



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## STAFF REPORT

**Report date:** February 3, 2021

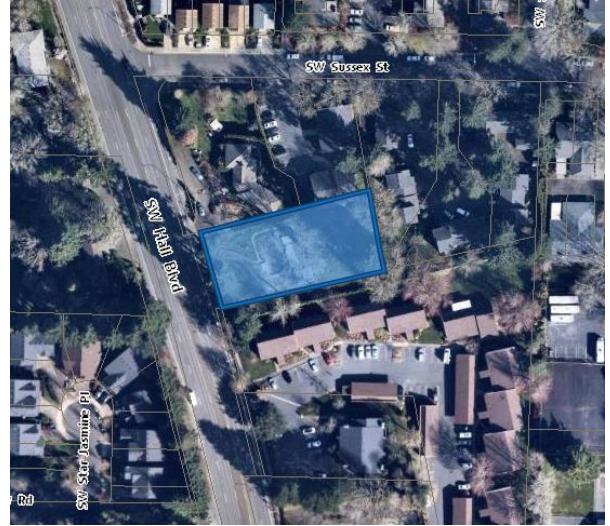
**Application/project name:** Hall Boulevard Apartments

**Application Numbers:** DR2020-0036 and TP2020-0002

**Proposal:** Construction of a new 10-unit apartment building.

**Proposal location:** 6780 SW Hall Boulevard, also identified as Tax Lot 300 on Washington County Tax Map 1S122BC.

**Applicant:** NW Engineers, LLC



**Recommendation:** APPROVAL of DR2020-0036 and TP2020-0002, subject to conditions identified at the end of this report.

### Contact information:

City staff representative: Sierra Peterson, Associate Planner  
503-526-2652  
[speterson@BeavertonOregon.gov](mailto:speterson@BeavertonOregon.gov)

Applicant representative: NW Engineers, LLC  
3409 NE John Olsen Avenue  
Hillsboro, OR 97124

Property owner: John Lee  
14425 SW Allen Boulevard  
Beaverton, OR 97005

## Existing conditions

**Zoning:** Urban Medium Density (R2)

Site conditions: The site is vacant and a single-family dwelling was previously demolished.

**Site Size:** 0.47 acres

Location: East side of SW Hall Boulevard, between SW Denney Road and SW Sussex Street.

Neighborhood Association Committee: Vose NAC

**Table 1: Surrounding uses**

Direction	Zoning	Uses
North	Medium Density Residential – R2	Single-Family Dwelling
South	Medium Density Residential – R2	Multiple Family Apartments
East:	Medium Density Residential – R2	Single-Family Dwelling
West:	Urban Standard Density – R7 and Urban Medium Density R4	Single-Family Dwelling

## Application information

**Table 2: Application summaries**

Application	Application type	Proposal summary	Approval criteria location
DR2020-0036	Design Review Two	Construction of a new 10-unit apartment building and site improvements.	Development Code Section 40.20.15.2
TP2020-0002	Tree Plan Two	Removal of nine trees.	Development Code Section 40.90.15.2

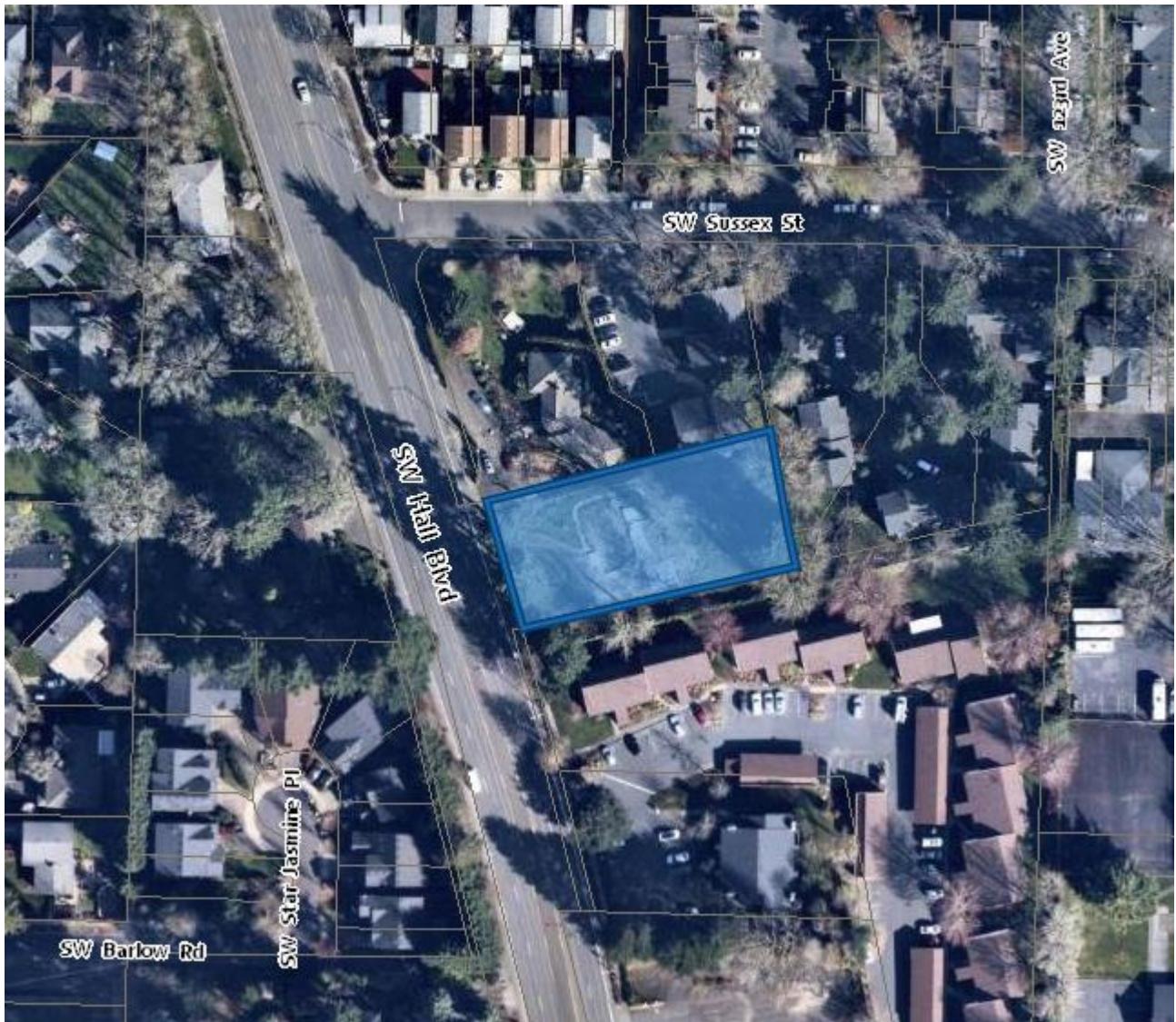
**Table 3: Key Application Dates**

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
DR2020-0036	March 11, 2020	September 4, 2020	March 3, 2021	September 4, 2021
TP2020-0002	March 11, 2020	September 4, 2020	March 3, 2021	September 4, 2021

