrian Circulation**

Bicycle and pedestrian circulation standards under BDC 60.55 do not apply.

**Access / Driveways**

Shared or common driveways will be required to write and record a cross-over and maintenance easement during either final plat review, or through the Site Development permitting process.

**ADDITIONAL APPLICATIONS**

***Sidewalk Design Modification***

If the minimum sidewalk standards cannot be met due to topographic issues, physical conditions, or environmental conditions, the applicant may choose to pursue a Sidewalk Design Modification, a Type-1 land use application (see BDC Section 40.55). This land use application requires that the applicant demonstrate approval criteria can be met.

***Design Exception Request***

Applicants may submit a one-time request for a Design Exception to the Engineering Design Manual are made to the City’s Public Works Engineer Department (EDM Section 160). The application form and instructions can be found on the Public Works website at:

<https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals>

**OTHER REVIEWING TRANSPORTATION AGENCIES**

**OREGON DEPARTMENT OF TRANSPORTATION- RAIL AND PUBLIC TRANSIT DIVISION** – The proposed development is located within close proximity to a rail crossing which is under the regulatory jurisdiction of the Oregon Department of Transportation Rail and Public Transit Division. A Crossing Order approved by ODOT Rail may be required. Please contact Carrie Martin at (503) 986-6801, or Carrie.A.Martin@odot.state.or.us. (BDC 60.55.10.1)



City of Beaverton  
Community Development Department  
Site Development Division  
12725 SW Millikan Way 4<sup>th</sup> Floor  
Beaverton, OR 97076  
Tel: (503) 350-4021  
Fax: (503) 526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

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## PRE-APPLICATION CONFERENCE MEETING SUMMARY

### Site Development & Engineering

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**Project Name:** Western Ave PW Ops Lot

**Pre-Application Conference Number:** PA2020-0022

**Date:** May 20, 2020

**Prepared by:** Silas Shields-Site Development Division

**Ph:** (503) 350-4055 **Fx:** (503) 526-2550 **Email:** [sshields@BeavertonOregon.gov](mailto:sshields@BeavertonOregon.gov)

---

#### General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. The project was reviewed for compliance with City of Beaverton (COB) 2019 Engineering Design Manual (EDM) and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04) Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4. The storm water management for each tax lot must be addressed with separate facilities unless the facility is made public.

City of Beaverton storm drainage is in the vicinity of this project and can serve this site. There is a 15" storm line that extends from the storm water facility south of the site across Western Ave. All storm water connections to public mains must have an access structure.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

Per sections 307 and 311 of Oregon Uniform Plumbing Code, storm and/or sanitary sewer that serve/crosses more than one lot shall be a public system.

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements

will need to be shown with the Land Use application. Public storm water facilities or other structures may not encroach on the existing railway easement.

Street tree plantings and storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

Design feasibility for driveway and sidewalk ramp design to meet ADA standards will need to be shown with the land use application.

Any affected overhead utilities, as well as new connections into the site must be placed underground.

**Resources:**

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at: <https://www.beavertonoregon.gov/formcenter/public-works-18/asbuilt-information-request-form-133>

**Permits & approvals identified as likely to be needed with this development:**

<input checked="" type="checkbox"/>	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
<input checked="" type="checkbox"/>	City of Beaverton utility system & SPL's Contact: Engineering at (503) 526-2269 or <a href="mailto:engineering@beavertonoregon.gov">engineering@beavertonoregon.gov</a>
<input checked="" type="checkbox"/>	Oregon DOT (Salem Office) Rail/Street Crossing <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Contact: Carrie A. Martin at (503) 986-6801 or <a href="mailto:Carrie.A.Martin@ODOT.state.or.us">Carrie.A.Martin@ODOT.state.or.us</a></li> </ul>
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email <a href="mailto:SPLReview@cleanwaterservices.org">SPLReview@cleanwaterservices.org</a></li> </ul>
<input checked="" type="checkbox"/>	Oregon Department of Environmental Quality <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945</li> </ul>
<input checked="" type="checkbox"/>	Submit City of Beaverton impervious surface inventory

	<p>Storm water facilities required</p> <ul style="list-style-type: none"><li>• <input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity</li><li>• <input checked="" type="checkbox"/> Hydromodification</li><li>• <input checked="" type="checkbox"/> Quality Treatment</li></ul> <p><input checked="" type="checkbox"/> The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.</p> <p>Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.</p>
--	--

**PA2020-0022, Western Avenue PW Ops Lot**  
Wednesday, May 20, 2020  
9:30am – 10:30am

Meeting held virtually via zoom.

Sign In Sheet:

- Parish Burns, planner with HHPR, signing in for meeting. Phone: 503-221-1131, Email: [parishb@hhpr.com](mailto:parishb@hhpr.com)
- Bill Berg, [bberg@beavertonoregon.gov](mailto:bberg@beavertonoregon.gov), 503-350-4037
- Mark Boguslawski signing in. 503-350-4025
- Ben Austin [bena@hhpr.com](mailto:bena@hhpr.com) 503-221-1131
- Dan Loss, [daniell@hhpr.com](mailto:daniell@hhpr.com), 503-221-1131
- Sierra Peterson, Associate Planner, City of Beaverton, [speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov)
- Anna Slatinsky - audio only, [aslatinsky@beavertonoregon.gov](mailto:aslatinsky@beavertonoregon.gov)
- Silas Shields - [sshields@beavertonoregon.gov](mailto:sshields@beavertonoregon.gov) - 503-350-4055
- Naomi Patibandla - [npatibandla@BeavertonOregon.gov](mailto:npatibandla@BeavertonOregon.gov)
- Jim Brink, City of Beaverton Public Works, [jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)
- Trevis Smith , City of Beaverton Public Works, [tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)
- Kate McQuillan, City of Beaverton, Planning Division, [kmcquillan@beavertonoregon.gov](mailto:kmcquillan@beavertonoregon.gov)

**Received**  
**Planning Division**  
11/10/2020

# SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

**1. Property Information** (example 1S234AB01400)

Tax lot ID(s): 1S114CB0800  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Site Address: SW Western Avenue, No Situs.  
 City, State, Zip: Beaverton, OR 97005  
 Nearest cross street: SW Arctic Drive

**2. Owner Information**

Name: Trevis Smith  
 Company: City of Beaverton Public Works Engineering Division  
 Address: PO Box 4755  
 City, State, Zip: Beaverton, OR 97076  
 Phone/Fax: 503-526-2283  
 E-Mail: tsmith@beaverton.gov

**3. Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment       Minor land partition
- Residential condominium     Commercial condominium
- Residential subdivision       Commercial subdivision
- Single lot commercial         Multi lot commercial

Other Install paved area for maintenance vehicles at existing stormwater facility.

**4. Applicant Information**

Name: Parish Burns, Planner  
 Company: Harper Houf Peterson Righellis Inc.  
 Address: 205 SE Spokane St, Suite 200  
 City, State, Zip: Portland, OR 97202  
 Phone/Fax: 503-221-1131  
 E-Mail: parishb@hhpr.com

**5. Check any of the following that apply to this project**

- Adds less than 500 square feet of impervious surface.
- Does not encroach closer to the Sensitive Area than existing development on the property.
- Is not located on a slope greater than 25%.

**6. Applicant Information**

Name: Ivy Watson  
 Company: Harper Houf Peterson Righellis Inc.  
 Address: 205 SE Spokane St, Suite 200  
 City, State, Zip: Portland, OR 97202  
 Phone/Fax: 503-221-1171  
 E-Mail: ivyw@hhpr.com

**7. Will the project involve any off-site work?**  Yes  No  Unknown (check appropriate box)

If yes, location and description of off-site work:  
Paving adjacent to the stormwater facility on tax lot 1S114CB00800 will cross onto tax lot 1S114CB01000, 5150 SW Western Avenue. The area will connect to the paving for the existing parking lot on tax lot 1S114CB01000. The extent of paving across property lines is shown on the site plan.  
 \_\_\_\_\_  
 \_\_\_\_\_

**8. Additional comments or information that may be needed to understand your project:**

This site certification is submitted in response to request from Pre-Screen case file 20-001956.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**9. An on-site, water quality sensitive area reconnaissance was completed on:**

Date 8/4/2020 By Ivy Watson and Kent Snyder  
 Title Natural Resource Scientist Company Harper Houf Peterson Righellis Inc.

# SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

**10. Existence of Water Quality Sensitive Areas** (check all appropriate boxes)

As defined in the District's Design and Construction Standards:

- A. Water Quality Sensitive Areas  do  do not exist on the tax lot.
- B. Water Quality Sensitive Areas  do  do not exist within 200' on adjacent properties, or  unable to evaluate adjacent property.
- C. Vegetated corridors  do (\_\_\_\_\_SF)  do not exist on the tax lot.
- D. Vegetated corridors  do  do not exist within 200' on adjacent properties, or  unable to evaluate adjacent property.
- E. Impacts to sensitive areas and/or vegetated corridors will occur  On-site  Off-site  None proposed at this time.
- F. If impacts, mitigation is  On-site  Off-site  Other\_\_\_\_\_

**11. Simplified Site Assessment containing the following information:** (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- Complete Certification Form (2 pages)
- Written description of the site and proposed activity.
- Site plan of the entire property.
- Photographs of the site labeled and keyed to the site plan.

**12. Standard Site Assessment containing the following information:** (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- Complete Certification Form (2 pages)
- Written description per Design and Construction Standards 19-5 section 3.13.3 b. 1, as amended by Resolution and Order 19-22
- Wetland Data sheets
- Vegetated Corridor Data sheets
- Existing Site Condition Figures
- Proposed Development Figures

**By signing this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.**

**I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.**

**Applicant:**

Print/Type Name Ivy Watson Print/Type Title Natural Resource Scientist

Signature Ivy Watson Digitally signed by Ivy Watson  
DN: cn=Ivy Watson, o=Clean Water Services, ou=Clean Water Services, email=Ivy.Watson@cleanwaterservices.org, c=US Date 8/17/2020

# Clean Water Services Simplified Site Assessment

SW Western Avenue Public Works Operations Lot  
Beaverton, Oregon  
August 2020

---

Prepared by:



ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
PHONE: 503.221.1131 www.hhpr.com FAX: 503.221.1171

Prepared for:

**City of Beaverton**

12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

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1.0 INTRODUCTION ..... 1  
2.0 EXISTING CONDITIONS..... 2  
3.0 METHODS ..... 3  
4.0 WATER QUALITY SENSITIVE AREAS AND VEGETATED CORRIDORS..... 4  
5.0 CONCLUSION..... 4  
6.0 REFERENCES ..... 4

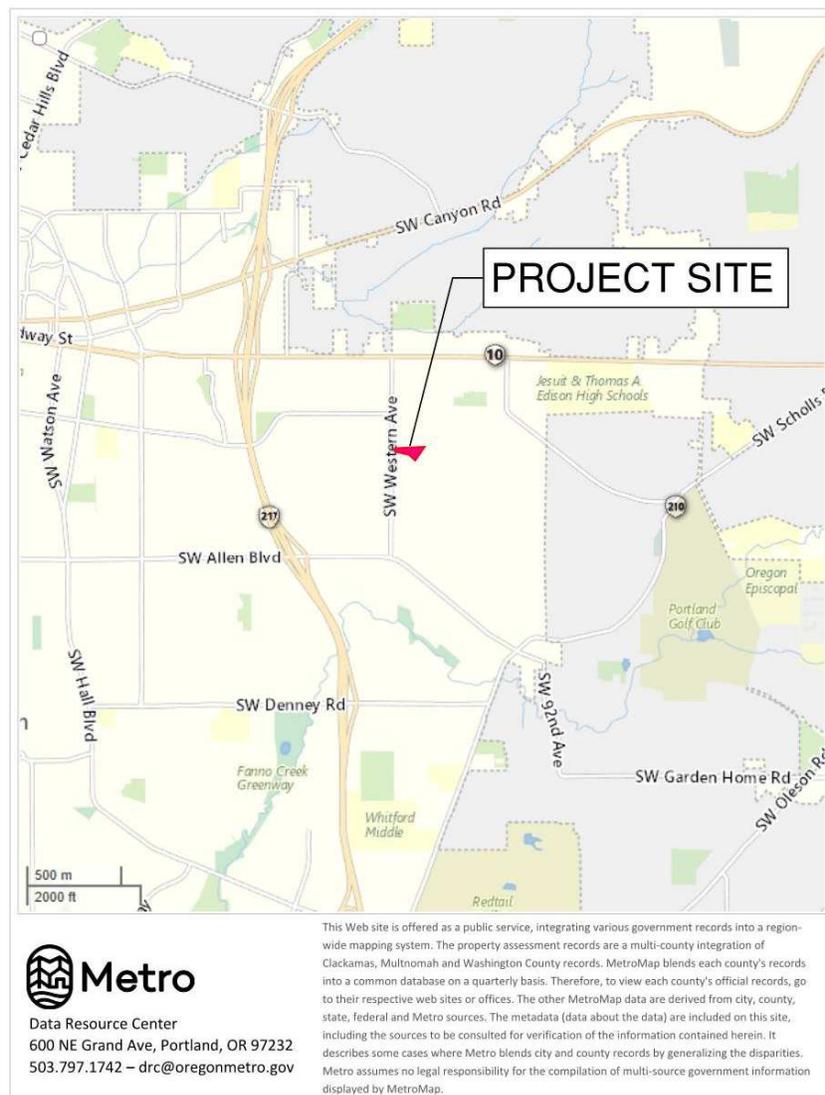
Appendix A: Photographs

Appendix B: Exhibits

Appendix C: Wetland Data Form

## 1.0 INTRODUCTION

The City of Beaverton Public Works Engineering Division plans to construct 1,600 square feet of paved vehicle area as an accessory use to the public stormwater facility on tax lot 1S114CB0800 (TL 800) (Exhibit 1, Appendix A). The site fronts SW Western Avenue, just north of SW Arctic Drive (Figure 1). The Public Works operations team maintains an existing stormwater facility containing a drainageway and upland areas on the site. The construction of paved vehicle area will enable the City's operations staff to more effectively access and maintain the stormwater facility with City maintenance vehicles.



**Figure 1. Project site and vicinity in Beaverton, Oregon.**

A portion of the new paved vehicle area will cross property lines and connect to the existing parking lot of a former UPS facility located at 5150 SW Western Avenue (e.g. tax lot 1000). The paved connection will provide access from the street to the operations lot, through the southern corner of the parking lot on tax lot 1000.

In addition to paving, the project includes curb construction and lighting installation for the vehicle area. Construction of a catch basin, rip-rap energy dissipater, and storm drain pipe will manage stormwater from the new paved vehicle area.

Based on a Sensitive Area Pre-Screening (20-001956) filed in July 2020, Clean Water Services (CWS) determined that a site assessment is required, in accordance with Clean Water Services' Design and Construction Standards for Sanitary Sewer and Surface Water Management (R&O 19-5).

## 2.0 EXISTING CONDITIONS

The project site is within the Beaverton Creek watershed (HUC 12 170900100401), in Beaverton, Oregon.

The project site is an old railroad spur, an existing stormwater facility (stormwater pond and drainage ditches), and vegetated uplands around the facility. The railroad tracks have been removed, but a portion of the bed remain.

The vehicle area is proposed at the west end of the old railroad spur, in an area currently occupied by a pad of crushed aggregate and weedy grass and forb species (Photographs 1-3, Appendix A). Facultative-upland forbs dominate this area (e.g. Queen Anne's lace [*Daucus carota*], English plantain [*Plantago lanceolata*], horseweed [*Erigeron canadensis*], and common chicory [*Cichorium intybus*]).

The stormwater facility consists of an excavated pond with a stormwater inlet at the east end (Photographs 5, 6, and 15). A drainage ditch at the west end of the facility (Photographs 9 and 10) appears to convey overflow from the pond to the west. This ditch passes under SW Western Avenue in a culvert and discharges to another drainage ditch along the north side of the railroad tracks (Photograph 12).

Another drainage ditch on the project site (Photograph 11) drains the area formerly occupied by the railroad spur, (along the north edge of the tax lot). This ditch converges with the ditch from the stormwater pond at the west end of the project site.

Vegetation in the pond and ditches is dominated by hydrophytic species (e.g. bulrush [*Scirpus* spp.], slough sedge [*Carex obnupta*], common rush [*Juncus effusus*], reed canarygrass [*Phalaris arundinacea*], Douglas spirea [*Spiraea douglasii*], and willow [*Salix* spp.]), suggesting wetland conditions.

Upland areas around the stormwater facility (Photographs 7 and 8) include a large component of shrub species with a facultative or facultative wetland indicator status (e.g. Douglas spirea, willows, black twinberry [*Lonicera involucrata*], and swamp rose [*Rosa pisocarpa*]); many or all of which were likely planted in coordination with the stormwater facility. Tree species in upland areas include some facultative species (e.g. black cottonwood [*Populus balsamifera*], red alder [*Alnus rubra*], and Scouler's willow [*Salix scouleriana*]), but are typically dominated by facultative upland and upland species (e.g. cherry plum [*Prunus cerasifera*], European white birch [*Betula pendula*], Austrian pine [*Pinus nigra*], and red oak [*Quercus rubra*]). The herb layer contains a mixture of facultative and facultative upland species (e.g. white clover [*Trifolium repens*], bentgrass [*Agrostis spp.*], creeping buttercup [*Ranunculus repens*], rough cat's ear [*Hypochaeris radicata*], Queen Anne's lace, and common selfheal [*Prunella vulgaris*]); however, facultative upland species typically dominate.

The drainage along the railroad track west of SW Western Avenue is typically dominated by cattail (*Typha* spp).

Other offsite areas within 200 feet of the project site (Photographs 1, 4, 13, 14, 16, and 17) consist of commercial and industrial developments along SW Western Avenue; roadway; railway; and residential property behind the site to the east. These areas are characterized by disturbed soil and fill, impervious surfaces, and landscaped vegetation, and typically drain to the city's stormwater system. Two additional drainage ditches, unvegetated and lined with crushed aggregate, were identified along both sides of the railroad tracks south of SW Arctic Drive (south of the project site and within 200 feet) (Photograph 16). These ditches appear to drain to the stormwater pond, though they may also discharge to the city's stormwater system.

### **3.0 METHODS**

In order to determine if Water Quality Sensitive Areas (WQSAs) and associated Vegetated Corridors are present within 200 feet of the project site, Harper Houf Peterson Righellis Inc. (HHPR) natural resource scientists reviewed relevant materials, including US Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) (2020), Beaverton Local Wetland Inventory (LWI) (Shapiro and Associates 2000), USDA Natural Resource Conservation Service web soil survey (2020), and aerial imagery (Google Earth 2020). HHPR performed a pedestrian review of the project site and vicinity within 200 feet on August 4, 2020.

The LWI identifies the stormwater facility as a pond, but provides no further information (Beaverton LWI, Shapiro and Associates 2000). No other features are shown on the LWI or NWI within 200 feet of the project site and none were observed during the site visit (Exhibit 4). Soil within 200 feet of the project site is mapped Aloha silt loam, which is a non-hydric soil map unit (Exhibit 3).

