



Staff Report

STAFF REPORT DATE: June 19, 2019

HEARING DATE: June 26, 2019

TO: Interested Parties

FROM: Elena Sasin, Associate Planner

PROPOSAL: **The Mary Ann Multi-Family
DR2019-0055 / LD2019-0011 / TP2019-0004**

LOCATION: The site consists of four tax lots, identified as Tax Lots: 02600, 02700, 03000 and 03100 on Washington County Assessor's Map 1S116AD. Addresses: 4605 SW Main Avenue, 12820 SW 1st Street, 12855 SW 2nd Street and 12825 SW 2nd Street.

ZONING / NAC: Regional Center – Old Town (RC-TO) / Central Beaverton
NAC

SUMMARY: The applicant, REACH Community Development (REACH CDC), proposes to construct a four-story, 54-unit multifamily apartment building on a site approximately 0.46 acres in size, located south of SW 1st Street, west of SW Main Avenue, and north of SW 2nd Street. The proposal also includes ground-level onsite parking. The applicant requests approval of a Design Review Three (DR2019-0055), a Replat One (LD2019-0011) to consolidate four lots and a Tree Plan Two (TP2019-0004) application, to remove one Significant Individual Tree.

PROPERTY OWNER: REACH Beaverton Limited Partnership
Ben Sturtz
4150 SW Moody Avenue
Portland, OR 97236

Beaverton School District
Steven Sparks
16550 SW Merlo Road
Beaverton, Oregon 97003

APPLICANT: Scott Edwards Architecture
Bob Smith
2525 E Burnside
Portland, OR 97214

DECISION: **RECOMMENDATION OF APPROVAL of The Mary Ann
Multi-Family DR2019-0055 / LD2019-0011 / TP2019-0004**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
DR2019-0055	April 16, 2019	May 7, 2019	September 4, 2019	May 6, 2020
LD2019-0011	April 16, 2019	May 7, 2019	September 4, 2019	May 6, 2020
TP2019-0004	April 16, 2019	May 7, 2019	September 4, 2019	May 6, 2020

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

Zoning	Regional Center – Old Town (RC-OT)	
Current Development	The four lots are currently vacant.	
Site Size & Location	The subject proposal is located on half a city block, between SW 1 st Street to the north, SW 2 nd Street the south and SW Main Avenue to the east. The site area is approximately 0.46 acres.	
NAC	Central Beaverton	
Surrounding Uses	Zoning: <u>North:</u> Regional Center – Old Town (RC-OT)	Uses: <u>North:</u> Mixed-uses
	<u>South:</u> Regional Center – Old Town (RC-OT)	<u>South:</u> Retail
	<u>East:</u> Regional Center – Old Town (RC-OT)	<u>East:</u> Service Business and dental office
	<u>West:</u> Regional Center – Old Town (RC-OT)	<u>West:</u> Surface parking lot and auto service

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<u>Attachment B:</u>	Design Review Three (DR2019-0055)	DR1-DR23
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Exhibits

Exhibit # Materials submitted by Staff

- Exhibit 1 Vicinity Map (page SR-5 of this report)
- Exhibit 1.2 Aerial Map (page SR-6 of this report)