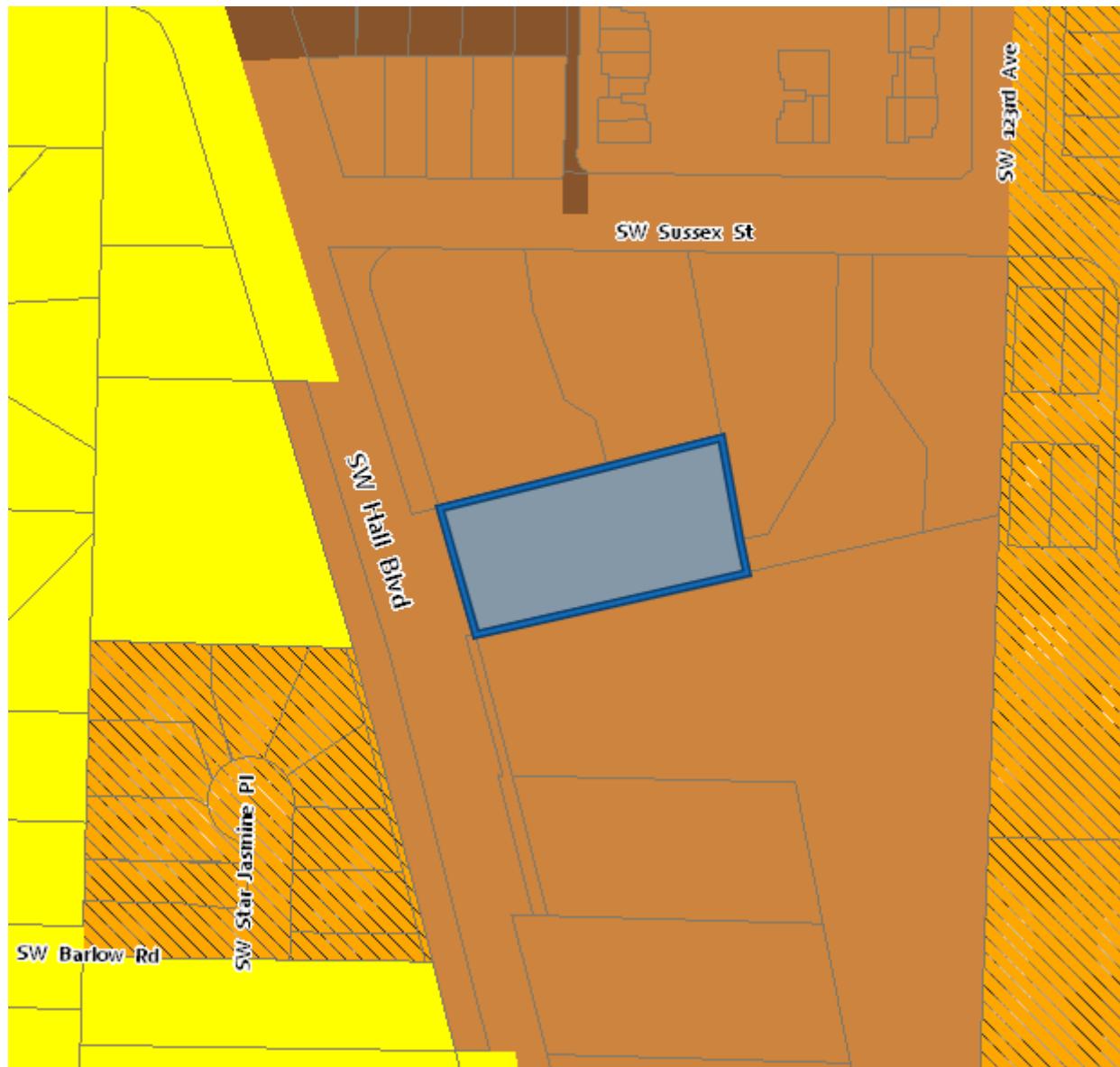
\* The original 120-day final decision date was January 2, 2021; however, the applicant submitted a continuance request for 60-days extending the final written decision date to March 3, 2021.

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

## Exhibit 1.1: Vicinity Map



## Exhibit 1.2: Vicinity Map



# Table of Contents

## STAFF REPORT

Attachment A: Review Committee Report.....	9
Attachment B: DR2020-0002.....	22
Attachment C: TP2020-0002.....	37
Attachment D: Conditions of Approval.....	43

## Tables

Table 1: Surrounding uses.....	2
Table 2: Application summaries.....	2
Table 3: Key Application Dates.....	3
Table 4: Chapter 20 Use and Site Development Requirements Urban Medium Density (R2) Zoning District.....	19
Table 5: Chapter 60 Special Requirements.....	20
Table 6: Section 60.05.15 Building Design and Orientation.....	26
Table 7: Section 60.05.20 Circulation and Parking Design.....	29
Table 8: Landscaping, Open Space, and Natural Areas Design Standards.....	31
Table 9: Section 60.05.30 Light Design Standards.....	35

## Exhibits

Exhibit 1. Materials submitted by Staff

    Exhibit 1.1 Vicinity Map (page 4 of this report)

    Exhibit 1.2 Zoning Map (page 5 of this report)

Exhibit 2. Public Comment Summary (Page 8 of this report)

    Exhibit 2.1 Email from Adam Gretzinger

    Exhibit 2.2 Email from Carolyn Overby

    Exhibit 2.3 Email from Reggie Frumkin

Exhibit 2.4 Email from Matt Bruton

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Applications

Exhibit 3.2 Narrative

Exhibit 3.3 Drawings

Exhibit 3.4 Site Photos

Exhibit 3.5 Arborist Report

Exhibit 3.6 Geotechnical Report

Exhibit 3.7 Drainage Report

Exhibit 3.8 Preliminary Utility Plan

Exhibit 3.9 Sign Distance Certification

Exhibit 3.10 Service Provider Letters

Exhibit 3.11 Pre-Application Summary

## **Exhibit 2: Public Comment Summary**

Staff received five items of public comment.

### **Exhibit 3.1:**

In an email received from Adam Gretzinger, neighbor of the property, who shared concerns about the trees that were proposed for removal. Specifically, the removal of mature trees that would have a community benefit and climate benefit. Mr. Gretzinger stated that the removal of the trees are for the development of the property and that mitigation efforts should be taken to minimize on-site tree loss.

Staff notes that the trees proposed to be removed are located around the site and along the public right of way on SW Hall Boulevard. The Beaverton Development Code addresses tree removal and development standards for private property development. The existing tree code allows for the removal of Community Trees with a Tree Plan application for the removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period. The applicant has proposed to remove nine (9) of the existing 19 trees on site for the development of building and the site improvements. The applicant is proposing to replant 18 new trees in addition to the 10 trees to be maintained.