One stormwater pond and two drainage ditches were identified on the project site, and three additional drainage ditches were identified within 200 feet of the project site; all were determined to be excluded from the definition of WQSA, per R&O 19-5 section 1.03.65(b)(4),

and the definition of Constructed Wetland, R&O 19-5 section 1.03.80(b). Therefore, no wetland sample plot was established in these areas.

One wetland sample pot was established in the upland area around the stormwater pond where hydrophytic vegetation is dominant. Soils in the sample plot did not meet hydric soil indicators, therefore the area was determined to be Upland. No other areas of potential wetland were present outside of the stormwater pond and drainage ditches.

#### **4.0 WATER QUALITY SENSITIVE AREAS AND VEGETATED CORRIDORS**

No WQSAs were identified within 200 feet of the project site. Therefore, no Vegetated Corridors were designated.

Six features were identified as potential WQSAs: A stormwater pond and five drainage ditches. All features were determined to be man-made facilities excavated in upland and not functioning as mitigation; therefore, they do not meet the definition of a WQSA. The remainder of the project site and areas within 200 feet are either: fully developed with impervious surfaces and managed landscaping or dominated by upland vegetation. Specifically, the strip of trees east of the project site is dominated by Austrian pine, European white birch, red oak, and cherry.

#### **5.0 CONCLUSION**

The proposed project will not encroach into WQSAs or associated Vegetated Corridors, as none are present. Therefore, no mitigation or enhancement is required.

#### **6.0 REFERENCES**

Google Earth. 2020. Aerial imagery. Accessed September to August 2020.

Shapiro and Associates, Inc. 2000. City of Beaverton Local Wetland Inventory and Riparian Assessment. March 7, 2000.

USDA Natural Resources Conservation Service (NRCS). 2020. Web Soil Survey. URL: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed August 2020.

US Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI). 2020. National Wetlands Mapper. URL: <https://www.fws.gov/wetlands/Data/Mapper.html>. Accessed August 2020.

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## Appendix A: Photographs

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**Photograph 1:** View looking southwest from the parking lot of the former UPS facility, showing the proposed vehicle area. Photograph taken August 4, 2020.



**Photograph 2:** View showing the proposed vehicle area (foreground) in the location of the old railroad spur. The former UPS building is in the upper left. Photograph taken August 4, 2020.



**Photograph 3:** View looking north from the northwest corner of the project site, where the vehicle area is proposed. The former UPS facility and parking lot are in the background. SW Western Avenue is on the left. Photograph taken August 4, 2020.



**Photograph 4:** View looking south showing sidewalk and railroad tracks southwest of the project site. SW Western Avenue and surrounding developed parcels can be seen in the upper right. Photograph taken August 4, 2020.



**Photograph 5:** View looking southeast showing typical vegetation in the stormwater pond. Photograph taken August 4, 2020.



**Photograph 6:** View looking south showing typical vegetation in the stormwater pond. Photograph taken August 4, 2020.



**Photograph 7:** View looking west showing typical vegetation in upland areas around the stormwater pond. Photograph taken August 4, 2020.



**Photograph 8:** View looking east showing typical vegetation in the area around the wetland sample plot. This area was determined to be Upland based on soil characteristics. Photograph taken August 4, 2020.



**Photograph 9:** View looking northwest showing the end of the ditch that drains the stormwater pond. The culvert under SW Western Avenue connects this ditch to the ditch west of the road. Photograph taken August 4, 2020.



**Photograph 10:** View looking northeast showing reed canarygrass in the drainage ditch that drains the stormwater pond. Blue dashes indicate the approximate centerline of the ditch. Photograph taken August 4, 2020.



**Photograph 11:** View looking to the east along the bed of the former railroad spur. The former UPS building is on the left. The blue dashes indicate the approximate centerline of the drainage ditch. Photograph taken August 4, 2020.



**Photograph 12:** View looking northwest showing cattails in the drainage ditch west of SW Western Avenue. Photograph taken August 4, 2020.



**Photograph 13:** View looking east towards the project site from the west side of SW Western Avenue, showing impervious surface on the south side of the tracks. Photograph taken August 4, 2020.



**Photograph 14:** View looking west from the west end of the project site showing typical developed areas (railroad tracks, roadway, parking, and retail) within 200 feet of the project site. Photograph taken August 4, 2020.



**Photograph 15:** View looking south showing a storm grate that drains to the storm water pond. Photograph taken August 4, 2020.



**Photograph 16:** View looking south from the project site across SW Arctic Drive, showing railroad tracks within 200 feet. Drainage ditches are present along both sides of the tracks. Photograph taken August 4, 2020.

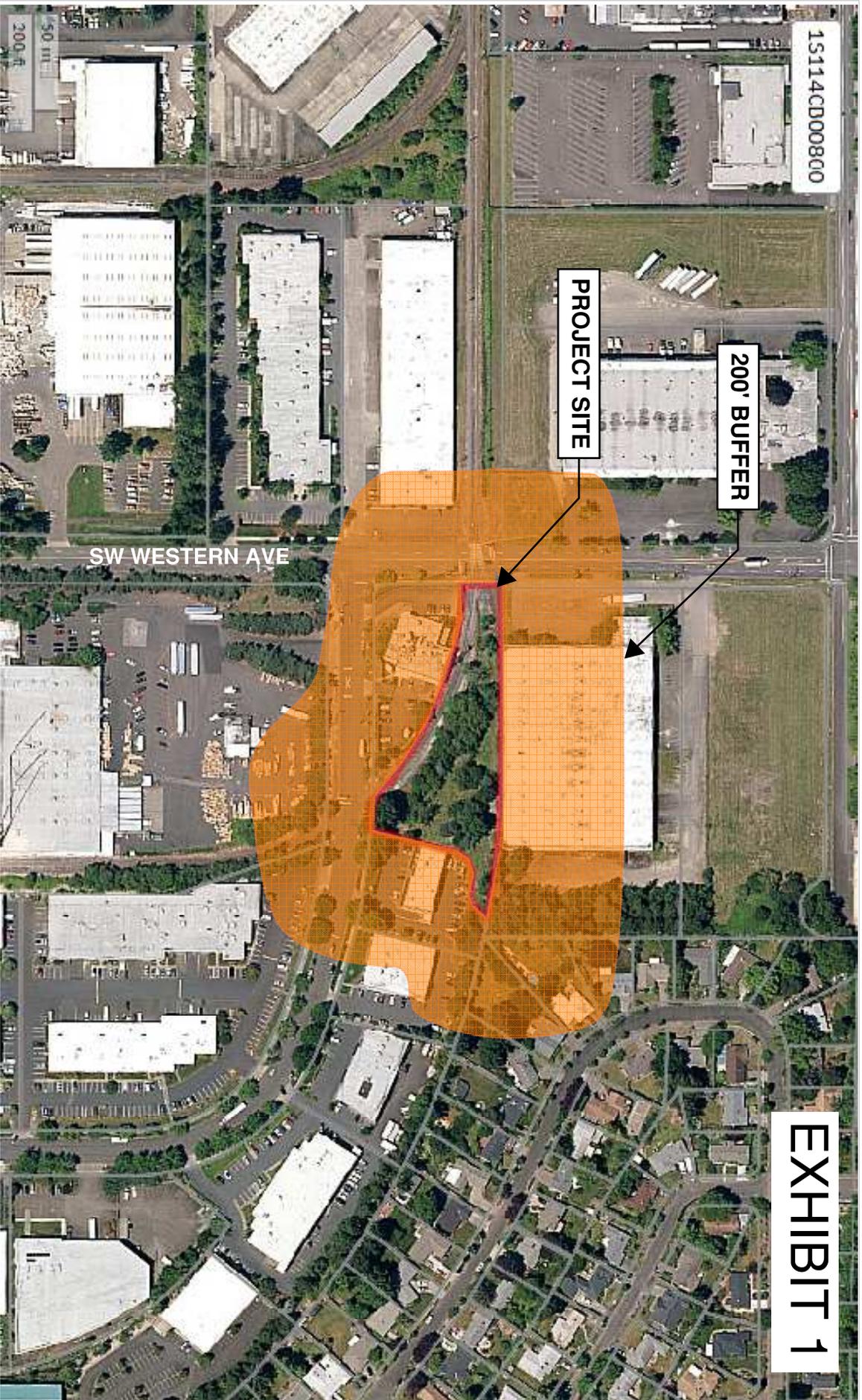


**Photograph 17:** View looking northwest showing railroad tracks south of the project site. The project site is on the right. Photograph taken August 4, 2020.

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## Appendix B: Exhibits

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# EXHIBIT 1



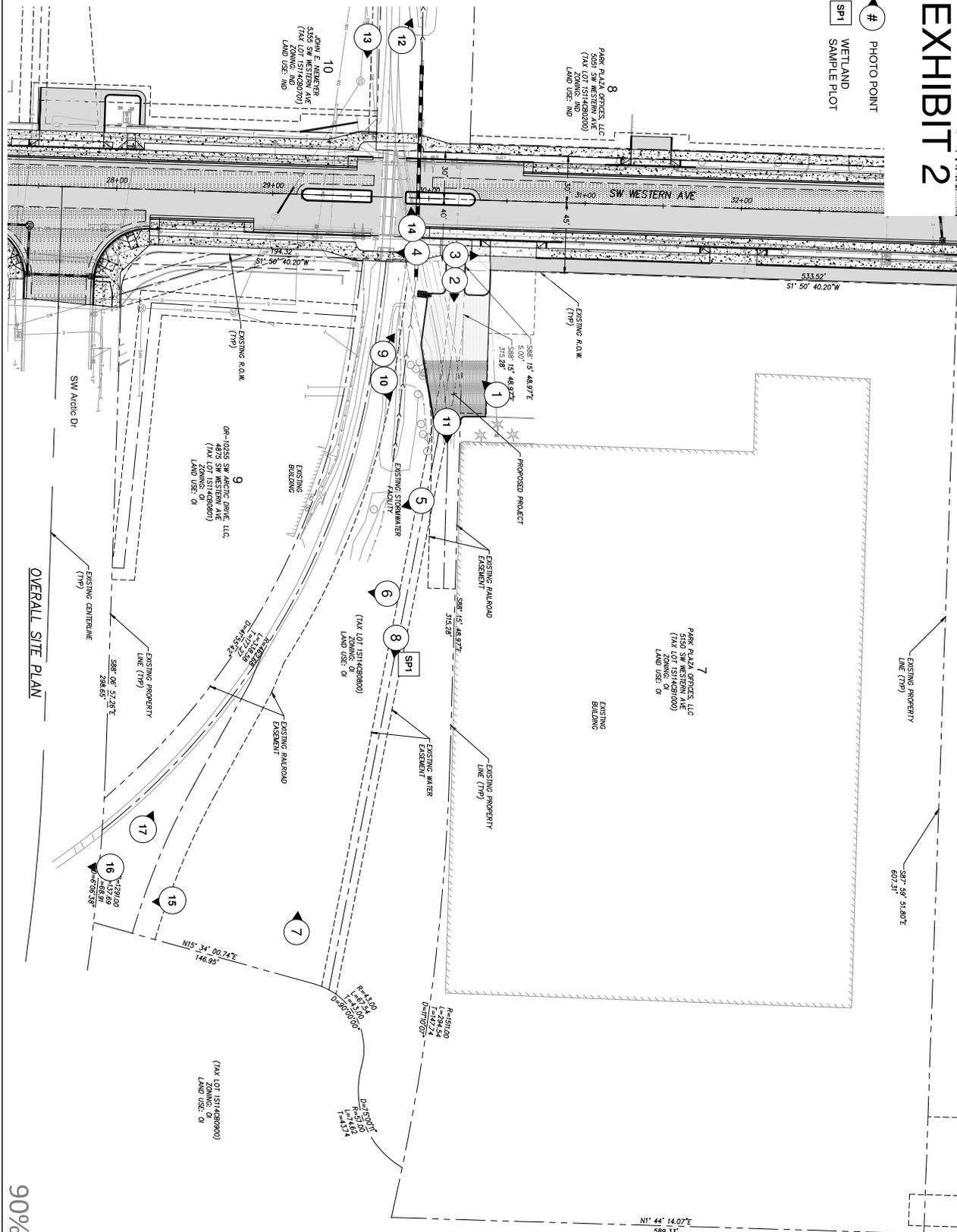
Data Resource Center

600 NE Grand Ave, Portland, OR 97232  
503.797.1742 – [drc@oregonmetro.gov](mailto:drc@oregonmetro.gov)

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by Metro Map.

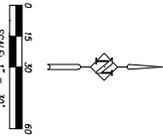
# EXHIBIT 2

# PHOTO POINT  
WETLAND  
SAMPLE POINT



OVERALL SITE PLAN

90% SUBMITTAL



DESIGNED:	HPR TEAM
DRAWN:	HPR TEAM
CHECKED:	BRA
DATE:	6-26-20
REVISIONS	
NO.	DESCRIPTION

**PRELIMINARY**

**REGISTERED PROFESSIONAL**  
LANDSCAPE ARCHITECT  
OREGON  
NO. 11,205  
**BENJAMIN R. ALVAREZ**

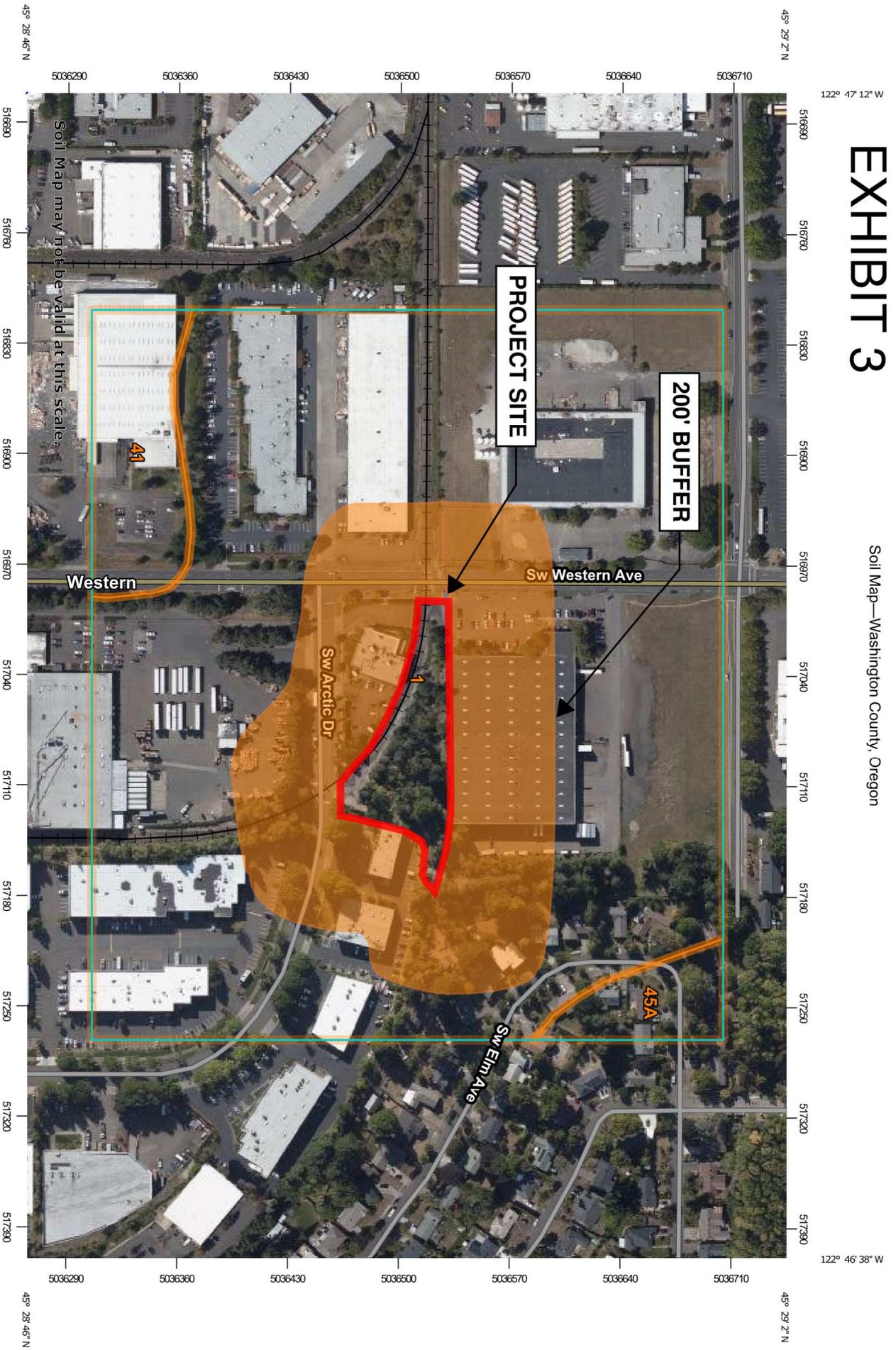
**Harper Houf Peterson Righellis Inc.**  
ENGINEERS/PLANNERS  
LANDSCAPE ARCHITECTS/SURVEYORS  
305 NE Swlake Street, Suite 200, Portland, OR 97208  
phone: 503.221.1131 www.hpr.com fax: 503.221.1171

OFFSITE - OVERALL SITE PLAN  
SW WESTERN AVE IMPROVEMENTS  
BEAVERTON, OREGON

SHEET NO.  
**OF04**  
JOB NO.  
B\N-24

# EXHIBIT 3

Soil Map—Washington County, Oregon



Soil Map may not be valid at this scale.

PROJECT SITE

200' BUFFER

Western

Sw Western Ave

Sw Arctic Dr

Sw Elm Ave

41

45A

122° 47' 12" W

122° 47' 12" W

122° 46' 38" W

122° 46' 38" W

45° 28' 46" N

45° 29' 2" N

45° 28' 46" N

45° 29' 2" N

5036290

5036360

5036430

5036500

5036570

5036640

5036710

516890

516790

516830

516930

516970

517040

517110

517190

517250

517320

517390

516890

516790

516830

516930

516970

517040

517110

517190

517250

517320

517390

N

Map Scale: 1:3,380 if printed on A landscape (11" x 8.5") sheet.

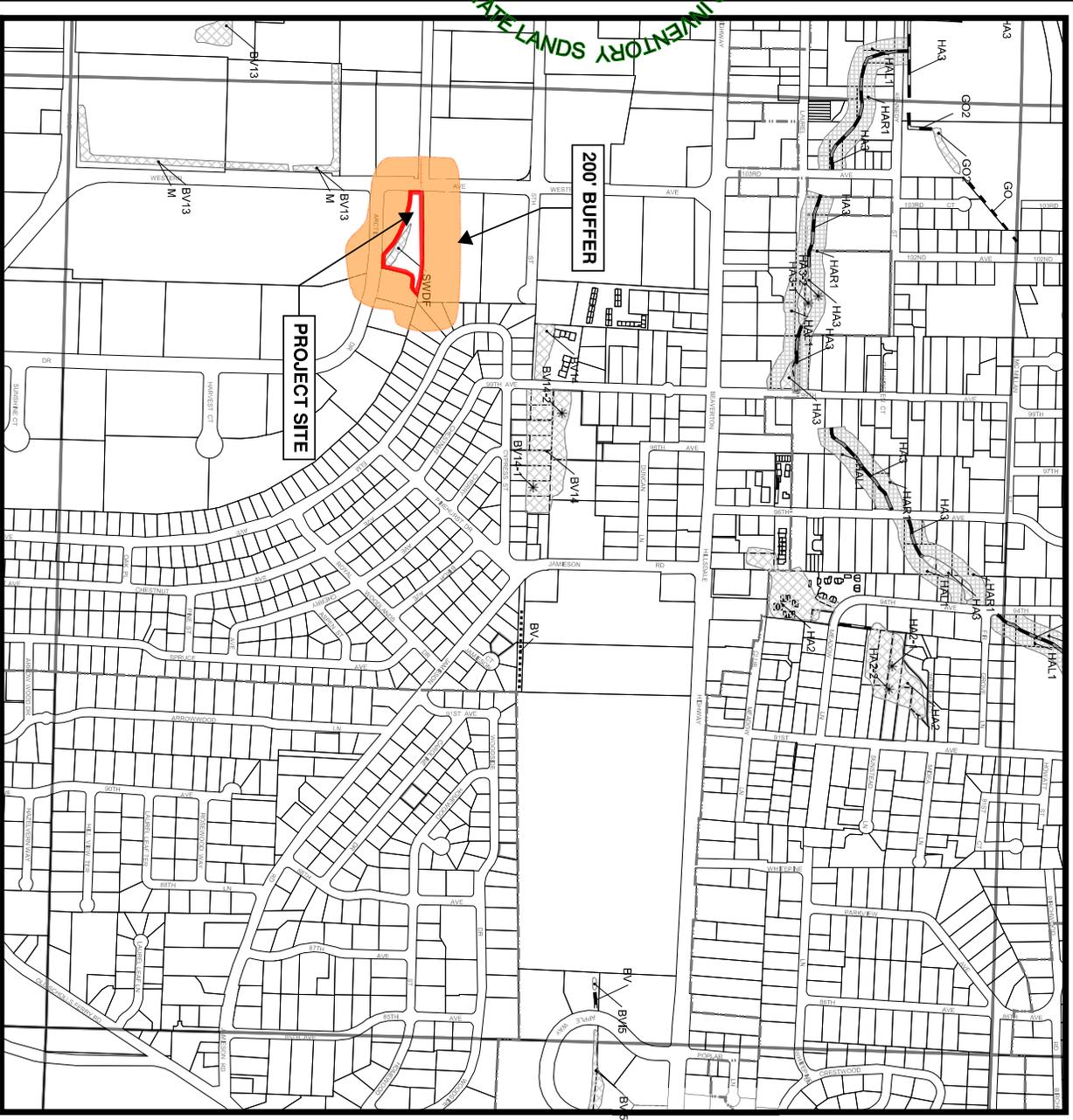
0 50 100 200  
0 150 300 600 900  
Feet  
Meters

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aloha silt loam	42.0	91.8%
41	Urban land	2.6	5.6%
45A	Woodburn silt loam, 0 to 3 percent slopes	1.2	2.6%
<b>Totals for Area of Interest</b>		<b>45.8</b>	<b>100.0%</b>

APPROVED LOCAL WETLANDS INVENTORY  
 12/11/2000  
 OREGON DEPARTMENT OF STATE LANDS



T 1 S R 1 W SECTION 14

City of Beaverton  
 LOCAL  
 WETLAND INVENTORY

Legend

- \* Sample Points
- Beaverton City Limits
- LWM Study Boundary
- Perennial
- Intermittent
- Channel
- Pond
- DSL Wetland
- Wetland
- Regulation
- Entry Permission Granted
- Tracks
- Sections
- AS= Ash Creek
- BEC= Babette Creek
- BRC= Bronson Creek
- CC= Cedar Mill Creek
- ERC= Erickson Creek
- FAC= Farrar Creek
- GC= Goff Creek
- HAC= Hixon Creek
- JNC= Johnson Creek North
- JSC= Johnson Creek South
- SC= Summit Creek
- SW= Sycamore Creek
- VWA= Waterhouse Creek
- WE= Wilder Creek
- WOC= Woods Creek
- NLSW= Not Locally Significant Wetland
- SWDF= Storm Water Detention Facility
- M= Mitigation

WETLAND INFORMATION IS SUBJECT TO CHANGE

This map is prepared by the Oregon Department of State Lands (DSL) and is for informational purposes only. It is not intended to be used as a legal document. Wetland boundaries are based on field data and aerial photography. Boundaries are approximate and may vary from actual conditions. The map is not a warranty of accuracy. The Oregon Department of State Lands is not responsible for any errors or omissions. For more information, contact the Oregon Department of State Lands, 1000 NE Oregon Street, Salem, OR 97331, (503) 586-3000.

Notes:

All wetlands depicted in this reference report are based on field data and aerial photography. Boundaries are approximate and may vary from actual conditions. The map is not a warranty of accuracy. The Oregon Department of State Lands is not responsible for any errors or omissions. For more information, contact the Oregon Department of State Lands, 1000 NE Oregon Street, Salem, OR 97331, (503) 586-3000.

Wetland acreage

30	31	32	33	34	35	36
6	5	4	3	2	1	0
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	32	33	34
35	36	37	38	39	40	41

Scale 1" = 600'  
 at 11"x17" print



Information Current as of:  
**March 2000**  
 Printed on and Corrections as of:  
**April 20 2001**

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## Appendix C: Wetland Data Form

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# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Western Avenue City/County: Beaverton Sampling Date: 8/5/2020  
 Applicant/Owner: Beaverton Public Works State: OR Sampling Point: SP1  
 Investigator(s): Kent Snyder, Ivy Watson Section, Township, Range: Sec. 14, T1S, R1W, WM  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): <1%  
 Subregion (LRR): NW Forests and Coasts Lat: 45.482028 Long: -122.781611 Datum: WGS84  
 Soil Map Unit Name: 1 Aloha silt loam NWI classification: Upland  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks:					

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Salix scouleriana</u>	10	Y	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
2. <u>Quercus rubra</u>	10	Y	FACU	
3. <u>Populus balsamifera</u>	5	N	FAC	
4. <u>Betula pendula</u>	5	N	FACU	
5. <u>Prunus cerasifera</u>	5	N	UPL	
35 = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <input type="checkbox"/> x 1 = <input type="checkbox"/> FACW species <input type="checkbox"/> x 2 = <input type="checkbox"/> FAC species <input type="checkbox"/> x 3 = <input type="checkbox"/> FACU species <input type="checkbox"/> x 4 = <input type="checkbox"/> UPL species <input type="checkbox"/> x 5 = <input type="checkbox"/> Column Totals: <input type="checkbox"/> (A) <input type="checkbox"/> (B) Prevalence Index = B/A = <input type="checkbox"/>
Sapling/Shrub Stratum (Plot size: <u>30'</u> )				
1. <u>Spiraea douglasii</u>	15	Y	FACW	
2. <u>Rosa pisocarpa</u>	10	Y	FAC	
3. <u>Lonicera involucrata</u>	2	N	FAC	
27 = Total Cover				
Herb Stratum (Plot size: <u>5'</u> )				
1. <u>Hypochaeris radicata</u>	80	Y	FACU	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Trifolium repens</u>	15	N	FAC	
3. <u>Agrostis capillaris</u>	2	N	FAC	
4. <u>Ranunculus repens</u>	2	N	FAC	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
99 = Total Cover				
Woody Vine Stratum (Plot size: <u>30'</u> )				
1. <u>None</u>				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
0 = Total Cover				
% Bare Ground in Herb Stratum <u>1</u>				
Remarks:				

**SOIL**

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR3/3	100	-	-	-	-	sil	
4-8	10YR3/3	75	10YR5/2	5	D	M	sil	angular gravel present (fill)
			10YR5/6	3	C	M		
			10YR4/4	15	C	M		
			7.5YR2.5/1	2	C	M		Mn
8-10	10YR4/2	90	10YR4/4	10	C	M	vgsil	50% angular gravel (fill)
10-15	10YR4/3	70	10YR4/1	15	D	M	sil	
			10YR4/6	15	C	M		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks: The soil and plot is located between the former UPS building and the stormwater pond. The upper 4 inches is dry and firm due to the season, but the 4 to 10 inch depth is compacted fill with a large proportion of angular gravel. Trash was found at approximately 6 inches.

There is an 8-inch-thick layer with a chroma greater than 2 at the surface. It's unclear if the 10YR4/2 matrix of the 8-10 inch depth is the color of the fill or subsequent depletion of iron. Even assuming this low chroma represents a depleted matrix, this layer is too thin to qualify as Hydric Soil Indicator F3.

**HYDROLOGY**

Wetland Hydrology Indicators:			Secondary Indicators (2 or more required)		
Primary Indicators (minimum of one required; check all that apply)					
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)			
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)			
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)			
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)			
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)			
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)			
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)			
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)			
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)			
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)					
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)					

Field Observations:		Wetland Hydrology Present?	
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:  
 Slope is less than 1%. Approximately 15 feet from the edge of the storm facility

## Parish Burns

---

**From:** Parish Burns  
**Sent:** Tuesday, September 22, 2020 9:18 AM  
**To:** PlanningPlanSubmit@BeavertonOregon.gov  
**Cc:** Sierra Peterson  
**Subject:** DR2020-0105: Western Ave PW Ops Lot - Revised Appendix D Document  
**Attachments:** 00 Western Ave PW Ops Lot-TL1S114CB0800-Transmittal.pdf; 07 Western Ave PW Ops Lot-TL1S114CB0800-Apdx D rev-CWS SPL.pdf

Good morning Planning Team,

I have attached a revised Appendix D document for land use application DR2020-0105. The application is in its initial completeness review. I have been informed that Sierra Peterson is assigned as the case planner. Please ensure this revised appendix is added to the land use application file. It includes a second signed approval letter we received from CWS, shortly after submitting the application materials electronically. Please let me know if you have any questions.

Best,

**Parish Burns**  
Planner

**HARPER HOUF PETERSON RIGHELLIS INC.**

205 SE Spokane Street | Suite 200 | Portland, OR | 97202

p: 503.221.1131 | f: 503.221.1171 | [parishb@hhpr.com](mailto:parishb@hhpr.com) | [hhpr.com](http://hhpr.com)



CIVIL ENGINEERS :: STRUCTURAL ENGINEERS :: PLANNERS :: LANDSCAPE ARCHITECTS :: SURVEYORS

**Received**  
**Planning Division**  
11/10/2020



COMMUNITY DEVELOPMENT DEPARTMENT  
TRANSMITTAL FORM

Clear Form

Please complete this form when submitting documents to the Planning (land use), Site Development, or Building divisions for review. Please list all documents you are submitting at this time.

**TO:** Sierra Peterson- 9/22/20  
**DIVISION:** Planning - PlanningPlanSubmit@BeavertonOregon.gov - (503) 526-2420  
**FROM:** Parish Burns  
**COMPANY:** Harper Houf Peterson Righellis, Inc.  
**PHONE:** (503) 221-1131  
**EMAIL:** ParishB@hhpr.com  
**RE:** SW Western Ave(1S114CB0800) & 5150 SW Western Ave  
 (Site Address)  
 SW Western Ave Public Works Operations Lot  
 (Project name or subdivision name and lot number)

DATE RECEIVED:  
 \_\_\_\_\_  
 By: \_\_\_\_\_

Re:DR2020-0105  
 (Permit/Case Number)

I AM THE PROPERTY OWNER OR I AM AUTHORIZED BY THE PROPERTY OWNER TO ACT AS AN AGENT ON THEIR BEHALF FOR THE PROPOSED PROJECT OR WORK AFFILIATED WITH THE ATTACHED PERMIT APPLICATION.

**ATTACHED ARE THE FOLLOWING ITEMS:**

Item #:	Description: <small>(examples: application, plans, revision, deferred submittal, calculations, specifications, affidavits)</small>
1	Revised Appendix D - CWS signed Pre-Screening Site Assessment & Service Provider Letter
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

REMARKS: Please confirm receipt of this application with Parish Burns -- ParishB@hhpr.com  
The applicant was sent a second approval letter from Stacy Benjamin at CWS after submitting the land use application. I am providing both CWS documents received as a revised Appendix D for the case file.

FOR OFFICE USE ONLY			
Routed to Reviewer(s):		Date:	
Application #:	Application Materials Saved to Network: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Applicant Contacted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date:		
Routed to Permit Technician:	Date:	Fees Due: <input type="checkbox"/> Yes <input type="checkbox"/> No	Initials:
Fee Descriptions and Amounts Due:			

September 01, 2020

HARPER HOUF PETERSON REGHELLIS  
205 SE SPOKANE ST SUITE 200  
PORTLAND OR 97202

**Re: CWS file 20-001956 (Tax map 1S114CB Tax lot 00800); SW Western Avenue City of Beaverton Public Works Operations Lot**

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, this document will serve as your Service Provider letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

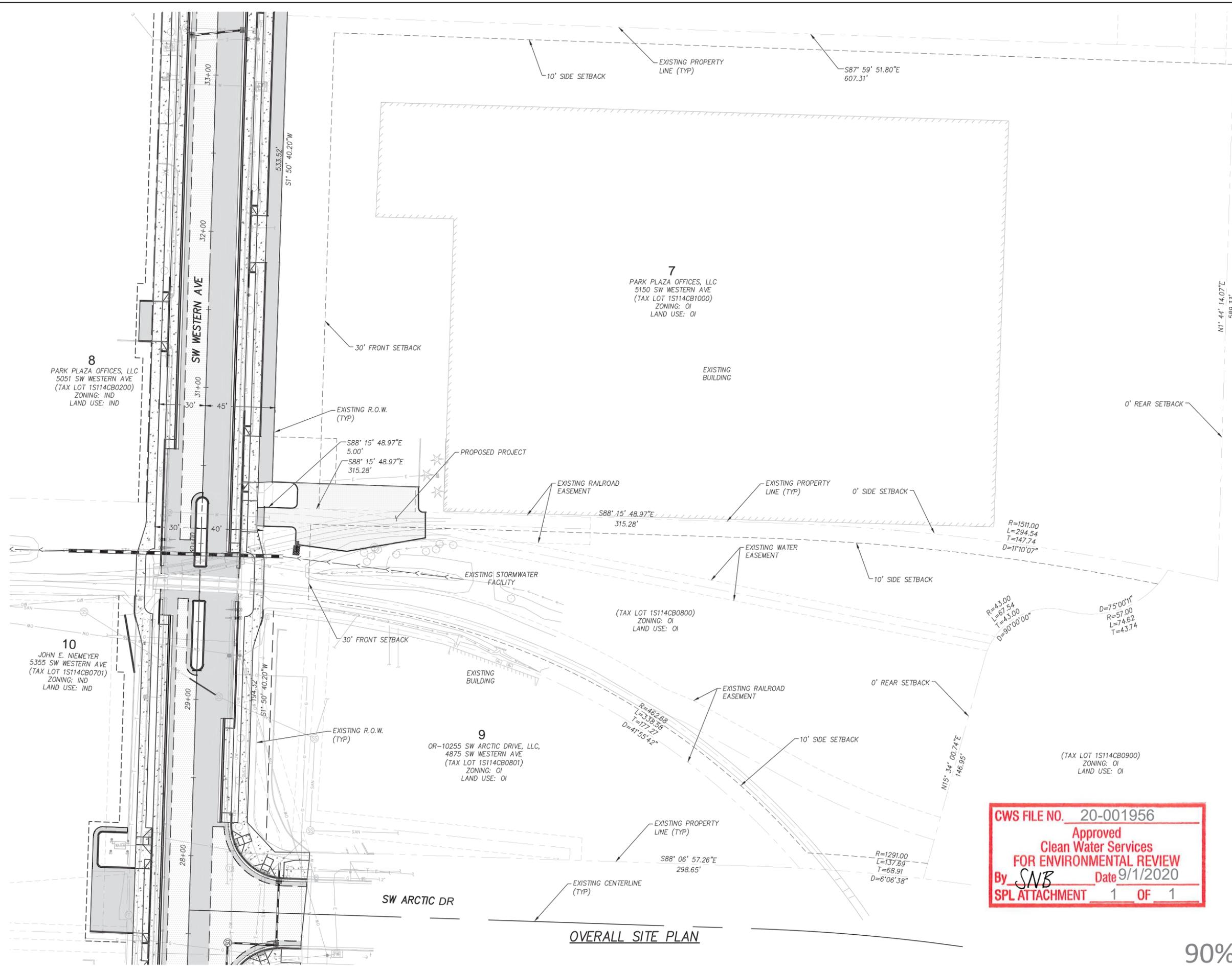
If you have any questions, please feel free to call me at (503) 681-3667.

Sincerely,

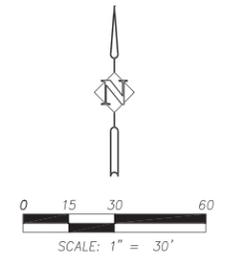
*Stacy Benjamin*

Stacy Benjamin  
Environmental Plan Review

P:\BYN (City of Beaverton)\BYN-24 (Western Avenue)\BYN24-DWG(S)\Sheets\BYN24-OF-OFFSITE PLANS.dwg



CWS FILE NO. 20-001956  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By *SNB* Date 9/1/2020  
SPL ATTACHMENT 1 OF 1



OFFSITE - OVERALL SITE PLAN  
SW WESTERN AVE IMPROVEMENTS  
BEAVERTON, OREGON

Harper Houf Peterson  
Righellis Inc.  
ENGINEERS, PLANNERS  
LANDSCAPE ARCHITECTS & SURVEYORS  
205 SE Spokane Street, Suite 200, Portland OR 97202  
phone: 503.221.1131 www.hhp.com fax: 503.221.1171



DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

DATE	NO.	DESCRIPTION

SHEET NO.  
**OF04**  
JOB NO.  
BVN-24

90% SUBMITTAL

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

20-001956

 1. **Jurisdiction:** Beaverton

 2. **Property Information** (example: 1S234AB01400)

 Tax lot ID(s): \_\_\_\_\_  
1S114CB00800
**OR Site Address:** No situs (the southerly property adjacent to 5150 SW Western Avenue)

 City, State, Zip: Beaverton, OR, 97005

 Nearest cross street: SW Arctic Drive

 4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)  
 Lot line adjustment       Minor land partition  
 Residential condominium    Commercial condominium  
 Residential subdivision      Commercial subdivision  
 Single lot commercial        Multi lot commercial  
 Other Paved vehicle area for (E) stormwater facility

 6. **Will the project involve any off-site work?**  Yes  No  Unknown

Location and description of off-site work: \_\_\_\_\_

 7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

Construct paved access for Pub Wrks vehicles to maintain an existing public stormwater facility on this City-owned site.