Mr. Gretzinger also requested that the applicant provide amenities that would help off-set the carbon footprint of the project. Currently, we do not have code requirements for carbon balance mitigation or the requirement for electric charging stations.

### **Exhibit 3.2:**

In an email received from Carolyn Overby, neighbor of the property, she shared that she would like to participate in the review process but is unsure how to provide comments during COVID.

Staff notes that contact was made with Ms. Overby and her questions and comments were addressed.

### **Exhibit 3.3**

In an email received from Reggie Frumkin, neighbor of the property, echoed Mr. Gretzinger's comments and added that he would like to preserve the existing tree canopy in the City. Specifically, he would like to see that the four Douglas Firs along the front property line abutting SW Hall Boulevard be maintained.

Staff notes that the applicant meets the findings for the requested Tree Plan application to removed trees that are not determined to be significant for the development of a property.

### **Exhibits 3.4**

In an email received from Matt Bruton, owner of the property across SW Hall Boulevard, raised questions regarding a proposed zone change for the subject property.

Staff notes that the subject proposal does not include an application to rezone the property. The proposed project for attached dwelling units is allowed by right in the R2 zone.

# Attachment A: FACILITIES REVIEW COMMITTEE

## TECHNICAL REVIEW AND RECOMMENDATIONS

**Application:** Hall Boulevard Apartments

**Recommendation:** APPROVE DR2020-0036 and TP2020-0002

**Finding:** The Facilities Review Committee finds the applicable Facilities Review Committee approval criteria have been met subject to the conditions identified at the end of the report for the following applications:

### Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the submitted Design Review Two application as submitted.
- Facilities Review criteria do not apply to the Minor Adjustment or Sidewalk Design Modification applications.

### Section 40.03.1.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.

#### FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

**Water:** The property is served by the City of Beaverton water. The applicant's plans show that a 12-inch water line is located in the SW Hall Boulevard right of way that the proposed project will tie into. Adequate water service is available to serve the proposed development.

**Sanitary Sewer:** The applicant's plans show an existing eight-inch sewer line located in the SW Hall Boulevard public right of way. Adequate capacity exists to serve the proposed development.

**Storm Water:** A Clean Water Services (CWS) Sensitive Area Pre-Screening Site Assessment was submitted by the applicant stating that the proposed project will not significantly impact the existing or potentially sensitive areas found near the site.

The applicant provided a Preliminary Drainage Analysis Report Stormwater dated June 20, 2020, and revised October 22, 2020. The site runoff will discharge to a Contech 1 Cartridge Catchbasin Stormfilter, consisting of a single 18" cartridge with Perlite treatment media. Runoff from the proposed parking lot will be directed into a catch basin located at the northwest corner of the lot. Runoff from the proposed roof will be collected by roof drains and conveyed to connect to the proposed catch basin at the northwest corner of the site. From the proposed catch basin, the runoff will be conveyed 350 feet north within the public right-of-way to connect the existing storm manhole on SW Hall Blvd.

Water quality is currently provided by the existing regional water quality facility located west of 6365 SW Hall Blvd. The City of Beaverton recommends installation of a pre-treatment water quality vault at the existing regional water quality facility in-lieu of constructing a water quality facility on site. The receiving water body for the site runoff is a tributary to Beaverton Creek. Under Clean Water Services Design & Construction Standards Section 4.03, the hydromodification risk level is considered low. The subject site proposes 11,715 SF of new impervious area. For projects less than 12,000 SF of new impervious area and of low risk level, Category 1 stormwater management options are available. A fee-in-lieu of detention is proposed for the site.

Based on the analysis and calculations, it has been determined that the existing downstream facilities are able to handle the runoff from the proposed developments. A fee will be provided in-lieu of detention and water quality standards for Hydromodification, subject to approval at Site Development.

**Transportation:** The subject site is adjacent to SW Hall Boulevard and is approximately 0.46 acres in size. The site was previously developed with a single-family house that has been demolished. Southwest Hall Boulevard is designated an Arterial street. The existing right of way width is 86 feet, where 96-foot right of way width is required. The additional 10 feet that is required is split between either side of the road, and five feet will be dedicated with the proposed project. The remaining five feet will come from the property on the opposite side of SW Hall Boulevard when development is proposed warranting a dedication. Half street improvements are required. The applicant's plans show public sidewalks adjacent to the development with a 6-foot sidewalk with a 7.5 foot wide landscape planter between the sidewalk and the road, meeting the standards for an arterial street.

The development is not expected to adversely impact the existing transportation system.

**Fire Protection:** The applicant submitted a Service Provider Permit from Tualatin Valley Fire and Rescue Department (TVF&R) approved on February 6, 2020. TVF&R have not provided conditions of approval related to this proposal, however TVF&R requirements, will be verified at the time of Site Development Permit issuance.

In review of the proposal, the Facilities Review Committee, has determined that by meeting the conditions of approval at the end of this report, adequate critical facilities and services are available. The capacity of the existing systems are adequate to support the increased uses of these critical facilities.

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

## Section 40.03.1.B

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

### FINDINGS:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

**Schools:** The applicant provided a Service Provider Letter from the Beaverton School District dated March 11, 2020. The District anticipates the project will generate three new students. While the District states that the project is located in an area that has experienced rapid and sustained residential housing growth, the District believes there will be sufficient capacity to accommodate new students from the project. The project will be served by Vose Elementary School, Whitford Middle School and Southridge High School.

**Transit:** The site is served by TriMet's bus line 76 which runs on SW Hall Boulevard, adjacent to the site. Southwest Hall Boulevard bus line 76 provides frequent services with the closest bus stop within approximately 200 feet of the site.

**Police:** The City of Beaverton Police Department provides police services to the site and will continue to provide service.

**Pedestrian and Bicycle Facilities:** The proposal includes new pedestrian circulation on-site providing safe circulation from the new building to the adjacent public right-of-way. Improvements on SW Hall Boulevard include a 6-foot wide sidewalk with 7.5-foot planter strip.

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

## Section 40.03.1.C

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

### FINDINGS:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that all applicable provisions of Chapter 20 have been met and that no exceptions or modifications are requested.

The property is zoned Urban Medium Density Residential (R2). The site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the R2 zone. The Committee also refers to the table summary for Chapter 20 development standards hereto.

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

## Section 40.03.1.D

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

## FINDINGS:

The Committee cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. The Committee will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two. The applicant's response to D simply states that all applicable provisions of Chapter 60, primarily under Section 60.05, are addressed and met through the findings addressed as part of the narrative and plans.

### **60.30 Off-Street Parking**

Section 60.30 of the Development Code specifies a minimum and maximum number of required off-street parking spaces for attached dwellings at 1.25 parking spaces for one-bedroom units and 1.5 parking spaces for two-bedroom units. The applicant proposes to 15 parking spaces for the five, one-bedroom and five, two-bedroom units, where 13.75 parking spaces are required.