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

 Print/type name Parish Burns

 Print/type title Land Use Planner

 Signature ONLINE SUBMITTAL

 Date 7/8/2020

## FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

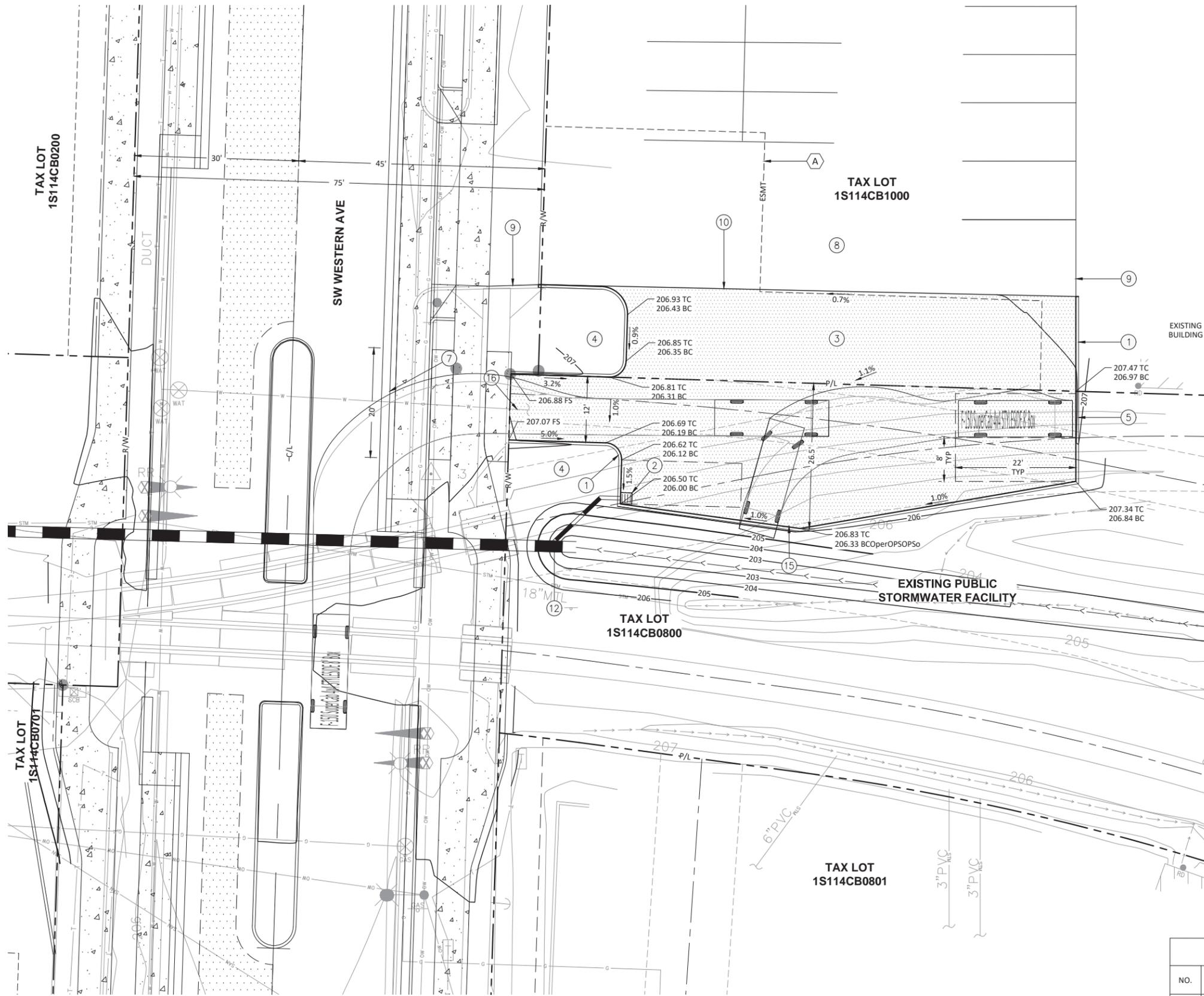
 Reviewed by Lindsey Obermiller

 Date 07/30/2020

 Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

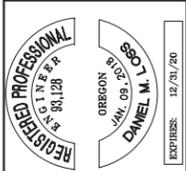


**CONSTRUCTION NOTES:**

- ① CONSTRUCT PRIVATE STANDARD CURB
- ② PROPOSED LYNCH STYLE CATCH BASIN
- ③ ASPHALT CONCRETE PAVEMENT
- ④ PLANTING AREA PER LANDSCAPE PLANS
- ⑤ FLUSH CURB FOR MAINTENANCE TRUCK ACCESS
- ⑦ PROPOSED CYCLE TRACK ROLLED CURB
- ⑧ EXISTING ASPHALT PARKING LOT TO REMAIN
- ⑨ EXISTING CURB TO REMAIN
- ⑩ GRIND AND INLAY NEW ASPHALT PAVEMENT INTO EXISTING ASPHALT PAVEMENT
- ⑫ STORM PIPE OUTFALL TO EXISTING CULVERT PIPE
- ⑮ DEEPEENED CURB AS NECESSARY FOR SLOPE
- ⑯ EXISTING WATER SERVICE TO BE RELOCATED

**MAINTENANCE LOT**  
**SW WESTERN AVE IMPROVEMENTS**  
 BEAVERTON, OREGON

**Harper Houf Peterson**  
**Righellis Inc.**  
 ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS  
 206 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhpri.com fax: 503.221.1171



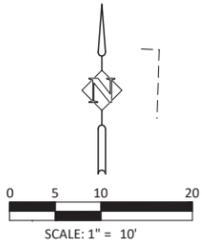
DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	DMIL
DATE:	JUNE 7, 2020

CWS FILE NO. **20-001956**  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By LS Date 07/30/2020  
 SPL ATTACHMENT 1 OF 1

NO.	PURPOSE	OWNER	REFERENCE	DEPOSITION
①	ACCESS EASEMENT	CITY OF BEAVERTON		TO BE DEDICATED

DATE	NO.	DESCRIPTION

SHEET NO. \_\_\_\_\_  
 JOB NO. BVI-24



**LAND USE SUBMITTAL**

# LEDway® Series

LEDway® LED Street Light

**Received**  
**Planning Division**  
 11/10/2020

## Appendix E

### Product Description

Luminaire housing is all aluminum construction. Standard luminaire utilizes terminal block for power input suitable for #2-#14 AWG wire. Luminaire is designed to mount on a 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon and/or a 1.25" (32mm) IP, 1.66" (42mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for luminaire leveling (two axis T-level included).

**Applications:** Roadway, parking lots, walkways and general area spaces

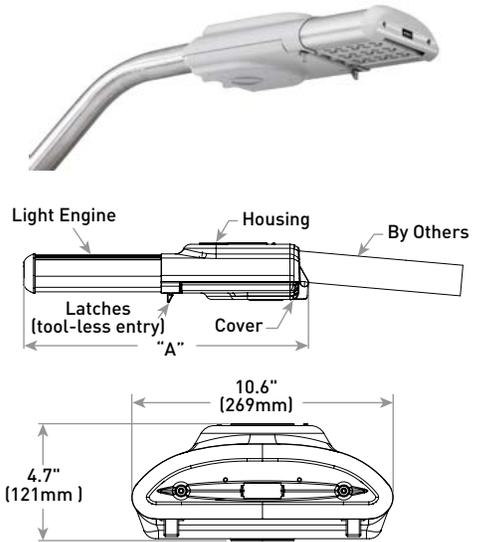
### Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI
- CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

### Accessories

Field-Installed		
<b>Bird Spikes for Light Engine</b> XA-BRDSPK30 - 20-30 LED XA-BRDSPK60 - 40-60 LED XA-BRDSPK90 - 70-90 LED XA-BRDSPK120 - 100-120 LED	<b>Bird Spikes for Housing</b> XA-BRDSPKHSG	<b>External Backlight Shield</b> XA-XSLBLS30 - 20-30 LED XA-XSLBLS60 - 40-60 LED XA-XSLBLS90 - 70-90 LED XA-XSLBLS120 - 100-120 LED



LED Count (x10)	Dim. "A"	Weight
02	17.5" (443mm)	13.0 lbs. (5.9kg)
03	17.5" (443mm)	13.5 lbs. (6.1kg)
04	22.0" (559mm)	16.5 lbs. (7.5kg)
05	22.0" (559mm)	17.0 lbs. (7.7kg)
06	22.0" (559mm)	17.5 lbs. (7.9kg)
07	26.8" (681mm)	22.0 lbs. (10.0kg)
08	26.8" (681mm)	22.5 lbs. (10.2kg)
09	26.8" (681mm)	22.5 lbs. (10.2kg)
10	33.1" (842mm)	27.5 lbs. (12.5kg)
11	33.1" (842mm)	28.0 lbs. (12.7kg)
12	33.1" (842mm)	28.0 lbs. (12.7kg)

### Ordering Information

Example: STR-LWY-2M-HT-02-E-UL-SV-700

STR-LWY	Optic	HT	LED Count (x10)	E	Voltage	Color Options*	Drive Current	Options
STR-LWY	2M Type II Medium 2S Type II Short 3M Type III Medium 4M Type IV Medium 5M Type V Medium	HT Horizontal Tenon	02 03 04 05 06 07 08 09 10 11 12	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver	525 525mA 700 700mA	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed specified drive current <b>R NEMA® Photocell Receptacle</b> - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Photocell and shorting cap by others <b>UTL Utility</b> - Includes exterior wattage label that reflects watts for the drive current selected. The ability to exceed selected drive current will be disabled <span style="border: 1px solid red; padding: 2px;">40K 4000K Color Temperature</span> - Minimum 70 CRI - Color temperature per luminaire

\* Light engine portion of extrusion is not painted and will remain natural aluminum regardless of color selection



US: [lighting.cree.com](http://lighting.cree.com)

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Rev. Date: V4 10/04/2018

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T (800) 473-1234 F (800) 890-7507

**Product Specifications**

**CONSTRUCTION & MATERIALS**

- Housing is all aluminum construction
- Terminal block for power input suitable for #2-#14 AWG wire
- HT Mount is designed to mount on a 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon and/or a 1.25" (32mm) IP, 1.66" (42mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for luminaire leveling (two axis T-level included)
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, and silver are available
- **Weight:** See Dimensions and Weight chart on page 1

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Quick disconnect harness suitable for mate and break under load provided on power feed to driver for ease of maintenance
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 20-60 LED: 0.15mA; 80-120 LED: 0.30mA

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- Suitable for wet locations
- Meets CALTrans 611 Vibration testing and GR-63-CORE Section 4.4.1/5.4.2 Earthquake Zone 4
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10K surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Meets FCC Part 15 standards for conducted and radiated emissions
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

Electrical Data*								
LED Count (x10)	System Watts 120-277V	System Watts 347-480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
525mA								
02	35	39	0.30	0.18	0.16	0.15	0.12	0.10
03	53	55	0.45	0.26	0.23	0.21	0.16	0.13
04	66	71	0.56	0.33	0.29	0.26	0.21	0.16
05	86	87	0.72	0.42	0.37	0.33	0.25	0.19
06	100	103	0.84	0.49	0.43	0.38	0.30	0.22
07	120	124	1.01	0.60	0.54	0.49	0.37	0.28
08	139	140	1.17	0.69	0.62	0.56	0.41	0.31
09	149	156	1.26	0.74	0.66	0.59	0.46	0.34
10	167	172	1.41	0.83	0.73	0.65	0.50	0.38
11	182	188	1.54	0.89	0.79	0.70	0.55	0.41
12	197	204	1.67	0.96	0.85	0.75	0.59	0.44
700mA								
02	47	51	0.39	0.23	0.21	0.19	0.15	0.12
03	70	73	0.59	0.34	0.30	0.27	0.21	0.16
04	91	93	0.77	0.45	0.39	0.35	0.27	0.20
05	113	115	0.96	0.55	0.48	0.43	0.33	0.25
06	134	135	1.13	0.65	0.57	0.50	0.39	0.29
07	163	165	1.37	0.80	0.71	0.63	0.48	0.36
08	182	186	1.54	0.90	0.79	0.70	0.54	0.40
09	203	207	1.72	0.99	0.87	0.78	0.60	0.45
10	227	229	1.92	1.11	0.97	0.86	0.67	0.49
11	248	250	2.10	1.21	1.05	0.93	0.73	0.53
12	267	274	2.26	1.30	1.13	1.00	0.80	0.58

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Cree LEDway® Ambient Adjusted Lumen Maintenance <sup>1</sup>					
Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors.

<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

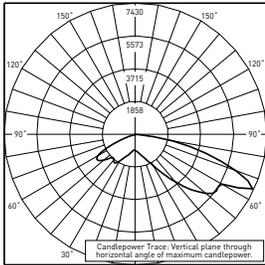
<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip



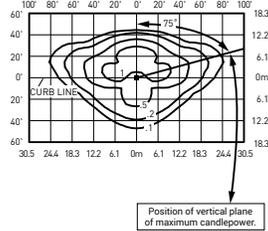
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/street-and-roadway/ledway-series>

**2M**



CESTL Test Report #: 2015-0025  
 STR-LWY-2M-\*\*-06-E-UL-700-40K  
 Initial Delivered Lumens: 10,706



STR-LWY-2M-\*\*-03-E-UL-700-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 5,688  
 Initial FC at grade

Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>525mA</b>				
02	3,064	B1 U0 G1	3,182	B1 U0 G1
03	4,550	B1 U0 G1	4,725	B1 U0 G1
04	6,079	B2 U0 G2	6,313	B2 U0 G2
05	7,549	B2 U0 G2	7,839	B2 U0 G2
06	9,000	B2 U0 G2	9,346	B2 U0 G2
07	10,532	B2 U0 G2	10,937	B2 U0 G2
08	11,982	B3 U0 G3	12,443	B3 U0 G3
09	13,419	B3 U0 G3	13,935	B3 U0 G3
10	14,994	B3 U0 G3	15,571	B3 U0 G3
11	16,440	B3 U0 G3	17,072	B3 U0 G3
12	17,880	B3 U0 G3	18,568	B3 U0 G3
<b>700mA</b>				
02	3,830	B1 U0 G1	3,977	B1 U0 G1
03	5,688	B2 U0 G2	5,907	B2 U0 G2
04	7,598	B2 U0 G2	7,891	B2 U0 G2
05	9,436	B2 U0 G2	9,799	B2 U0 G2
06	11,250	B3 U0 G3	11,683	B3 U0 G3
07	13,165	B3 U0 G3	13,671	B3 U0 G3
08	14,978	B3 U0 G3	15,554	B3 U0 G3
09	16,774	B3 U0 G3	17,419	B3 U0 G3
10	18,742	B3 U0 G3	19,463	B3 U0 G3
11	20,550	B3 U0 G3	21,340	B3 U0 G3
12	22,351	B3 U0 G3	23,210	B3 U0 G3

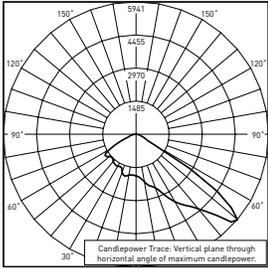
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

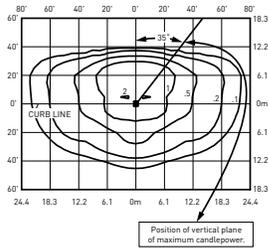
**Photometry**

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25



CESTL Test Report #: 2013-0072  
STR-LWY-25-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 12,087



STR-LWY-25-\*\*-03-E-UL-700  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 6,290  
Initial FC at grade

Type II Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>525mA</b>				
02	3,263	B1 U0 G1	3,388	B1 U0 G1
03	4,846	B2 U0 G2	5,032	B2 U0 G2
04	6,473	B2 U0 G2	6,722	B2 U0 G2
05	8,039	B2 U0 G2	8,348	B2 U0 G2
06	9,585	B3 U0 G3	9,953	B3 U0 G3
07	11,216	B3 U0 G3	11,647	B3 U0 G3
08	12,760	B3 U0 G3	13,251	B3 U0 G3
09	14,290	B3 U0 G3	14,840	B3 U0 G3
10	15,967	B3 U0 G3	16,582	B3 U0 G3
11	17,508	B3 U0 G3	18,181	B3 U0 G3
12	19,042	B3 U0 G3	19,774	B3 U0 G3
<b>700mA</b>				
02	4,079	B1 U0 G1	4,235	B1 U0 G1
03	6,057	B2 U0 G2	6,290	B2 U0 G2
04	8,092	B2 U0 G2	8,403	B2 U0 G2
05	10,048	B3 U0 G3	10,435	B3 U0 G3
06	11,981	B3 U0 G3	12,442	B3 U0 G3
07	14,020	B3 U0 G3	14,559	B3 U0 G3
08	15,950	B3 U0 G3	16,564	B3 U0 G3
09	17,863	B3 U0 G3	18,550	B3 U0 G3
10	19,959	B3 U0 G3	20,727	B3 U0 G3
11	21,884	B3 U0 G3	22,726	B3 U0 G3
12	23,802	B3 U0 G3	24,717	B4 U0 G4

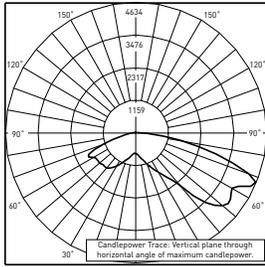
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

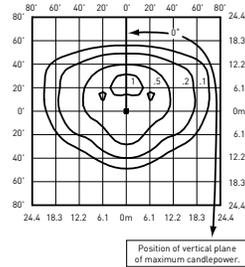
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/street-and-roadway/ledway-series>

**3M**



CESTL Test Report #: 2013-0068  
 STR-LWY-3M-\*\*-06-E-UL-700-40K  
 Initial Delivered Lumens: 10,430



STR-LWY-3M-\*\*-03-E-UL-700  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 5,600  
 Initial FC at grade

Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>525mA</b>				
02	2,905	B1 U0 G1	3,016	B1 U0 G1
03	4,314	B1 U0 G1	4,480	B1 U0 G1
04	5,763	B2 U0 G2	5,985	B2 U0 G2
05	7,156	B2 U0 G2	7,432	B2 U0 G2
06	8,533	B2 U0 G2	8,861	B2 U0 G2
07	9,985	B3 U0 G3	10,369	B3 U0 G3
08	11,360	B3 U0 G3	11,797	B3 U0 G3
09	12,722	B3 U0 G3	13,211	B3 U0 G3
10	14,215	B3 U0 G3	14,762	B3 U0 G3
11	15,586	B3 U0 G3	16,185	B3 U0 G3
12	16,952	B3 U0 G3	17,604	B3 U0 G3
<b>700mA</b>				
02	3,631	B1 U0 G1	3,771	B1 U0 G1
03	5,392	B2 U0 G2	5,600	B2 U0 G2
04	7,204	B2 U0 G2	7,481	B2 U0 G2
05	8,945	B2 U0 G2	9,290	B3 U0 G3
06	10,666	B3 U0 G3	11,076	B3 U0 G3
07	12,481	B3 U0 G3	12,961	B3 U0 G3
08	14,200	B3 U0 G3	14,746	B3 U0 G3
09	15,902	B3 U0 G3	16,514	B3 U0 G3
10	17,769	B3 U0 G3	18,452	B3 U0 G3
11	19,483	B3 U0 G3	20,232	B3 U0 G3
12	21,190	B3 U0 G3	22,004	B3 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

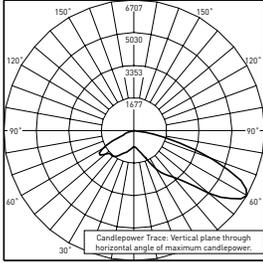
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.