The proposed building has 10 dwelling units; therefore, 2 short term and 10 long term bike parking spaces are required. The applicant's plans show four short-term spaces and 10 long-term spaces and the bike parking is provided along the proposed building's eastern elevation. The applicant is providing staple style bicycle racks, two racks for the storage of four short-term uncovered bicycle parking spaces and five racks for the storage of 10 long-term covered bicycle parking spaces.

### **60.05 Technical Lighting Standards**

The applicant's plans submitted to the city do not demonstrate compliance with the City's Technical Lighting standards (60.05). The applicant's plans show lighting levels for pedestrian and vehicular circulation areas do not meet the minimum 0.7 foot candles required in some areas around the proposed development, specifically in the vehicular maneuvering areas. Additional lighting fixtures would help to bring the site in compliance. The Committee proposes a condition of approval requiring the lighting plan adhere to Table 60.05-1, *Technical Lighting Standards* prior to Site Development permit issuance.

### **60.65 Utilities**

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

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

## **Section 40.03.1.E**

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

### **FINDINGS:**

The applicant states that The 10-unit multi-family project will be privately owned and operated, with the property owner providing all necessary maintenance for onsite storm drainage, internal parking and circulation, the building structure itself, all site landscaping (including ground cover), any perimeter screening and fencing, garbage and recycling areas, bicycle parking area, and any onsite recreation facilities. As replacement may be required for any of the above referenced facilities, the property owner will provide such replacement. Staff finds the project as proposed does not present any barriers to compliance with this criterion.

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

## **Section 40.03.1.F**

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

### **FINDINGS:**

Parking for vehicles will be provided on site, as well as pedestrian pathways to the entries to the building and to the parking areas. See Sheets 4, 5, 6, and 8 of 8 for details.

The proposed site plan separates pedestrian circulation and the vehicular circulation, as much as possible. The driveway from SW Hall Boulevard is located on the northside of the site. The driveway is a full 24 feet in width, as required, and is a two-way traffic pattern. Vehicles can turn around at the end of the driveway area. In addition, the driveway is set back from the northerly property line by the required setback dimension of ten (10) feet.

Crossing the driveway can be accomplished safely by using the designated pedestrian crossing that will be made of permeable pavers and color differences to ensure that the pedestrian crossing area is clearly a different visual representation.

Parking is directly accessed from the drive aisle and is located adjacent to the building on the north side and to the rear of the site. The standard parking spaces meet the required dimensions of 8.5 feet in width and 18.5 feet in length for the 90 degree parking spaces. A paved pedestrian walkway is located adjacent to the building will allow pedestrians to access 11 of the parking areas without having to walk through the parking areas or across the driveway. The other four parking spaces are across the drive aisle access at the rear of the site; however, a permeable paver walkway separated from the drive aisle is provided along the southern property line providing access to the parking spaces. The proposed curb separation from the parking spaces to the and pedestrian walkway is at least four (4) inches in height.

Also as required, no interior parking space is located less than 20 feet from the public right of way and no parking spaces are located along property lines.

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

## **Section 40.03.1.G**

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

### **FINDINGS:**

The vehicular and pedestrian access from the subject site provides a safe, efficient and direct access to SW Hall Boulevard and the sidewalk. The driveway and pedestrian walkway connection to the public right of way will be in the same location as the existing driveway.

The 24-foot wide driveway meets the required standards and is setback from the northerly property line by ten (10) feet. Within the 10-foot setback a pedestrian connection to the public right of way is provided. The walkway connects to the building on the southern side of the site by a pedestrian walkway across the driveway that is five feet wide and uses a different paving material. The findings in Criterion F also apply to this finding.

The applicant has provided a sight distance certification for the driveway by the project engineer.

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

## **Section 40.03.1.H**

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

### **FINDINGS:**

TVF&R have provided a Service Provider Permit (#2020-0006), which was submitted with the applicant's materials.

Additionally, TVF&R requirements will be verified at the time of Site Development Permit issuance.

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

## **Section 40.03.1.I**

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

### **FINDINGS:**

The applicant states that all structures, site improvements and right of way improvements to provide as much protection as possible to residents and visitors to the site. The proposed project was designed to meet all City codes and standards that would ensure necessary accident and crime prevention measures and that no hazardous conditions are expected to result from any development resulting from the project. The Committee finds that review of the construction documents at the Building and Site Development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

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

## **Section 40.03.1.J**

**Approval Criteria:** Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties,

public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

## FINDINGS:

The applicant submitted preliminary grading plans showing that the project closely matches existing grades. The grading will be focused on the vehicle and pedestrian maneuvering areas and the building pad. To manage stormwater and minimize grading along the property lines there is a curb around the paved areas. Outside the paved areas and adjacent to the property lines the grad will be substantially maintained. Surface water will be conveyed to proposed catch basins and conveyed into the existing public storm system in SW Hall Boulevard. No impacts to surrounding properties with regards to grading are anticipated with this project. Site Development will receive the final grading plans and the plans will be reviewed by staff for conformance with the grading regulations to minimize negative effects on adjacent properties.

Therefore, the proposed grading is not expected to have any adverse impacts on neighboring properties.

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

## Section 40.03.1.K

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

## FINDINGS:

The applicant states that the ground floor units, one parking spaces, bicycling parking and recycling areas are handicapped accessible. The pedestrian paths internal to the site will be hard surfaced and will meet ADA requirements in providing access to the public right of way in SW Hall Boulevard.

The Committee finds that the development will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements will be reviewed with the Building Permit application.

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

## **Section 40.03.1.L**

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

### **FINDINGS:**

This application package includes all applicable submittal materials required by Section 50.25.1.

The applicant submitted the land use applications on March 11, 2020 and was deemed complete on September 4, 2020. A Request for Continuance was filed on October 22, 2020 for an additional 60 days to be added to the 120-day review period. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

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

**Table 4: Chapter 20 Use and Site Development Requirements Urban Medium Density District (R2) Zoning District**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Urban Medium Density – R2	Attached dwellings are permitted.	A 10-units apartment building.	<b>Yes</b>
<b>Development Code Section 20.05.15</b>			
Minimum Lot Area	Minimum land area of 2,000 square feet for the parent parcel.	The site is 0.46 acres per the survey.	<b>Yes</b>
Minimum Density	Minimum Density of 8 dwelling units.	The proposal is for 10 units, which exceeds the minimum density requirement.	<b>Yes</b>
Maximum Density	Maximum Density of 10 dwelling units.	The proposal is for 10 units, which does not exceed the maximum density requirement.	<b>Yes</b>
Lot Dimensions	None required.	Minimum depth and width is not required.	<b>N/A</b>
Minimum Setbacks	Front: 10 feet Side: 10 feet Rear: 15 feet	Front: 10 feet Side: 10 feet Rear: 84 feet	<b>Yes</b>
Maximum Building Height	40 feet	40 feet	<b>Yes</b>

**Table 5: 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.	The proposal is to construct one new residential building.	See DR Findings
<b>Development Code Section 60.10 – Flood Plain Regulations</b>			
Flood Plain Regulations	Requirements for development within floodplains.	The property is not located in a flood zone.	N/A
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking	Attached Residential Dwellings:  One Bedroom per unit: 1.25 parking spaces  Two Bedrooms per unit: 1.5 parking spaces  Three Bedrooms per unit: 1.75	The applicant proposal includes a 10-unit apartment building with 5, one-bedroom units and 5, two-bedroom units. 13.75 parking spaces are required, and 15 parking spaces are being provided.	Yes
Off-street bicycle parking	Multi dwelling structure containing 4 or more dwelling units:  Short-term: 2 spaces or 1 space per 20 dwelling units  Long-term: 1 space per dwelling unit	The applicant states 4 short-term bicycle parking spaces are proposed and ten, long-term bicycle parking spaces will be provided on the east side of the building. The bicycle racks will be staple style racks. The short-term spaces will not be covered, and the long-term spaces will be covered.	Yes
<b>Development Code Section 60.55 – Transportation</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 – Trees and Vegetation</b>			
Community Trees	Community trees are a type of regulated tree addressed in Section 60.60	The applicant proposes to remove 9 community trees on the property; however, no	Yes

mitigation is required for Community Trees not in a Significant Grove or Significant Resource Area pursuant to Section 60.60. The application is proposing to plant 18 trees.

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#### **Development Code Section 60.65 – Utility Undergrounding**

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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.	To ensure the proposal meets requirements of this section, Committee recommends a condition requiring undergrounding completion prior to occupancy.	<b>Yes, w/ COA</b>
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## **Attachment B: DR2020-0036**

### **ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL**

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL of DR2020-0036**, subject to the applicable conditions identified in Attachment D.

#### **Section 40.03.1 Facilities Review Approval Criteria:**

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

#### **Facilities Review Approval Criteria Section 40.03.1.A-L**

##### **FINDING:**

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

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

#### **Section 40.20.05 Purpose:**

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

#### **Standards for Approval:**

Section 40.20.15.2.C of the Development Code provides standards to govern the decisions of the Community Development Director as they evaluate and render decisions on Design Review Applications. The Community Development Director will determine whether the application as presented, meets the Design Review Two approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 2 Design Review.

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:

## **Section 40.20.15.2.C.1**

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

### **FINDING:**

The applicant proposes to construct a 10-unit apartment building that is approximately 8,800 square feet. An application for Design Review Two is required for new construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a Permitted or Conditional Use. Therefore, the application meets Threshold 3 of a Design Review Two.

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

## **Section 40.20.15.2.C.2**

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

### **FINDING:**

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

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

## **Section 40.20.15.2.C.3**

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

### **FINDING:**

The applicant has submitted a complete application that contains all applicable application submittal requirements.

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

## **Section 40.20.15.2.C.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 Tables 6 – 9 herein.

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

## **Section 40.20.15.2.C.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 new 10-unit apartment building and not an addition.

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

## **Section 40.20.15.2.C.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. The project is also subject to a Tree Plan Two application that is being processed concurrently.

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

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of DR2020-0036 Hall Boulevard Apartments, subject to the applicable conditions identified in Attachment D.

## Design Standard Analysis:

**Table 6: Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.A</b> Max length of attached residential buildings in residential zones	The project proposes 10 attached residential apartment contained within one building structure. The building is 56 feet wide as viewed from the public right of way and 100 feet long.	Yes
<b>60.05.15.1.B</b> Min 30% articulation	The building is visible from and within 200 feet of adjacent SW Hall Boulevard, which is a public street. The front (east) elevation of the proposed building will feature a variety of architectural features designed to provide articulation and variety to help break up the mass of the building. The building width is 56 feet across and there are three balconies, multiple windows, siding, and flat cement fiber boards with relief grooves to break up the wall surface.	Yes
	There are no primary building entrances on the SW Hall Street side; however, there are architectural features and landscaping at the street side of the building to achieve the required 30 percent articulation.	
<b>60.05.15.1.C</b> Max 40' between architectural features	Architectural features, including windows building entrances, changes in material types and off-set walls are spaced less than 40 feet apart from each other.	Yes
<b>60.05.15.1.D</b> Max 150 sq. ft. undifferentiated blank walls facing streets	The square footage of the front-facing elevation is 1,648 square feet overall. However, that square footage is articulated and broken up with architectural features such as windows, doors, alcoves, balconies, and material and color variations, to prevent a solid wall.	Yes
<b>Roof Forms</b>		
<b>60.05.15.2.A</b> Min roof pitch = 4:12 for sloped roofs	All roof forms have a minimum of 4/12 pitch.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.15.2.B</b> Min roof eave = 12" for sloped roofs	The sloped roofs, excluding rain gutters, project from the building wall a minimum of twelve inches.	<b>Yes</b>
<b>60.05.15.2.C</b> Flat roofs need parapets	Flat roofs are not proposed.	<b>N/A</b>
<b>60.05.15.2.D</b> New structures in existing development be similar to existing development roof	This is proposed new development.	<b>N/A</b>
<b>60.05.15.2.E</b> 4:12 roof standard is not applicable to smaller feature roofs	No feature roofs are proposed.	<b>N/A</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	All primary entrances to each of the 10 units in the proposed building are covered and/or recessed which provides weather protection for the residents. Each covered/recessed entryway is at least six (6) feet in width and four (4) feet in depth.	<b>Yes</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.A</b> Residential double wall construction	The proposed project is for attached apartments (a residential use) in the R-2 Residential Urban Medium Density district, which is a residential zone. The east and north elevations will be visible from and are within 200 feet of a public street, provide a primary entrance into the residential units. The building will meet the building code and be reviewed by the COB Building Division for conformance with the code.	<b>Yes</b>
<b>60.05.15.4.B</b> Maximum 30% of primary elevation to be made of unfinished concrete block	The proposed project is a permitted use, not a conditional use, in the R-2 Residential Urban Medium Density District, which is a residential zone; therefore, this standard is not applicable.	<b>N/A</b>
<b>60.05.15.4.C</b> Foundations	The proposed project is a permitted use, not a conditional use, in the R-2 Residential Urban Medium Density District, which is a residential zone; therefore, this standard is not applicable.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> Roof-mounted equipment screening. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.	The applicant also states There will be no roof-mounted equipment for this building. All mechanical equipment will be either grade level mounted or within each individual unit.	N/A
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<b>60.05.15.6.A-F</b> Buildings in Multiple Use and Commercial zones or along Major Pedestrian Routes, shall occupy a minimum percentage of street frontage.	The subject site is not located in a Multiple Use or Commercial District, nor located adjacent to a Major Pedestrian Route.	N/A
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A through C</b> 22' Height Minimum 60' Height Maximum	The subject site is not adjacent to a Major Pedestrian Route.	N/A
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A-B</b> Ground floor requirements for glazing and weather protection for commercial and multiple use buildings. Buildings that are exclusively residential are exempt.	The proposal is an exclusively for residential use.	N/A
<b>Compact Detached Housing Design</b>		
<b>60.05.15.9.A-K</b> Compact detached housing development requirements	Compact Detached Housing is not proposed.	N/A