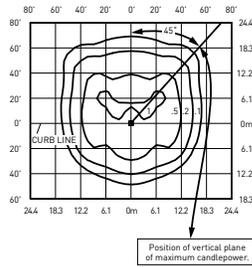
**Photometry**

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**4M**



CESTL Test Report #: 2013-0028  
 STR-LWY-4M-\*\*-06-E-UL-700-40K  
 Initial Delivered Lumens: 11,036



STR-LWY-4M-\*\*-03-E-UL-700  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 5,907  
 Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>525mA</b>				
02	3,064	B1 U0 G1	3,182	B1 U0 G1
03	4,550	B2 U0 G1	4,725	B2 U0 G1
04	6,079	B2 U0 G1	6,313	B2 U0 G1
05	7,549	B2 U0 G2	7,839	B2 U0 G2
06	9,000	B2 U0 G2	9,346	B2 U0 G2
07	10,532	B2 U0 G2	10,937	B2 U0 G2
08	11,982	B3 U0 G2	12,443	B3 U0 G2
09	13,419	B3 U0 G3	13,935	B3 U0 G3
10	14,994	B3 U0 G3	15,571	B3 U0 G3
11	16,440	B3 U0 G3	17,072	B3 U0 G3
12	17,880	B3 U0 G3	18,568	B3 U0 G3
<b>700mA</b>				
02	3,830	B1 U0 G1	3,977	B1 U0 G1
03	5,688	B2 U0 G1	5,907	B2 U0 G1
04	7,598	B2 U0 G2	7,891	B2 U0 G2
05	9,436	B2 U0 G2	9,799	B2 U0 G2
06	11,250	B2 U0 G2	11,683	B3 U0 G2
07	13,165	B3 U0 G3	13,671	B3 U0 G3
08	14,978	B3 U0 G3	15,554	B3 U0 G3
09	16,774	B3 U0 G3	17,419	B3 U0 G3
10	18,742	B3 U0 G3	19,463	B3 U0 G3
11	20,550	B3 U0 G3	21,340	B3 U0 G3
12	22,351	B3 U0 G3	23,210	B4 U0 G3

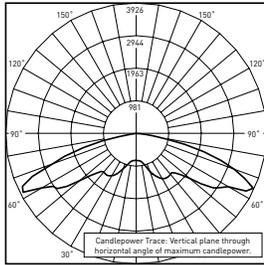
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

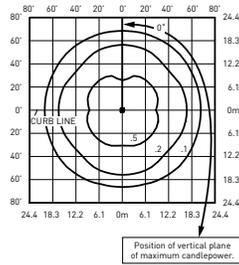
**Photometry**

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**5M**



CESTL Test Report #: 2013-0019  
 STR-LWY-5M-\*\*-06-E-UL-700-40K  
 Initial Delivered Lumens: 11,633



STR-LWY-5M-\*\*-03-E-UL-700  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 6,214  
 Initial FC at grade

Type V Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>525mA</b>				
02	3,223	B2 U0 G1	3,347	B2 U0 G1
03	4,787	B3 U0 G1	4,971	B3 U0 G1
04	6,395	B3 U0 G2	6,640	B3 U0 G2
05	7,941	B3 U0 G2	8,246	B3 U0 G2
06	9,468	B3 U0 G2	9,832	B3 U0 G2
07	11,079	B4 U0 G2	11,505	B4 U0 G2
08	12,605	B4 U0 G2	13,089	B4 U0 G2
09	14,116	B4 U0 G3	14,659	B4 U0 G3
10	15,773	B4 U0 G3	16,379	B4 U0 G3
11	17,294	B4 U0 G3	17,959	B4 U0 G3
12	18,809	B4 U0 G3	19,533	B4 U0 G3
<b>700mA</b>				
02	4,029	B2 U0 G1	4,184	B2 U0 G1
03	5,983	B3 U0 G2	6,214	B3 U0 G2
04	7,993	B3 U0 G2	8,301	B3 U0 G2
05	9,926	B3 U0 G2	10,308	B3 U0 G2
06	11,835	B4 U0 G2	12,290	B4 U0 G2
07	13,849	B4 U0 G3	14,381	B4 U0 G3
08	15,756	B4 U0 G3	16,362	B4 U0 G3
09	17,645	B4 U0 G3	18,324	B4 U0 G3
10	19,716	B4 U0 G3	20,474	B4 U0 G3
11	21,618	B4 U0 G3	22,449	B5 U0 G3
12	23,512	B5 U0 G3	24,416	B5 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>.

## Luminaire EPA

Horizontal Tenon Mount							
LED Count (x10)	1 Luminaire	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
	Horizontal Tenon Mount	Round External Mount / Square Internal Mount Horizontal Tenons with Luminaires					
		PT-1H/PD-1H4	PT-2H(90)/ PD-2H4(90)	PT-2H(180)/ PD-2H4(180)	PT-3H(90)/ PD-3H4(90)	PT-3H(120)	PT-4H(90)/ PD-4H4(90)
20-30	0.57	0.79	1.02	1.35	1.53	1.38	1.94
40-60	0.69	0.91	1.19	1.59	1.774	1.59	2.18
70-90	0.71	0.93	1.27	1.75	1.93	0.71	2.34
100-120	0.80	1.04	1.38	1.86	2.04	1.82	2.45

## Tenon EPA

Part Number	EPA
PD Series Tenons	0.09
PT Series Tenons	0.10
WM-2L	0.13
XA-TMDA8	0.07

Tenons and Brackets* (must specify color)	
<b>Square Internal Mount Horizontal Tenons (Aluminum)</b> - Mounts to 4" (102mm) square aluminum or steel poles PD-1H4 - Single      PD-3H4(90) - 90° Triple PD-2H4(90) - 90° Twin      PD-4H4(90) - 90° Quad PD-2H4(180) - 180° Twin	<b>Round External Mount Horizontal Tenons (Aluminum)</b> - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PT-1H - Single      PT-3H(90) - 90° Triple PT-2H(90) - 90° Twin      PT-4H(90) - 90° Quad PT-2H(180) - 180° Twin
<b>Wall Mount Brackets</b> - Mounts to wall or roof WM-2L - Standard	<b>Direct Arm Pole Adaptor Bracket</b> - Mounts to 3-6" (76-152mm) round or square aluminum or steel poles XA-TMDA8

\* Refer to the [Bracket and Tenons spec sheet](#) for more details

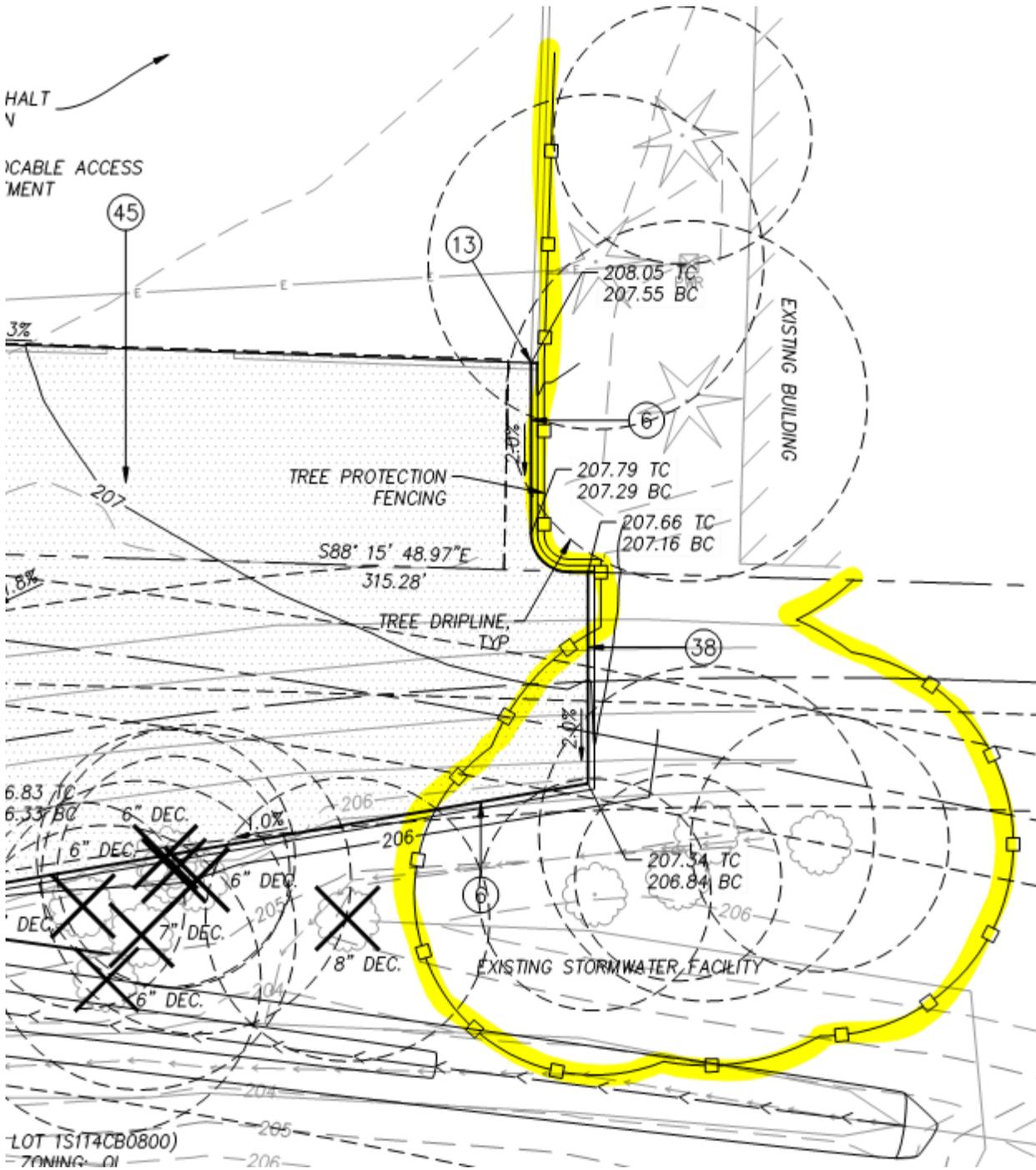
**Parish Burns**

---

**From:** Daniel Loss  
**Sent:** Tuesday, August 18, 2020 9:02 AM  
**To:** Trevis Smith; Parish Burns; Jim Brink; Jered Lane  
**Cc:** Ben Austin; Jim Brink; Daniel Chin  
**Subject:** RE: Western Ops Parking Lot

Thanks Trevis and Jared – I appreciate all the help on this.

Please see below for the revised tree protection fencing based on your comments. We are proposing to keep the trees at the SE corner of the parking lot. I have left the tree protection fencing to encroach into the improvements. Does this work? I am assuming it can be adjust with Jared's observations with the work expands into this area.



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NO  
RO  
SUI

Thank you,

Dan

**Dan Loss, P.E. (OR, WA, CA)**  
Project Manager



**HARPER HOUF PETERSON RIGHELLIS INC.**  
205 SE Spokane Street | Suite 200 | Portland, OR | 97202  
p: 503.221.1131 | f: 503.221.1171 | [daniell@hhpr.com](mailto:daniell@hhpr.com) | [hhpr.com](http://hhpr.com)

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---

**From:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>

**Sent:** Monday, August 17, 2020 4:53 PM

**To:** Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Jered Lane <[jlane@beavertonoregon.gov](mailto:jlane@beavertonoregon.gov)>

**Cc:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>; Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

[Email from external source]

Hi all –

Jered and I met in the field earlier and he had the following comments for the two trees in question.

(Jered – please revise/add as you see fit)

- During construction, he would like to see protective tree fencing extended to the limits shown on the attached figure (goes a bit north of the construction limits, anticipating additional construction vehicles in this area)
- With the protective fencing, the trees should be protected adequately from construction activities
- He did also note that all of the pines at this location had some beetle damage and were not 100% healthy
- He again said that he is willing to be onsite during construction when excavation occurs next to the trees

Thanks

Trevis

---

**From:** Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>

**Sent:** Friday, August 14, 2020 11:03 AM

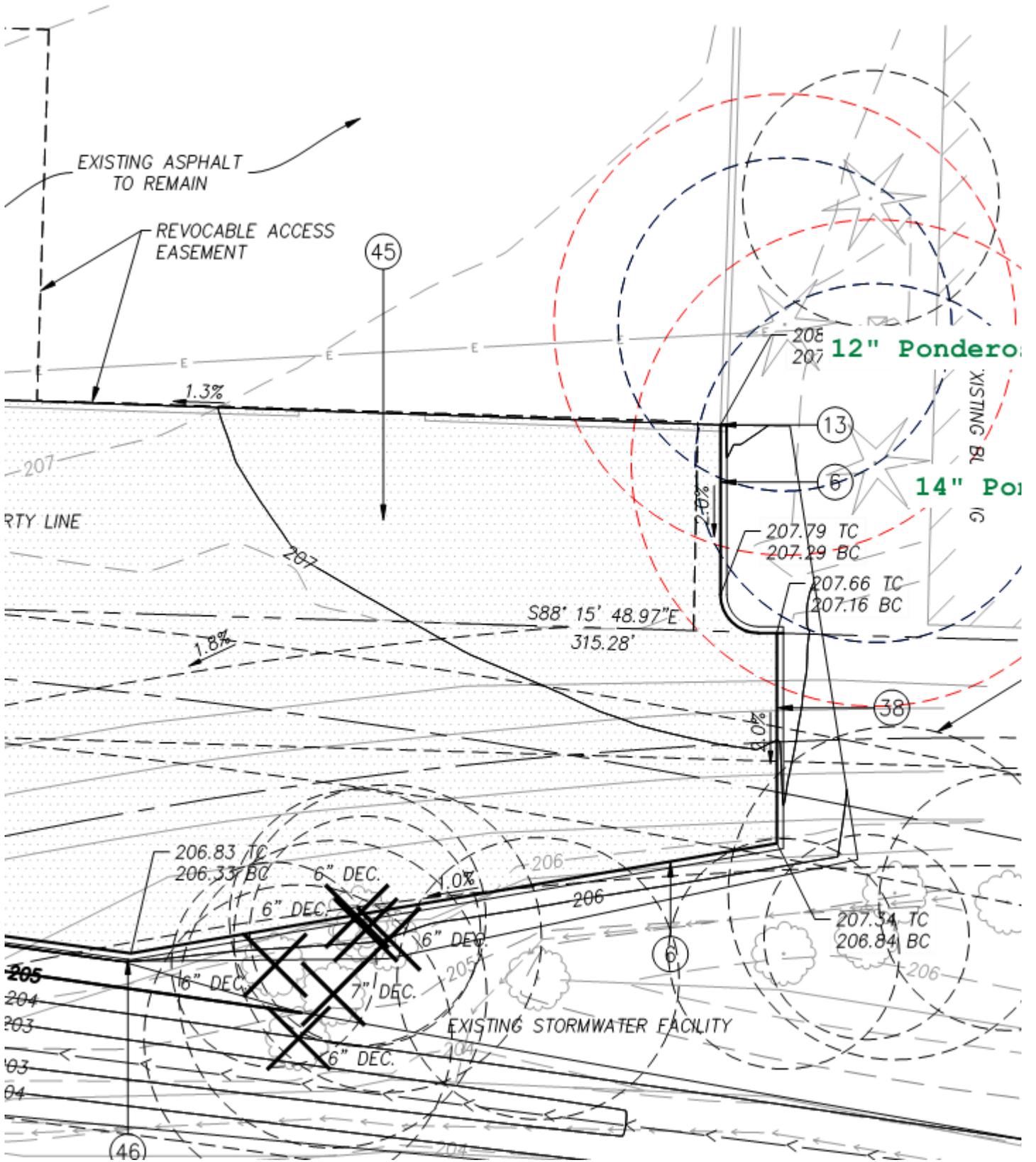
**To:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>

**Cc:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>; Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

Good afternoon Trevis,

As a follow-up to Dan's exhibit, I am noting the size and species of the trees with paving encroachment below (12" & 14" Ponderosa Pine). Jered might appreciate having this information.



Kind regards,

**Parish Burns**

Planner

**HARPER HOUF PETERSON RIGHELLIS INC.**

205 SE Spokane Street | Suite 200 | Portland, OR | 97202

p: 503.221.1131 | f: 503.221.1171 | [parishb@hhpr.com](mailto:parishb@hhpr.com) | [hhpr.com](http://hhpr.com)



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---

**From:** Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Sent:** Friday, August 14, 2020 10:13 AM

**To:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>; Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink

<[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>

**Cc:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

Good morning Trevis,

See attached exhibit. There are two existing "landscape" trees near the existing UPS building and parking lot where the dripline (BLUE) is slightly into the new improvements. The RED line shows the required 5' tree protection fencing setback from dripline. We would like to see if the City arborist would be agreeable to add a note to be on site during the construction within this area in lieu of placing the 5' fencing. It seems like a reasonable ask but as I understand it, City code is not exactly flexible with regards to this issue.

I appreciate your time in advance.

Thank you,

Dan

**Dan Loss, P.E. (OR, WA, CA)**

Project Manager

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---

**From:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>

**Sent:** Friday, August 14, 2020 9:33 AM

**To:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>

**Cc:** Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

[Email from external source]

Please provide a plan and I'll coordinate with Jered.

## Parish Burns

---

**From:** Daniel Loss  
**Sent:** Monday, August 17, 2020 8:30 AM  
**To:** Travis Smith; Jered Lane  
**Cc:** Jim Brink; Ben Austin; Parish Burns; Daniel Chin  
**Subject:** RE: Western Ops Parking Lot

Thank you Jared for the help and coordination.

Thank you,

Dan

**Dan Loss, P.E. (OR, WA, CA)**  
Project Manager

**HARPER HOUF PETERSON RIGHELLIS INC.**

205 SE Spokane Street | Suite 200 | Portland, OR | 97202  
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---

**From:** Travis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>  
**Sent:** Monday, August 17, 2020 8:29 AM  
**To:** Jered Lane <[jlane@beavertonoregon.gov](mailto:jlane@beavertonoregon.gov)>  
**Cc:** Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>; Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>  
**Subject:** RE: Western Ops Parking Lot

[Email from external source]

Thank you much Jered

---

**From:** Jered Lane <[jlane@beavertonoregon.gov](mailto:jlane@beavertonoregon.gov)>  
**Sent:** Monday, August 17, 2020 6:52 AM  
**To:** Travis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>  
**Subject:** RE: Western Ops Parking Lot

I can be available when we get to the point of excavation if the plan is to retain these two trees.

Thanks,

Jered

---

**From:** Travis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>  
**Sent:** Friday, August 14, 2020 11:06 AM  
**To:** Jered Lane <[jlane@beavertonoregon.gov](mailto:jlane@beavertonoregon.gov)>  
**Subject:** FW: Western Ops Parking Lot

Hi again Jered – a little more info with the tree species/sizes noted in the figure

---

**From:** Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>

**Sent:** Friday, August 14, 2020 11:03 AM

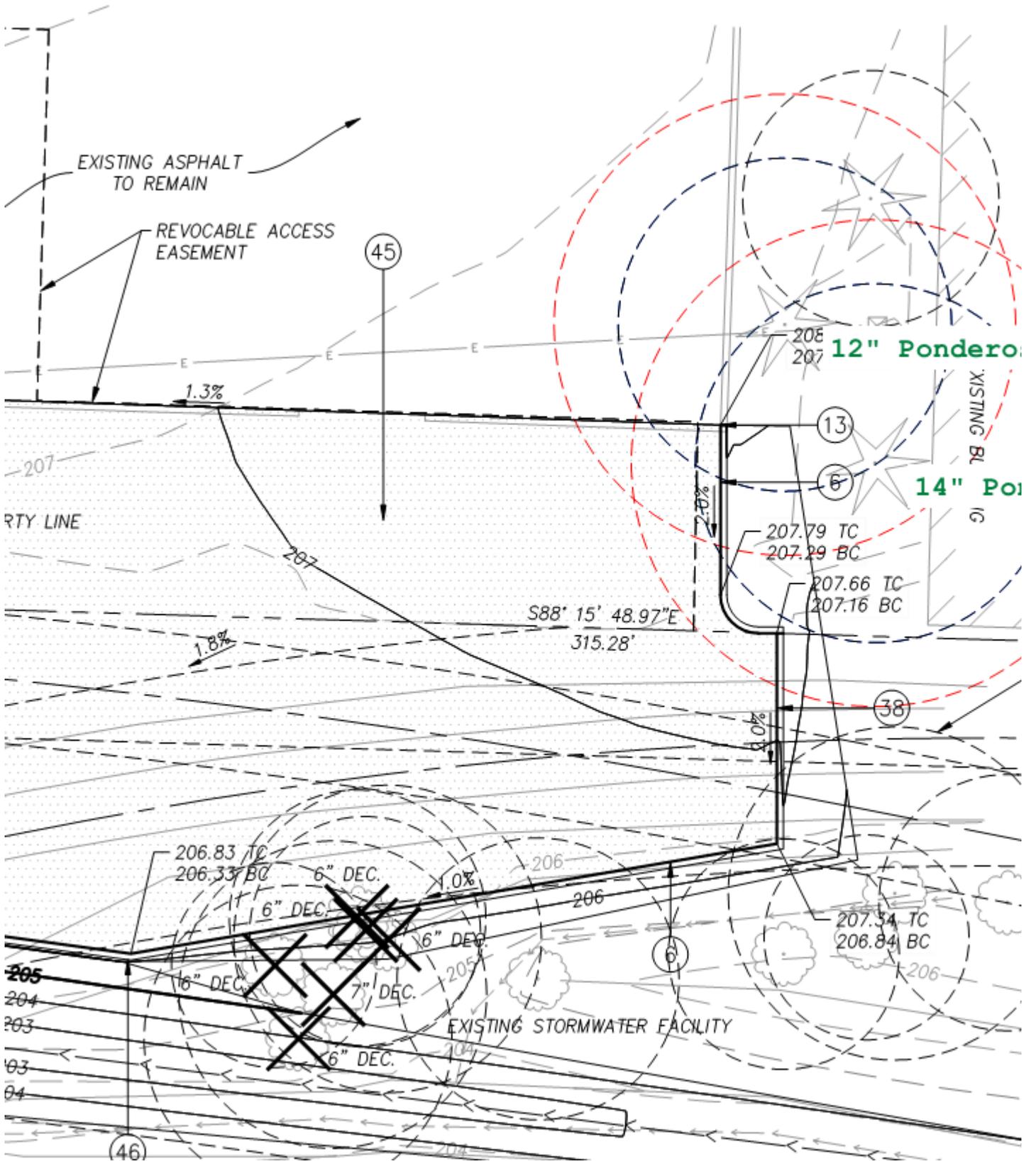
**To:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>

**Cc:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>; Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

Good afternoon Trevis,

As a follow-up to Dan's exhibit, I am noting the size and species of the trees with paving encroachment below (12" & 14" Ponderosa Pine). Jered might appreciate having this information.



Kind regards,

**Parish Burns**

Planner

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p: 503.221.1131 | f: 503.221.1171 | [parishb@hhpr.com](mailto:parishb@hhpr.com) | [hhpr.com](http://hhpr.com)



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**From:** Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Sent:** Friday, August 14, 2020 10:13 AM

**To:** Trevis Smith <[tsmith@beavertonoregon.gov](mailto:tsmith@beavertonoregon.gov)>; Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink

<[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>

**Cc:** Ben Austin <[BenA@hhpr.com](mailto:BenA@hhpr.com)>; Jim Brink <[jbrink@beavertonoregon.gov](mailto:jbrink@beavertonoregon.gov)>; Parish Burns <[parishb@hhpr.com](mailto:parishb@hhpr.com)>; Daniel Chin <[danchin@hhpr.com](mailto:danchin@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

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I appreciate your time in advance.

Thank you,

Dan

**Dan Loss, P.E. (OR, WA, CA)**

Project Manager

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**Sent:** Friday, August 14, 2020 9:33 AM

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**Cc:** Daniel Loss <[daniell@hhpr.com](mailto:daniell@hhpr.com)>

**Subject:** RE: Western Ops Parking Lot

[Email from external source]

Please provide a plan and I'll coordinate with Jered.



Received Planning Division 11/10/2020

Appendix H Public Works Department 12725 SW Millikan Way | PO Box 4755 | Beaverton, OR 97076 p: 503-526-2269 www.BeavertonOregon.gov

Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: 05/20/2020

SITE INFORMATION:

Tax Map(s): 1S114CB Lot Number(s): 0800

Size: 1.53 Acres

Address: No Situs (south of 5150 SW Western Ave)

Nearest cross-street (or directions to site): SW Arctic, north of the railroad tracks.

APPLICANT:

Contact: Parish Burns, Harper Houf Peterson Righellis Inc.

Company: 205 SE Spokane Street #200

Address: Portland, OR 97202

Phone: (503) 221-1131

Email: parishb@hhpr.com

OWNER(S):

Contact: Trevis Smith, Public Works

Company: City of Beaverton

Address: No Situs (south of 5150 SW Western Ave)

Portland, OR 97202

Phone: (503) 526-2283

Email: tsmith@beavertonoregon.gov

PROPOSED PROJECT NAME: Public Works operations lot for existing stormwater facility.

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): Install approximately 1,600 SF of paved vehicle area, adjacent to the City's existing stormwater facility, to enable access for maintenance vehicles.

EXISTING USE: stormwater facility PROPOSED USE: stormwater facility w/ paved vehicle area

RESIDENTIAL: Single Fam. N Multi-Fam. N INDUSTRIAL/COMMERCIAL: OI zone CONDITIONAL USE: No. of Students/Employees/Etc.: N/A No. of Units: None Gross Floor Area None SQ. FT. Gross Floor Area None SQ FT.

Average Daily Demand (gallons/day): 0 Peak Daily Demand (gallons/day): 0 Peak Hour (gallons/day): 0

FIRE FLOW REQUIRED: (gpm): 0 IRRIGATION FLOW REQUIRED: (gpm): 0

\*\*\*FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE\*\*\*

\*\*\*Both agency signatures required

TVWD [ ] ADEQUATE [ ] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

----- N/A -----

SIGNATURE: TITLE: DATE:

COB [x] ADEQUATE [ ] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: Brion Barnett Digitally signed by Brion Barnett Date: 2020.08.10 09:23:49 -0700 TITLE: Project Engineer 2 DATE: 08/10/2020

**Received**  
**Planning Division**  
 11/10/2020

## Business Registry Business Name Search

[New Search](#)

## Business Entity Data

08-18-2020  
12:51

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
053268-97	DLLC	ACT	OREGON	12-07-2001	12-07-2020	
<b>Entity Name</b>	PARK PLAZA OFFICES, LLC					
<b>Foreign Name</b>						

[New Search](#)

## Associated Names

Type						
PPB	PRINCIPAL PLACE OF BUSINESS					
<b>Addr 1</b>	9701 SE MCLAUGHLIN					
<b>Addr 2</b>						
<b>CSZ</b>	MILWAUKIE	OR	97222		<b>Country</b>	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type				Start Date	Resign Date		
AGT	REGISTERED AGENT			12-07-2001			
<b>Name</b>	ALAN	M	LASTER				
<b>Addr 1</b>	1100 SW SIXTH AVE STE 1600						
<b>Addr 2</b>							
<b>CSZ</b>	PORTLAND	OR	97204		<b>Country</b>	UNITED STATES OF AMERICA	

Type							
MAL	MAILING ADDRESS						
<b>Addr 1</b>	P O BOX 82448						
<b>Addr 2</b>							
<b>CSZ</b>	PORTLAND	OR	97282		<b>Country</b>	UNITED STATES OF AMERICA	

Type				Resign Date			
MGR	MANAGER						
<b>Name</b>	HOWARD	N	DIETRICH	JR			
<b>Addr 1</b>	P O BOX 82448						
<b>Addr 2</b>							
<b>CSZ</b>	PORTLAND	OR	97205		<b>Country</b>	UNITED STATES OF AMERICA	

[New Search](#)

## Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
PARK PLAZA OFFICES, LLC	EN	CUR	12-07-2001	

Please [read](#) before ordering [Copies](#).

**SW Western Avenue Offsite Improvements  
 LANDSCAPE MATERIALS CHART**

	Common Name <i>Genus, species</i>	Quantity	Size	Spacing
<b>Trees</b>	<b>Oregon White Oak</b> <i>Quercus garryana</i>	1	1 1/2" cal.	as shown
	<b>Western Hemlock</b> <i>Tsuga heterophylla</i>	1	6' ht	as shown
<b>Shrubs</b>	<b>Salal</b> <i>Gaultheria shallon</i>	5	1 gal	3' o.c.
	<b>Tall Oregon Grape</b> <i>Mahonia aquifolium</i>	9	1 gal	3' o.c.
	<b>Pacific Waxmyrtle</b> <i>Myrica californica</i>	5	1 gal	5' o.c.
	<b>Evergreen Huckleberry</b> <i>Vaccinium ovatum</i>	6	1 gal	3' o.c.
<b>Groundcover</b>	<b>Kinnikinnick</b> <i>Arctostaphylos uva-ursi 'Massachusetts'</i>	58	1 gal	2' o.c.
	<b>Tufted Hair Grass</b> <i>Deschampsia cespitosa</i>	132	1 gal	2' o.c.
	<b>Blue Oat Grass</b> <i>Helictotrichon sempervivens</i>	59	1 gal	2' o.c.

**Method**

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B&B

B&B

container

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**Received**  
**Planning Division**  
 11/10/2020



October 29, 2020

Trevis Smith  
 City of Beaverton Public Works Department  
 City of Beaverton  
 (503) 526-2269  
 tsmith@beavertonoregon.gov

**RE: Western Avenue Operations Facility Maintenance Access (DR2020-0105)**

Dear Trevis:

This letter is in response to the City of Beaverton's request for additional information regarding the water-quality fee-in-lieu proposed on the Western Avenue Operations Facility Maintenance Access. In order to provide adequate constructible drainage slope for the proposed asphalt parking lot, our low point on the parking lot is approximately 3' above the flow line of the lowest part of the proposed culvert and reconstructed swale. There are concerns that during a storm event that there will be backflow into a stormwater facility if we were not able to raise the proposed outfall pipe above the swale invert at least partially. If we were to construct a water quality facility, we would not be able to provide any free-board above the swale.

In addition, due to the existing grades of the neighboring parking lot and the location of the existing property line, there will be an area of cross property line drainage. The City had stated in the pre-application conference that cross lot drainage would need to be hydraulically separated and treated with different facilities. This approach was deemed impractical from a grading standpoint and due to the complications and impractical nature of creating two smaller facilities with separate outfalls connections.

Per the CWS Design and Construction Standards section 4.03.3.c and Table 4-2, our project falls within the "small" project size category which leads us to a hydromodification classification of Category I. This would allow for simplified sizing for water quality as listed in CWS Design and Construction Standards section 4.08.4(b) as 6%. Per CWS Design and Construction Standards section 4.04.2, a fee-in-lieu for water quality requirements can be requested if the site topography, soils or other site conditions cause the implementation of an on-site approach is impractical, ineffective or results in the inefficient use of District or City resources for long-term operations and maintenance. Due to the reasons listed above, it is my engineering opinion that a stormwater facility on this site would meet the definition of an impractical and inefficient use of District or City resources for long-term operations and maintenance.

HARPER HOUF PETERSON RIGHELLIS INC.

Dan Loss, PE  
 Project Manager



Job No.: BVN-24

Date: October 13, 2020

To: Sierra Peterson, Associate Planner  
City of Beaverton Community Development Division



From: Parish Burns, Land Use Planner

Project/Subject: Western Avenue Public Works Operations Lot (DR2020-0105)  
SW Western Ave. (1S114CB0800) & 5150 SW Western Ave.  
Response to incomplete comments issued 9/25/20.

---

Fax - Number: \_\_\_\_\_; Number of pages 2  
*(If you did not receive the correct number of pages, please call 503-221-1131)*

---

E-mail       Mail       Hand Deliver       Interoffice

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Dear Sierra,

In response to the incomplete letter issued on September 25, 2020, the project team for the Western Avenue Public Works Operations Lot submits the following materials required to deem application DR2020-0105 complete.

## SUMMARY OF COMPLETENESS COMMENTS

### Section A: Plans & Graphics Requirements

#### Comment A.1 - Landscape Plan

*Provide a note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.*

**Applicant Response:** Because Public Works does not intend to install a water tap on the site, the project team intends to meet irrigation needs through an alternative approach. Please reference Note 12 on existing landscape sheet OF-L03, which calls out the requirement for the landscape contractor to provide watering to establish the new plant materials.

*“Landscape contractor shall water plantings for duration of 2 year warranty period after installation and guarantee all plantings to be in satisfactory health. Landscape contractor shall replace all damaged, dead, or dying plants covered by warranty within 30 days of initial identification of condition.”*

The adjacent Western Avenue street improvements project was approved with this irrigation approach, where the contractor provides watering during the establishment period. We believe this same approach is suitable for the Western Avenue Operations Lot.

### Section B: Site Development Incomplete Comments

#### Comment B.1 – CWS SPL

*Provide CWS SPL. The submitted pre-screen letter indicates that the site assessment needs to be submitted to CWS prior to issuance of the SPL.*

**Applicant Response:** We provided this information to you as a revised Appendix D in an email transmittal on September 22, 2020. Per our phone conversation on September 25, 2020, you confirmed receiving this information earlier in the week and determined the project satisfied the requirement of Comment B.1. The revised CWS documentation contained in Appendix D is attached again for reference.

*Comment B.2 – Erosion Control Plan*

*Provide erosion control plan, including CWS drawing #945 for sites less than one acre.*

**Applicant Response:** The project team addressed this comment with the addition of Sheet OFE01 in the revised civil sheets. Please review the ESPC proposed conditions for detailed information.

*Comment B.3 – Preliminary Stormwater Report*

*In the submitted preliminary stormwater report, please address CWS stormwater quantity requirements and justify the chosen approach to meet this standard.*

**Applicant Response:** The civil engineer revised the preliminary stormwater report to address your comments. Please reference the updated stormwater report in revised Appendix A.

With this resubmittal of materials, the applicant team has provided all information necessary to address the items listed in the incomplete letter issued on September 25, 2020. Pursuant to 50.25.7, please deem this application complete.



September 25, 2020

Parish Burns, Planner  
Harper Houf Peterson Righellis Inc.  
205 SE Spokane Street #200  
Portland, OR 97202

**RE: Western Avenue Operations Facility Maintenance Access (DR2020-0105)**

Dear Ms. Burns:

The Facilities Review Committee finished its completeness review on Tuesday, September 22, 2020 and has deemed the application **incomplete**. The purpose of this letter is to inform you of the items necessary to make your application complete. This letter does not identify all the issues regarding the content of the materials that have been submitted.

Review of the content of the submitted material and staff's recommendation on the proposal will occur during the project review phase of the application process after your proposal is deemed complete.

**COMPLETENESS ISSUES:** Pursuant to Section 50.25.1 of the Development Code, a complete application is one that contains the information required by the Director to address the relevant criteria, development requirements and procedures of this Code. The following items must be addressed and submitted in order for the application to be deemed complete:

**A. PLANS & GRAPHICS REQUIREMENTS**

1. Landscape Plan: Provide a note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

**B. SITE DEVELOPMENT INCOMPLETE ITEMS:**

1. Provide CWS SPL. The submitted pre-screen letter indicates that the site assessment needs to be submitted to CWS prior to issuance of the SPL.
2. Provide erosion control plan, including CWS drawing #945 for sites less than one acre.
3. In the submitted preliminary stormwater report, please address CWS stormwater quantity requirements and justify the chosen approach to meet this standard. Since this project is eligible for hydromodification fee-in-lieu, it is also eligible for quantity fee-in-lieu. Please stamp the preliminary stormwater report.

## **RESUBMITTAL**

**Please provide a full electronic resubmittal via the City's website to the planning division.** Instructions on how to submit electronically can be found here: <https://www.beavertonoregon.gov/2047/Apply-for-Permits>. All submittals should follow the City's naming policy. As a general guideline please separate materials into PDFs which contain the same material that would be provided in a submittal binder tab for ease of review.

Additional copies will be required later when your project has been scheduled for final review and processing. One set of the original application materials is kept on file at the Planning Services Division. At the time of a future application, we can provide the information on file to assist you in preparing your materials. For information about application requirements, forms, fees and schedules, please contact the Planning Services Counter at (503) 526-2420.

If you have any questions regarding this letter or any other aspect of our process, please do not hesitate to call. I am including a list of the primary members of the Facilities Review Committee who were involved in the completeness review.