**Table 7: Section 60.05.20 Circulation and Parking Design**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<b>60.05.20.1</b> Connect on-site circulation to existing and planned street system	There is one adjacent existing street, SW Hall Boulevard. The proposed on-site circulation system consists of a single-private driveway, taking access from SW Hall Boulevard, for motor vehicles and bicycles, to be utilized by all the residents in the attached dwelling units. A pedestrian connection has been provided to SW Hall Boulevard on the north side of the driveway with a pedestrian pathway across the drive aisle to the building on the southern portion of the lot.	<b>Yes</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<b>60.05.20.2.A</b> Screen from public view	The proposed waste and recycling storage area is located at the rear of the site at the terminus of the drive aisle. The area may be visible from the street; therefore, the area will be enclosed with a cedar fence on a black steel gate frame. The view to the waste and recycling will be obscured from view.	<b>Yes</b>
<b>60.05.20.2.B</b> Loading areas screening	No loading areas are proposed nor required.	<b>N/A</b>
<b>60.05.20.2.C</b> Screening with walls, hedge, wood	The trash enclosure will be fully sight obscuring eight (8) foot fence which will be a minimum of one-foot above the trash containers.	<b>Yes</b>
<b>60.05.20.2.D</b> Chain-link screening prohibited	Chain link is not proposed for screening.	<b>Yes</b>
<b>60.05.20.2.E</b> Screening of loading waived in some zones.	No loading areas are proposed or required.	<b>N/A</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A - C</b> Link to adjacent pedestrian facilities	The subject site is located adjacent to SW Hall Boulevard. The applicant's plans show onsite pedestrian walkways connecting to the surrounding public pedestrian circulation system. A direct 5-foot wide, walkway connection has been	<b>Yes</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	provided with the layout of the site between the primary entrances and public streets, transit stops, and other pedestrian destinations.	
<b>60.05.20.3.D</b> Pedestrian paths through parking lots	The pedestrian path adjacent to the driveway is a separated, 5-foot wide, concrete walkway with a curb. The rear parking spaces can be access by a separated, curbed walkway on the south side of rear portion of the parking lot.	<b>Yes</b>
<b>60.05.20.3.E</b> Pedestrian connections across driveways and vehicular access aisles	The pedestrian access to the public right of way is located on the north side of the driveway with the building on south side of the driveway. A scored concrete pedestrian crosswalk is provided across the driveway.	<b>Yes</b>
<b>60.05.20.3.F</b> Walkways shall have a minimum of five (5) foot wide unobstructed clearance	All walkways are a minimum of five (5) feet.	<b>Yes</b>
<b>Street frontages and parking areas</b>		
<b>60.05.20.4.A</b> Surface parking lots abutting a street	The proposal does not include surface parking lots adjacent to the street.	<b>N/A</b>
<b>Parking area landscaping</b>		
<b>60.05.20.5.A</b> Landscape planter every eight (8) contiguous parking spaces.	The parking lot contains three separate parking areas with less than 8 contiguous parking spaces. The landscaping on site is provided to meet the minimum landscaping requirement, but landscape islands are not required.	<b>N/A</b>
<b>60.05.20.5.B</b> Minimum parking lot island requirements.	The proposal does not include any required parking lot islands.	<b>N/A</b>
<b>60.05.20.5.C</b> Linear raised sidewalks and walkways may be counted toward the landscape planter requirement.	The raised linear sidewalks and walkways are not included in the landscape planter requirement.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.20.5.D</b> The trees in the landscape planter shall be on the Street Tree list of alternative approved by the City Arborist.	The trees are not located in the landscape planters; therefore, do not need to be from the approved street tree list.	N/A
<b>Off-Street parking frontages in Multiple Use zones</b>		
<b>60.05.20.6.A</b> Off-street parking location.	The site is not located in a Commercial Multiple Use zone.	N/A
<b>Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones</b>		
<b>60.05.20.7.A-C</b> Sidewalks and walkways in Commercial and Multiple Use zones	The site is not located in a Commercial Multiple Use zone.	N/A
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A-B</b> Drive aisles to be designed as public streets, if applicable	No drive aisles are designed as public streets.	N/A
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9</b> Parking Structures	No parking structures are proposed.	N/A