LAND USE & DESIGN: Sierra Peterson, Associate Planner,  
[speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov)

TRANSPORTATION: Kate McQuillan, AICP, Senior Planner,  
[kmcquillan@beavertonoregon.gov](mailto:kmcquillan@beavertonoregon.gov)

SITE DEVELOPMENT: Silas Shields, Engineering, [sshields@beavertonoregon.gov](mailto:sshields@beavertonoregon.gov)

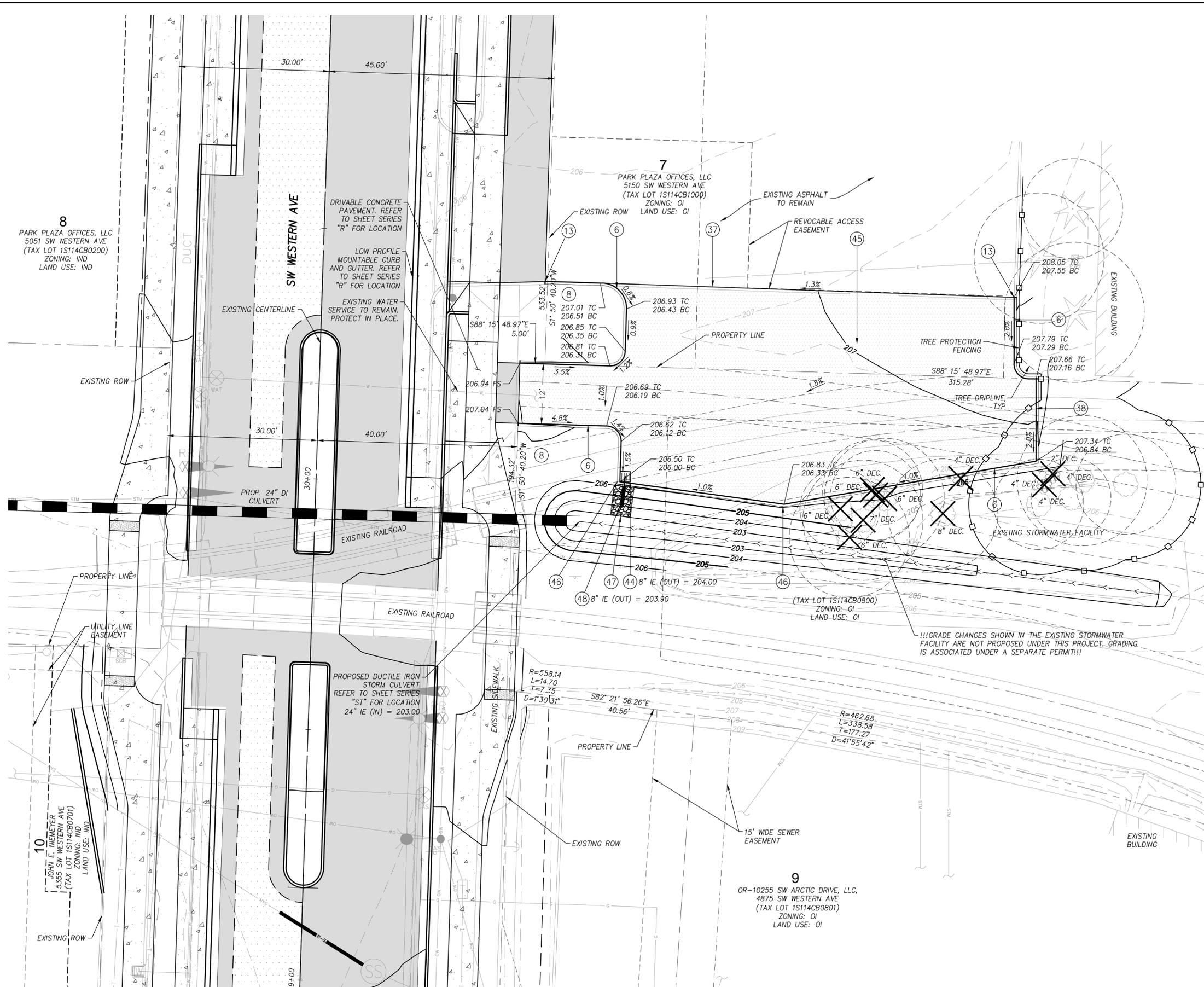
Sincerely,

Sierra Peterson  
Associate Planner

CC: Trevis Smith, City of Beaverton, Property Owner Applicant  
Howard Dietrich, Property Owner  
Project File



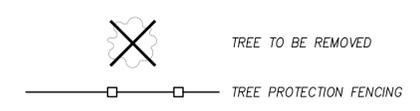
P:\B\N\City of Beaverton\B\N\24-Offsite\Drawings\B\N\24-Offsite\Plans.dwg



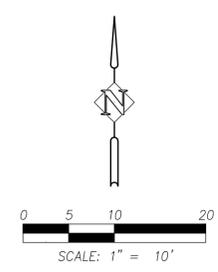
**CONSTRUCTION NOTES**

- ⑥ CONSTRUCT TYPE 'A' REPLACEMENT CURB PER CITY DRAWING 208.
- ⑧ CONSTRUCT LANDSCAPE PLANTER.
- ⑬ MATCH NEW CURB TO EXISTING CURB AND/OR MATCH NEW SIDEWALK TO EXISTING SIDEWALK, AS REQUIRED AND DIRECTED. PROTECT EXISTING CURB AND/OR CONCRETE SIDEWALK.
- ⑳ REMOVE EXISTING ASPHALT BERM AND PROVIDE 2" GRIND AND INLAY INTO EXISTING PAVEMENT.
- ㉔ CONSTRUCT FLUSH CURB.
- ㉕ CONSTRUCT LYNCH STYLE CATCH BASIN
- ㉖ CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DRIVEWAY CONNECTION SECTION.
- ㉗ CONSTRUCT DEEPENED CURB.
- ㉘ CONSTRUCT RIP-RAP ENERGY DISSIPATOR.
- ㉙ CONSTRUCT 8" PVC STORM DRAIN PIPE. S = 0.0200

**TREE LEGEND**



NOTE: MINOR ENCROACHMENTS OF IMPROVEMENTS INTO THE FENCED ROOT PROTECTION AREA WILL NEED TO BE MADE UNDER THE SUPERVISION OF CITY ARBORIST JARED LANE 503-526-2237



**CIVIL SITE AND GRADING PLAN**

OFFSITE - CIVIL SITE AND GRADING PLAN  
**SW WESTERN AVE IMPROVEMENTS**  
 BEAVERTON, OREGON

**Harper Houf Peterson Righellis Inc.**  
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS  
 206 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhp.com fax: 503.221.1171

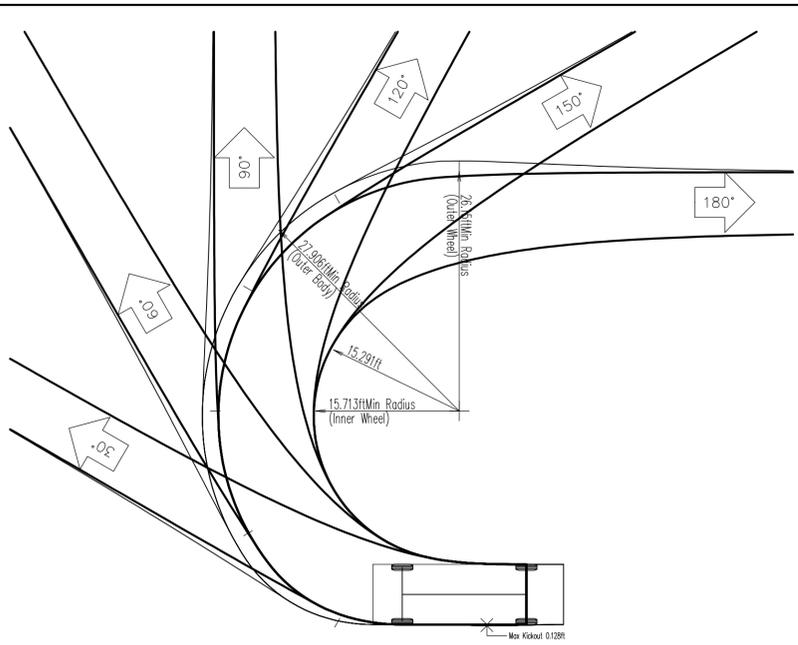
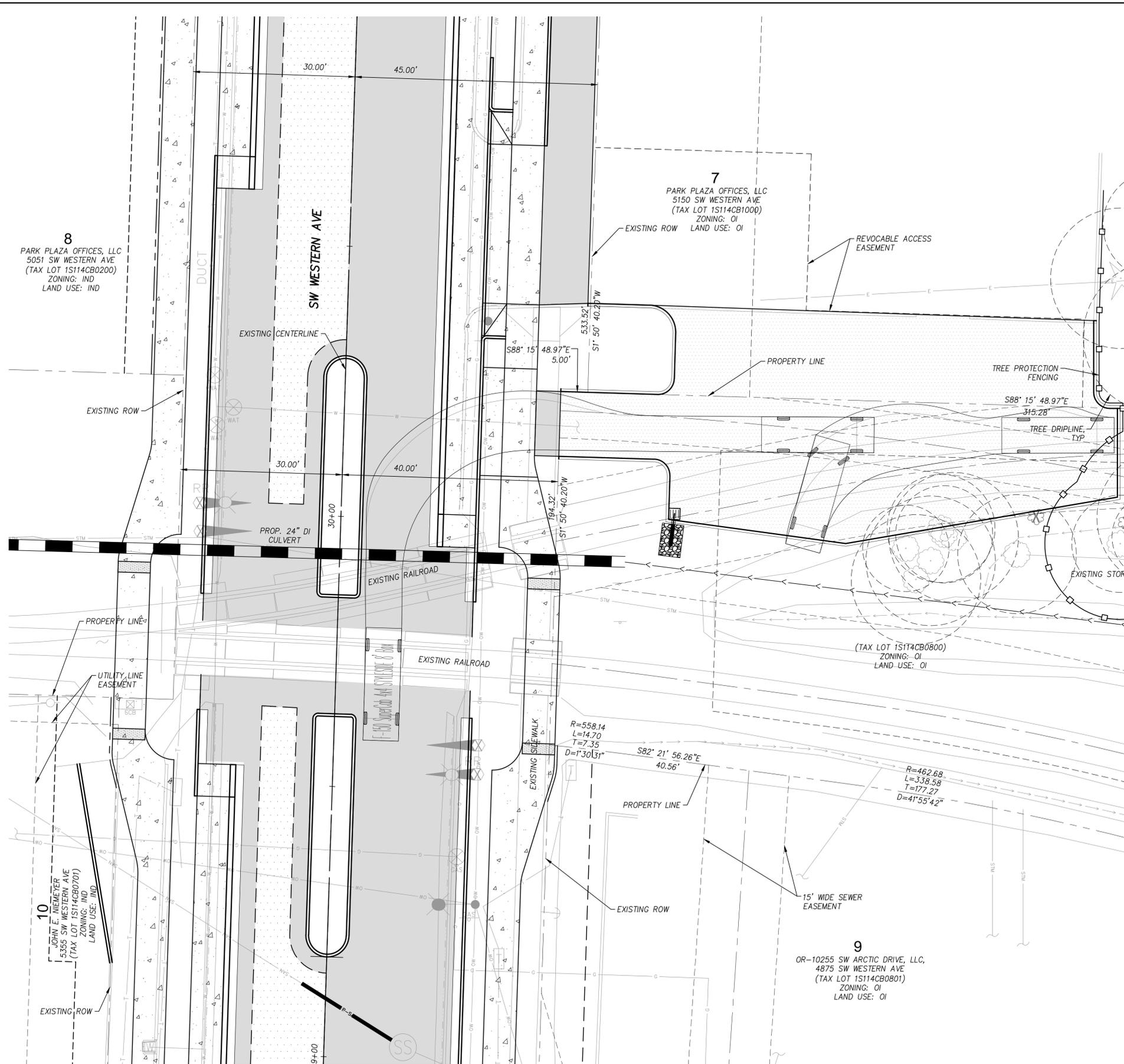
REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 70,863 P.E.  
 OREGON  
 PRELIMINARY  
 BENJAMIN R. BULLMAN R. 11/15/11  
 EXPIRES: 12/31/21

DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

DATE	NO.	DESCRIPTION

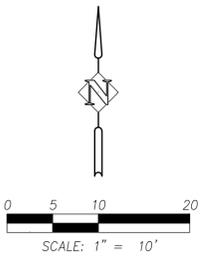
SHEET NO.  
**OF02**  
 JOB NO.  
 BVN-24

P:\B\N\City of Beaverton\B\N\24\DWGS\Sheets\B\N\24-OFFSITE PLANS.dwg



F-150 SUPERCAB 4X4, 8' BOX  
N.T.S.

VEHICLE TURNING PLAN



OFFSITE - TRUCK TURNING MOVEMENTS  
SW WESTERN AVE IMPROVEMENTS  
BEAVERTON, OREGON

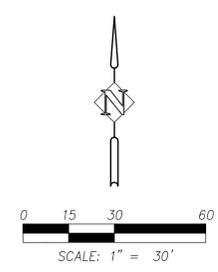
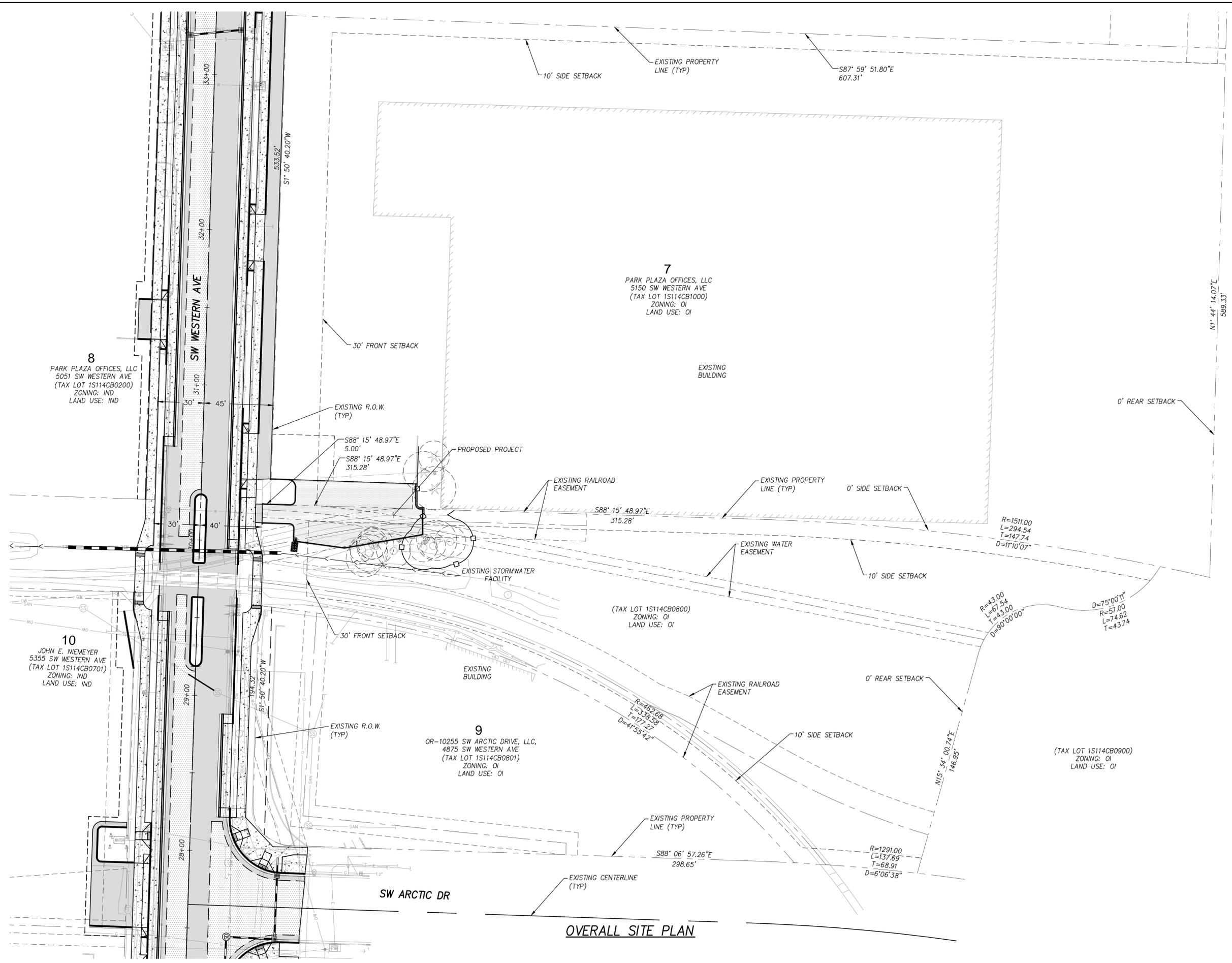
**Harper Houf Peterson**  
**Righellis Inc.**  
ENGINEERS, PLANNERS  
LANDSCAPE ARCHITECTS & SURVEYORS  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
phone: 503.221.1131 www.hhp.com fax: 503.221.1171

REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 70,863  
OREGON  
PRELIMINARY  
BENJAMIN R. JENKINS  
EXPIRES: 12/31/21

DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

SHEET NO.  
**OF03**  
JOB NO.  
BVN-24

P:\B\N\City of Beaverton\B\N-24 (Western Avenue)\B\N24-DWG(S)Sheets\B\N24-OF-OFFSITE PLANS.dwg



OFFSITE - OVERALL SITE PLAN  
**SW WESTERN AVE IMPROVEMENTS**  
 BEAVERTON, OREGON

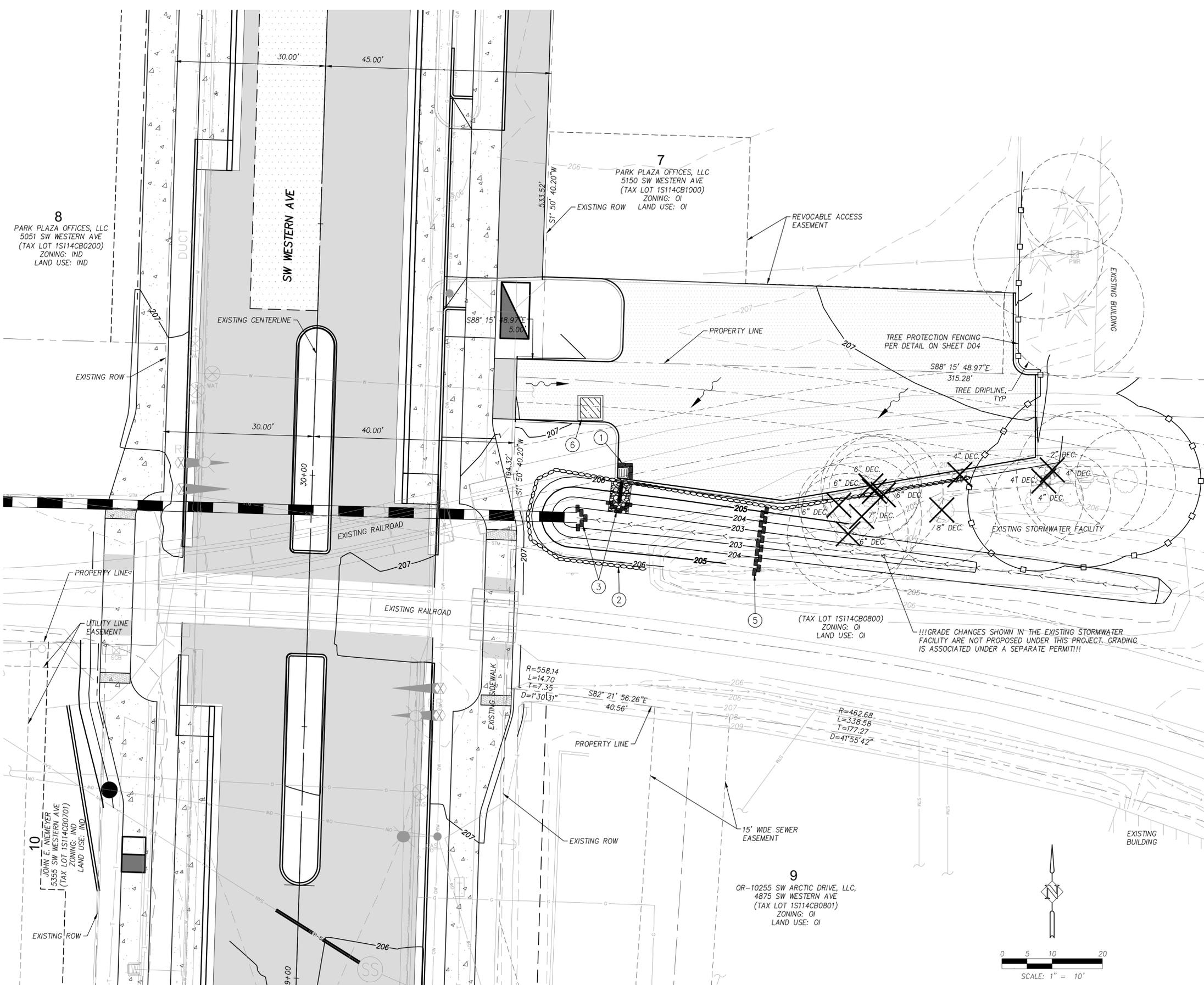
**Harper Houf Peterson**  
**Righellis Inc.**  
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 LANDSCAPE ARCHITECTS & SURVEYORS  
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**REGISTERED PROFESSIONAL**  
 ENGINEER  
 LICENSE NO. 70,863  
 OREGON  
**PRELIMINARY**  
 BENJAMIN R. BULLAMIN R.  
 EXPIRES: 12/31/21

DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

SHEET NO.	<b>OF04</b>
JOB NO.	BVN-24

P:\B\N\City of Beaverton\B\N\24-Offsite\DWGS\Sheets\B\N\24-Offsite\PLANS.dwg



**LEGEND**

- INLET PROTECTION
- SEDIMENT FENCE
- DRAINAGE ARROW (PROPOSED)
- OUTLET PROTECTION
- CHECK DAM
- CONCRETE WASHOUT

**CONSTRUCTION NOTES:**

1. INSTALL INLET PROTECTION PER CLEANWATER SERVICE DETAIL NO. 915.
2. INSTALL SEDIMENT FENCE PER CLEANWATER SERVICES DETAIL NO. 875.
3. INSTALL OUTLET PROTECTION PER CLEANWATER SERVICES DETAIL NO. 820.
5. INSTALL CHECK DAM PER CLEANWATER SERVICES DETAIL NO. 845.
6. INSTALL CONCRETE WASHOUT PER CLEANWATER SERVICES DETAIL NO. 900.