**Table 8: Landscaping, Open Space, and Natural Areas Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
<b>60.05.25.3.A</b> Minimum Landscape Area (15%)	The net overall site area is 20,103 square feet, of which 15% equals 3,026 square feet. The provided landscaped area of 6,725 square feet therefore exceeds the minimum requirement for attached dwelling units.	Yes
<b>60.05.25.3.B</b> Active Open Space (25% of the required open	Twenty-five (25) percent of the required fifteen (15) percent landscaping requirement is 757 square feet. As shown on the	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
space)	submitted landscape plan, the applicant is proposing 810 square feet of active open space in the rear yard.	
<b>60.05.25.3.C</b> Environmentally Sensitive Areas	Environmentally Sensitive Areas do not exist on site.	<b>N/A</b>
<b>60.05.25.3.D</b> Vehicle circulation areas and parking areas shall not be considered common open space.	Vehicular circulation areas are not being considered in the landscape calculations.	<b>N/A</b>
<b>60.05.25.3.E</b> Individual Exterior Spaces	The patios of the ground floor units are included in the common open space calculation. The remainder of the common open space is located in the gazebo and bench seating areas.	<b>Yes</b>
<b>60.05.25.3.F</b> Abutting Collector or Higher	The subject property abuts SW Hall Boulevard, which is designated as an Arterial street. The applicant is proposing to have the common open space located in the rear of the property and will be separated from SW Hall Boulevard by the building.	<b>Yes</b>
<b>60.05.25.3.G</b> Open Space Size, 640 square feet in area and min. width and length of 20 feet.	The common open space area, which includes a common space gazebo and a bench seating area is a single area exceeding the minimum requirement of 640 square feet. Other open space areas, such as the ground floor patios are smaller than 640 square feet but allowed to be counted toward the common open space.	<b>Yes</b>
<b>60.05.25.3.H</b> Phased Development	Proposal does not include phased development.	<b>N/A</b>
<b>60.05.25.3.I-J</b> Active Open Space Improvements	Improvements proposed for the common opens space area include a pedestrian pathway, benches, and a gazebo.	<b>Yes</b>
<b>Additional minimum landscape requirements for Attached Housing and Compact Detached Housing</b>		
<b>60.05.25.4.A</b> Front Yard Landscaping	The areas not covered by the driveway, the and the walkways are proposed to be landscaped with a variety of landscaping.	<b>Yes</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.25.4.B</b> Bare Gravel, Rock, Bark Maximum (25%)	The proposed landscaping consists of a variety of landscaping treatments; such as, but not limited to lawn, trees, shrubs, and ground cover vegetation. No bark or similar materials are proposed.	<b>Yes</b>
<b>60.05.25.4.C</b> Vehicle Circulation	Vehicular circulation is not counted in landscape calculation.	<b>N/A</b>
<b>60.05.25.4.D</b> Landscaping along foundations	Landscaping is provided in front of all street facing elevations along the foundation in areas not occupied by private patios. The foundation landscape area along the building is approximately 7.5 feet wide and includes various shrubs.	<b>Yes</b>
<b>60.05.25.4.E</b> Minimum Planting Requirements: 1 tree for each 800 square feet; 1 shrub for each 400 square feet; live ground cover	The required landscaping area is 3,026 square feet, which would require 4 trees, 8 shrubs, and ground cover. The landscaping plan provides for 18 new trees in addition to the 10 existing trees to be maintained, 233 shrubs, and grass and vegetation ground cover. The landscaped areas exceed planting requirements.	<b>Yes</b>
<b>60.05.25.4.F</b> Pedestrian Plaza	No pedestrian plazas proposed.	<b>N/A</b>
<b>Minimum landscape requirements for non-residential developments and Mixed Use Development</b>		
<b>60.05.25.5.A-D</b> Landscaping requirements	The site is a residential development.	<b>N/A</b>
<b>Common Greens</b>		
<b>60.05.25.6.A</b> Common green standards	No common greens proposed.	<b>N/A</b>
<b>Shared Courts for Compact Detached Housing</b>		
<b>60.05.25.7.A-B</b> Shared Courts	The proposal is not for compact detached housing.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls are proposed.	<b>Yes</b>
<b>Fences and Walls</b>		
<b>60.05.25.9.A</b> Materials	There is existing wood fencing around the site on the sides and rear property lines. On the south and east sides an existing 8-foot wooden fence will be retained, relocated and reconditioned as necessary. On the north side, that same existing wood fence extends about half way up the site from the east side and the portion of the fence that is not wood is a 3-foot wire fence that is on the adjacent property	<b>Yes</b>
<b>60.05.25.9.B</b> Chain link fences	Chain link fences are not proposed.	<b>N/A</b>
<b>60.05.25.9.C</b> Masonry walls	No masonry walls are planned for the site.	<b>N/A</b>
<b>60.05.25.9.D</b> Industrial district fencing	The site is not located in an industrial district.	<b>N/A</b>
<b>60.05.25.9.E</b> Fence height	Fences are limited in height in front yard areas and along streets. There will be no fences proposed along the west, or front side of the site adjacent to SW Hall Boulevard.	<b>N/A</b>
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10.A</b> Minimize grade changes	The site was previously developed with a single-family residence and has a minimal existing slope ranging from approximately 243 feet at the northeast corner to approximately 250 feet at the northwesterly portion. The site requires relatively little grading and the grading requirements can be met at the property lines.	<b>Yes</b>
<b>60.05.25.10.B</b> Grading adjacent to significant trees	The applicant states while there will be grading within 25 feet of the property lines to prepare the site, existing slopes will not be changed by more than 10% within tree root zones. This should provide protection for	<b>Yes</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	the existing trees that will remain, and for new trees to be planted	
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	The above criterion does not apply to the applicant's proposal does not include a non-vaulted surface stormwater detention facility between the street and the building.	<b>N/A</b>
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment into buffer areas.	No natural areas exist on site. The applicant has submitted a Clean Water Services Sensitive Area Pre-Screening Site Assessment form.	<b>N/A</b>
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting zoning districts	The subject site is zoned R2 and is surrounding on the north, south, and east by R2 properties; therefore, no landscape buffer is required.  The subject property is located across the street from the Urban Standard Density R7 zoning district and a 5-foot buffer developed to the B1 standard is required. A condition of approval has been added to require landscaping that meets the requirement.	<b>Yes, w/ COA</b>

**Table 9: Section 60.05.30 Light Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A</b> Lighting complies with the City's Technical Lighting Standards	On the exterior of the attached units on-site lighting is proposed along the north side of the building to light pedestrian and vehicular maneuvering areas. Two light poles will be installed in the landscaping areas on the rear portion adjacent to the parking drive aisle and parking. A condition of approval is proposed that the applicant provide a revised lighting photometric plans showing compliance with the technical lighting standards.	<b>Yes, w/ COA</b>

<b>60.05.30.1.B</b> Lighting provided for vehicle and pedestrian circulation	The applicant states that lighting for vehicle circulation as proposed does not meet minimum lighting levels. A condition of approval is proposed that the applicant provide a revised lighting photometric plans showing compliance with the technical lighting standards.	<b>Yes, w/ COA</b>
<b>60.05.30.1.C</b> Lighting of Ped Plazas	No pedestrian plazas are proposed.	<b>N/A</b>
<b>60.05.30.1.D</b> Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	<b>Yes</b>
<b>60.05.30.1.E</b> Canopy lighting recessed	Canopy lighting is not proposed. .	<b>N/A</b>
<b>Lighting Design Standards</b>		
<b>60.05.30.1-2</b> Adequate on-site lighting	The applicant's plans show three building mounted lighting packs for the pedestrian walkways adjacent to the building and two pole mounted lights in the parking lot. A condition of approval is proposed that the applicant provide a revised lighting photometric plans showing compliance with the technical lighting standards.	<b>Yes, w/ COA</b>

## **Attachment C: TP2020-0002**

### **ANALYSIS AND FINDINGS FOR TREE PLAN TWO APPROVAL**

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL of TP2020-0002**, subject to the applicable conditions identified in Attachment D

#### **Section 40.20.05 Purpose:**

The purpose of the Tree Plan application is to maintain healthy trees and urban forests that provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees thus helping to preserve and enhance the sustainability of the City's urban forest. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

#### **Standards for Approval:**

Section 40.90.15.2.C of the Development Code provides standards to govern the decisions of the Community Development Director as they evaluate and render decisions on Tree Plan Applications. The Community Development Director will determine whether the application as presented, meets the Tree Plan Two approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 2 Tree Plan.

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

#### **Section 40.90.15.2.C.1**

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

##### **FINDING:**

The applicant proposes to remove nine (9) of the 19 community trees on site. An application for Tree Plan Two is required for the removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period. Therefore, the application meets Threshold 1 of a Tree Plan Two.

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

## **Section 40.90.15.2.C.2**

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

### **FINDING:**

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

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

## **Section 40.90.15.2.C.3**

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

### **FINDING:**

The trees are being removed for the development of the site and not to observe good forestry practices; therefore, this criterion is not applicable to the proposed tree removal.

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

## **Section 40.90.15.2.C.4**

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

### **FINDING:**

The arborist report states that due to the intensity of site improvements, it is necessary to remove trees 1, 2, 3, and 5 along SW Hall Boulevard and trees 9, 15, and 16 towards the center and eastern portion of the site because they are either within the footprint of improvements or would have impacts well within their recommended root protection zones. Trees 4 and 8 are recommended for removal because they are in very poor health and/or structural condition. The remaining trees along the southern and eastern ends of the site can be retained and adequately protected according to the Tree Protection Recommendations section of the arborist report. The trees selected for retention have been carefully assessed and are either not significant risks to existing or proposed targets, and/or have characteristics such as adequate live crown ratios and

trunk taper indicative of trees that can adapt to increased exposure from tree removal with the development.

However, the retained trees should be reassessed and monitored after site clearing to ensure they are properly adapting to the changes from increased exposure and/or do not pose significant risks. Note that while tree 10 is in poor structural condition, it does not appear to have a probable likelihood of failure in the near term since it appears stabilized in the crown of tree 11. However, the owner may decide to remove this tree if it exceeds the risk threshold. Also, additional protection measures are recommended for the trees to be retained in the southeast portion of the site.

Protection measures are described in the Tree Protection Recommendations section of Arborist Report in Exhibit 3.5.

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

## **Section 40.90.15.2.C.5**

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

### **FINDING:**

No trees are described as nuisances in the arborist report; therefore, this criterion is not applicable to the proposal.

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

## **Section 40.90.15.2.C.6**

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

### **FINDING:**

The applicant states that Trees 1, 2, 3, and 4 must be removed to allow for the expansion of the right-of-way adjacent to SW Hall Boulevard and the eight (8) -foot wide public utility easement along the frontage of the subject site. There is no alternative to removing these specific trees.

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

## **Section 40.90.15.2.C.7**

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

### **FINDING:**

The applicant states that the removal of tree 5 is necessary to allow for location of the proposed building, while trees 10 and 13 are necessary to allow for the required parking area to serve the residents of the proposed 10-unit building. Tree 17 must be removed to allow for the location of the refuse collection area.

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

## **Section 40.90.15.2.C.8**

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

### **FINDING:**

The site does not require removal of trees in a SNRA or Significant Grove.

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

## **Section 40.90.15.2.C.9**

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

### **FINDING:**

The site does not require removal of trees in a SNRA or Significant Grove.

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

## **Section 40.90.15.2.C.10**

The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources)

### **FINDING:**

The project will meet the requirements for tree protection in Section 60.60 pursuant to a Condition of Approval. Section 60.67 does not apply because there is no designated Significant Natural Resource area on the subject site.

**Conclusion:** Therefore, staff finds the proposal meets the criterion for approval pursuant to a Condition of Approval.

## **Section 40.90.15.2.C.11**

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

### **FINDING:**

The project meets the grading standards as required in Section 60.05.25.10.A-B and discussed in Table 8. The applicant states while there will be grading within 25 feet of the property lines to prepare the site, existing slopes will not be changed by more than 10% within tree root zones. This should provide protection for the existing trees that will remain, and for new trees to be planted

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

## **Section 40.90.15.2.C.12**

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

### **FINDING:**

The application contains all applicable submittal requirements.

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

## **Section 40.90.15.2.C.13**

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 Tree Plan Two approval. The project is also subject to a Design Review Two application that is being processed concurrently.

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

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of TP2020-0002 Hall Boulevard Apartments, subject to the applicable conditions identified in Attachment D.

## **Attachment D: Conditions of Approval**

### **Design Review Two (DR2020-0036)**

#### **A. General Conditions, the applicant shall:**

1. Ensure the associated land use application TP2020-0002 has been approved.  
(Planning/SP)

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

2. Submit a lighting plan demonstrating compliance with the Technical Lighting Standards Submit plans demonstrating lighting levels in all vehicle and pedestrian maneuvering areas meet the minimum 0.7 foot candles. Provide a revised photometric lighting plan, architectural elevations and a site plan showing compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1 Technical Lighting Standards of the Development Code, including the location and placement of light fixtures. (Planning/SP)
3. Provide a 5-foot buffer along the front property line developed to the B1 standard to meet the landscaping buffer standards for an R2 zoned site located across the street from an R7 zoned site. (Planning/SP)
4. Dedicate 5.5' of right of way along the site's frontage to SW Hall Boulevard to accommodate the require sidewalk improvements consistent with the City's adopted street standards for an Arterial. (BDC 60.55.10.1, 2, and 5, and EDM Standard Drawing 200-1) (Transportation/KM)
5. Submit photometric data to demonstrate the covered area providing long term bicycle parking meets the minimum lighting requirements of 0.5 average foot candles per the Engineering Design Manual's Section 450. (BDC 60.30.05.3 and 60.30.10.2.B, and EDM Section 340.5). (Planning/SP)
6. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / TDM)
7. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / TDM)
8. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must

approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / TDM)

9. Have the applicant for the subject property guarantee all public improvements, site grading, storm water management facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / TDM)
10. Submit any required off-site easements and right of way dedication, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div. / TDM)
11. If determined to be needed by the City Building Official, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. This analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div. / TDM)
12. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div. / TDM)
13. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / TDM)
14. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / TDM)
15. Provide a drainage analysis of the subject site prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all

contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div. / TDM)

16. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / TDM)
17. Provide plans showing a Stormfilter system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any Stormfilter vaults or manholes. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development Div. / TDM)
18. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / TDM)
19. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / TDM)
20. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site. (Site Development Div. / TDM)
21. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / TDM)

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

22. All Design Review Development Standards of Beaverton Development Chapter 60 shall be met and shown on the Building application plan set, including but not limited to building setbacks, building height, required parking, required bicycle parking, and screening. (Planning/SP)

23. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / TDM)
24. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. / TDM)

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

25. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)
26. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SP)
27. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SP)
28. Construct sidewalk improvements along the site's frontage to SW Hall Boulevard consistent with the Engineering Design Manual's Standard Drawing 200-1 for a street with a functional classification of Arterial. Sidewalk improvements must include: 6' wide sidewalk and 7.5' planter (BDC60.55.10.1 and 2). (Transportation/KM)
29. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / TDM)
30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / TDM)
31. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / TDM)

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

32. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct

Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div. / TDM)

33. Submit any required on-site easements not already recorded by document, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div. / TDM)
34. Provide a post-construction cleaning, system maintenance, and any StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additional service report will be required per maintenance schedule and until the maintenance and planting period is complete. (Site Development Div. / TDM)

## **Tree Plan Two (TP2020-0002)**

### A. General Conditions, the applicant shall:

1. Ensure the associated land use application DR2020-0036 has been approved. (Planning/SP)
2. Tree protection shall be provided on site in accordance with the Arborist Report in Exhibit 3.5 of this report. (Planning/SP)
3. A tree that is located on a property line or on an adjacent property would require the property owner's consent in writing. The written consent shall be submitted to the Planning Division prior to the removal of the trees. (Planning/SP)