**EROSION CONTROL NOTES:**

1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOILS ESTABLISHED.
5. ALL ACTIVE INLETS HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. WATERTIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
19. THE ESC PLAN MUST BE KEPT ON SITE ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.

**EROSION CONTROL PLAN**

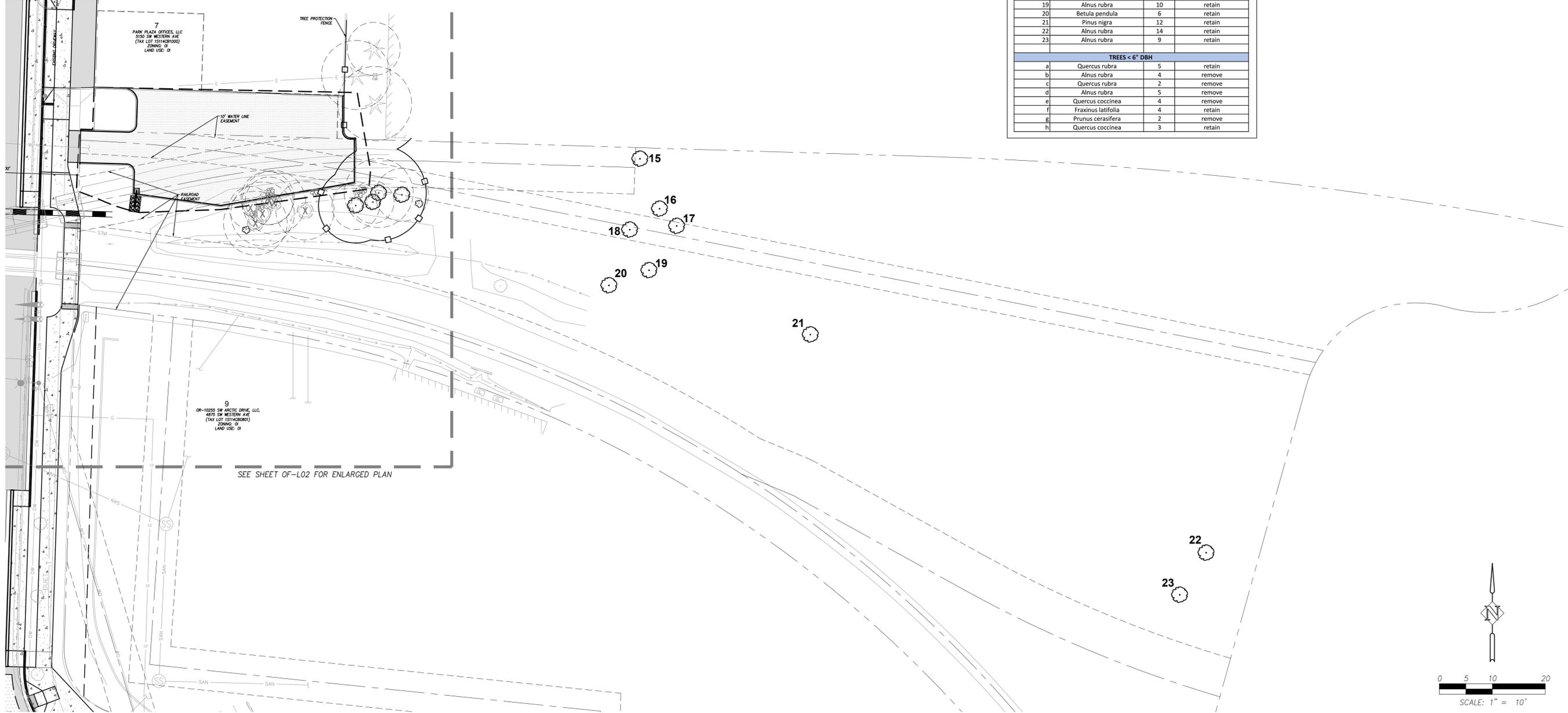
OFFSITE - ESPC PROPOSED CONDITIONS  
 SW WESTERN AVE IMPROVEMENTS  
 BEAVERTON, OREGON

**Harper Houff Peterson**  
**Righellis Inc.**  
 ENGINEERS, PLANNERS  
 LANDSCAPE ARCHITECTS & SURVEYORS  
 205 SE Spokane Street, Suite 200, Portland, OR 97202  
 Phone: 503.221.1131 www.hhpri.com fax: 503.221.1171

REGISTERED PROFESSIONAL  
 ENGINEER  
 LICENSE NO. 70,083  
 OREGON  
 PRELIMINARY  
 BENJAMIN R. RIGHELLI  
 EXPIRES: 12/31/21

DESIGNED:	HHPR TEAM	DRAWN:	HHPR TEAM	CHECKED:	BRA	DATE:	6-26-20
R E V I S I O N S							
DATE	NO.	DESCRIPTION					
SHEET NO. OFE01							
JOB NO. BVN-24							

11/10/2020



Site Landscape Data	
1.53	Total Site Area (ac)
66,647	sf
9,997	Required Landscaping @ 15% (sf)
63,047	Overall landscaped area (undisturbed and new planted areas)
13	Total Trees required
2	Total New Trees proposed
10	Existing trees > 6" dbh protected for 15% landscape standard
1	Existing trees < 6" dbh protected for 15% landscape standard
25	Total Evergreen Shrubs required (4'mature ht)
25	Total Evergreen Shrubs proposed (4'mature ht)
7	Existing trees > 6" dbh to be removed

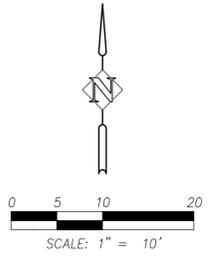
TREES > 6" DBH			
Tree #	Genus/species	DBH	Notes
1	Alnus rubra	6	remove
2	Alnus rubra	6	remove
3	Alnus rubra	7	remove
4	Alnus rubra	6	remove
5	Quercus rubra	6	remove
6	Alnus rubra	6	remove
7	Betula pendula	8	remove
8	Betula pendula	6	retain
9	Betula pendula	6x3	retain
10	Fraxinus latifolia	9.6	retain
11	Quercus cocinea	9	retain
12	Pinus ponderosa	14	retain
13	Pinus ponderosa	12	retain
14	Pinus ponderosa	9	retain
15	Quercus rubra	8	retain
16	Alnus rubra	8	retain
17	Betula pendula	9	retain
18	Betula pendula	9	retain
19	Alnus rubra	10	retain
20	Betula pendula	6	retain
21	Pinus nigra	12	retain
22	Alnus rubra	14	retain
23	Alnus rubra	9	retain

TREES < 6" DBH			
a	Quercus rubra	5	retain
b	Alnus rubra	4	remove
c	Quercus rubra	2	remove
d	Alnus rubra	5	remove
e	Quercus cocinea	4	remove
f	Fraxinus latifolia	4	retain
g	Prunus cerasifera	2	remove
h	Quercus cocinea	3	retain

EXISTING TREE LEGEND

- EXISTING TREE ≥6" TO REMAIN
- EXISTING TREE <6" TO REMAIN
- EXISTING TREE ≥6" TO BE REMOVED
- EXISTING TREE ≥6" TO BE REMOVED



OFFSITE - TREE INVENTORY OVERALL  
 SW WESTERN AVE IMPROVEMENTS  
 BEAVERTON, OREGON

**Harper Houf Peterson**  
**Righellis Inc.**  
 ENGINEERS \* PLANNERS  
 LANDSCAPE ARCHITECTS \* SURVEYORS  
 205 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED  
 788  
**PRELIMINARY**  
 Daniel K. Chin  
 OREGON  
 02/08/13  
 LANDSCAPE ARCHITECT

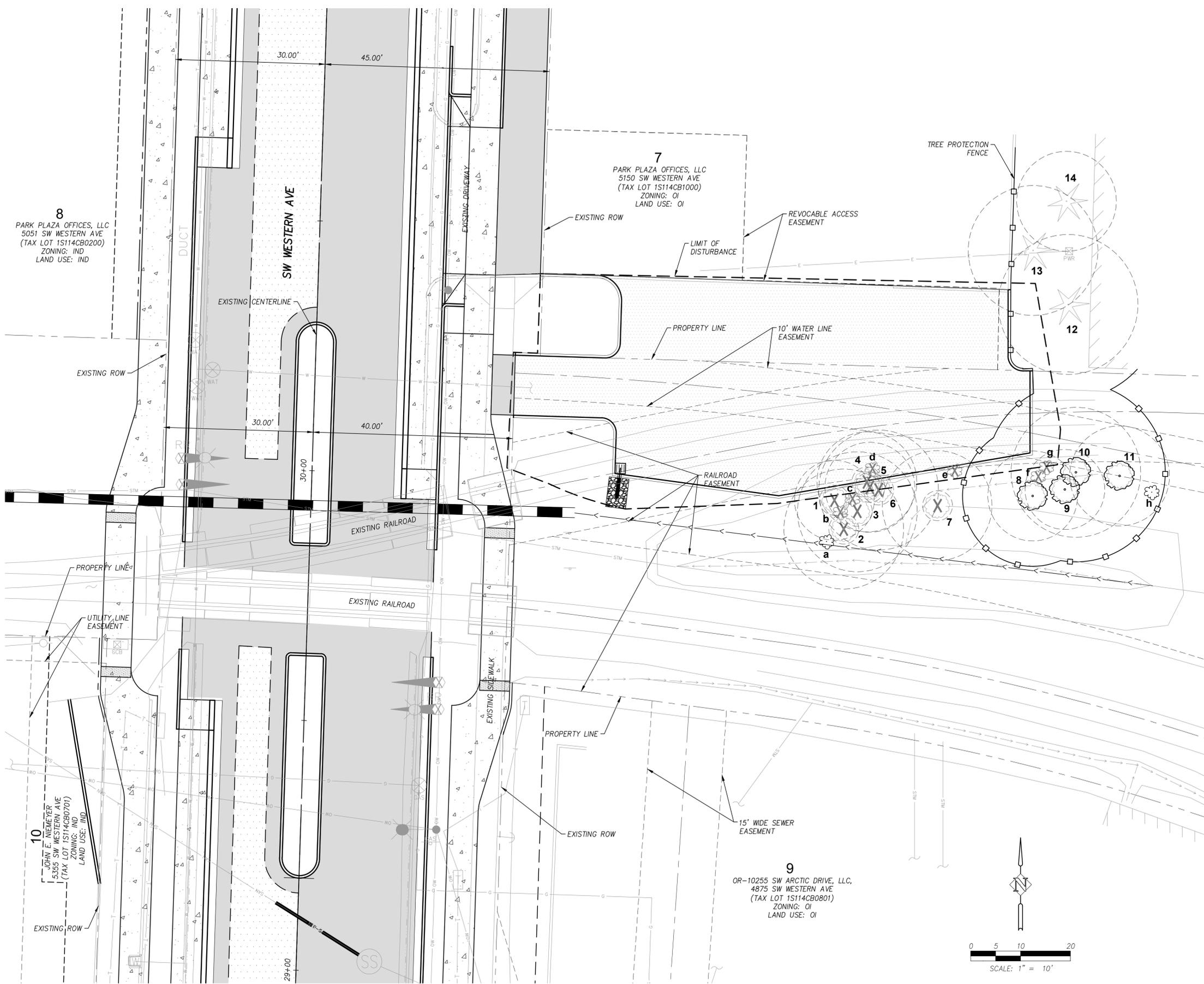
DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

DATE	NO.	DESCRIPTION

SHEET NO.  
**OF-L01**  
 JOB NO. BVN-24

90% SUBMITTAL

P:\B\N (City of Beaverton)\B\N-24 (Western Avenue)\B\N24-DWG\SSheets\B\N24-OF-OFFSITE PLANS LANDSCAPE.dwg



**EXISTING TREE LEGEND**

- EXISTING TREE ≥6" TO REMAIN
- EXISTING TREE <6" TO REMAIN
- EXISTING TREE ≥6" TO BE REMOVED
- EXISTING TREE ≥6" TO BE REMOVED

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f	Fraxinus latifolia	4	retain
g	Prunus cerasifera	2	remove
h	Quercus coccinea	3	retain

**TREE PROTECTION NOTES**

- TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY.
- ANY WORK TO BE EXECUTED WITHIN THE PRESCRIPTIVE ROOT PROTECTION ZONE SHALL BE DONE IN THE PRESENCE OF THE CITY ARBORIST (JERED LANE 503-526-2237).
- STORAGE OF MATERIALS AND EQUIPMENT IS PROHIBITED WITHIN THE PRESCRIBED ROOT PROTECTION ZONE.
- PROTECTION FENCING MATERIAL AND DIMENSION SHALL CONFORM TO THE CURRENT CITY OF BEAVERTON STANDARDS.
- PROTECTION FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. CITY APPROVAL IS REQUIRED PRIOR TO REMOVAL OF FENCING.

**OFFSITE - TREE INVENTORY**  
**SW WESTERN AVE IMPROVEMENTS**  
**BEAVERTON, OREGON**

**Harper Houf Peterson**  
**Righellis Inc.**  
ENGINEERS & PLANNERS  
 LANDSCAPE ARCHITECTS & SURVEYORS  
 205 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 503.221.1131 www.hhpr.com

REGISTERED  
 788  
**PRELIMINARY**  
 Daniel K. Chin  
 OREGON  
 02/08/13  
 LANDSCAPE ARCHITECT

DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	BRA
DATE:	6-26-20

DATE	NO.	DESCRIPTION

SHEET NO. **OF-L02**  
 JOB NO. BVN-24

**90% SUBMITTAL**





**Sierra Peterson**

---

**From:** Ken Thorn <kthorn@gmail.com>  
**Sent:** Saturday, November 21, 2020 5:43 PM  
**To:** Sierra Peterson  
**Subject:** DR2020-0105

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Sierra,

Can you please help me understand the effective activity that would be generated by the proposed "Western Avenue Operations Facility Maintenance Access"? I am worried that it may include destruction of the trees and vegetation on the Tax Lot 1S114CB00800, which help to dampen our neighborhood from the train noise, including horn used at the adjacent intersection.

Thank you,

Ken Thorn  
5170 SW Elm Ave

**Sierra Peterson**

---

**From:** Anna O <[anna.oulashin@gmail.com](mailto:anna.oulashin@gmail.com)>  
**Sent:** Friday, November 27, 2020 11:02 AM  
**To:** Sierra Peterson  
**Subject:** Re: Case File #DR2020-0105 - Western Avenue Operations Facility Maintenance Access

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Peterson,  
I'm following up on my 11/21/2020 email request for more information about the above mentioned case file.

Please feel free to forward this email if you are not the correct contact.

Thank you,  
Anna Oulashin

On Sat, Nov 21, 2020 at 9:49 AM Anna O <[anna.oulashin@gmail.com](mailto:anna.oulashin@gmail.com)> wrote:

Dear Ms. Peterson,

Yesterday we received notice of the above mentioned development proposal.

Based on the vicinity map, this proposed construction directly abuts my property.

Where can I find more detailed information on the construction, hours of operation, etc?

The previous tenant, UPS, did not respect the noise ordinance (5.15.030 Specific Noises Prohibited.). My neighbors and I are not up for that again.

Respectfully,  
Anna Oulashin

**Sierra Peterson**

---

**From:** Jeff Kappler <jkk76@comcast.net>  
**Sent:** Friday, December 4, 2020 5:48 PM  
**To:** Sierra Peterson  
**Subject:** development notice file DR2020-0105

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Beaverton,

Will the stormwater facility include trees for the "WESTERN AVENUE OPERATIONS FACILITY MAINTENANCE ACCESS" by Western Ave?

kappler

**Sierra Peterson**

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**From:** Jacqueline S Leon <Jacqueline.Leon@ipaper.com>  
**Sent:** Monday, December 7, 2020 9:15 AM  
**To:** Sierra Peterson  
**Subject:** International Paper Property Tax Matter  
**Attachments:** 2020 BEAVERTON, OR - 7153 - NOTICE OF DEVELOPMENT PROPOSAL.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sierra,

Attached is a notice of development proposal that we received in the mail for our property Beaverton Bags. Would you be so kind to explain how it could impact our location? Any clarification is helpful. Thank you so much.

Respectfully,

*Jacqueline S. Leon*  
**Property Tax Advisor**  
International Paper Company  
T 901 419 8025 | F 901 214 0920



**Sierra Peterson**

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**From:** Betty Pritchett <Betty.Pritchett@IPAPER.com>  
**Sent:** Monday, December 7, 2020 11:16 AM  
**To:** Sierra Peterson  
**Subject:** DR2020-0105  
**Attachments:** Western Avenue Operations Facility Maintenance Access Vicinity Map.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Sierra,

I was just made aware of a project that has been submitted and need to ask a few questions.

I was trying to identify where the project would be taking place and found the attached map. It looks like the edge of the project may impact the Railroad access, could you confirm if this is correct or not? And if so could you list the time frame this would be impacted? Could you also let me know if traffic flow on Arctic or Western will be impacted by the project? And if so, the extent and length of time that it will be impacted.

Thank you!

Betty Jo Pritchett  
Controller Beaverton Bag  
**INTERNATIONAL  PAPER**  
5800 SW Western Ave  
Beaverton, Oregon 97005  
Cell 503.430.9675  
Fax 901.214.9939