Exhibit # Agency Comments

- Exhibit 2 Beaverton School District Letter May 9, 2019

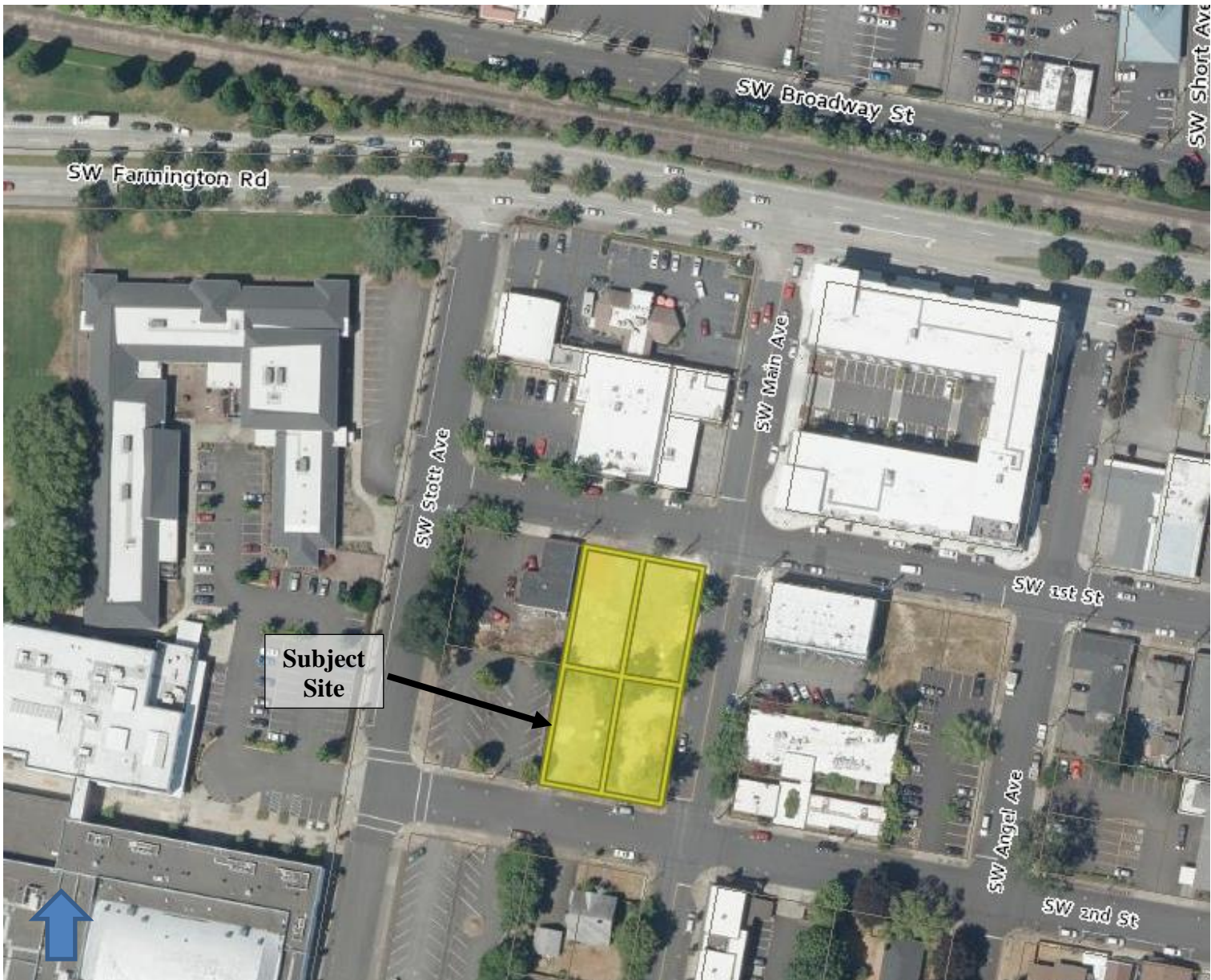
Comment Summary

Beaverton School District’s Executive Administrator for Long Range Planning, Steven Sparks, wanted to clarify that one of the four lots, Tax Lot 3000 of Washington County’s Tax Assessor’s Map 1S116AD, is currently still owned by the School District, but that the School District and applicant, REACH, have entered into an agreement to allow REACH’s acquisition of the subject parcel. The letter also provides authorization to REACH to proceed with the proposal on the Beaverton School District’s property. Additionally, the letter from Mr. Sparks raises concerns about the project’s compliance with the Beaverton Development Code’s maximum density requirement. Staff provided a response to Mr. Sparks, explaining that the City of Beaverton has recently made changes to the Beaverton Development Code, which allows some eligible residential-only developments to exceed the maximum density if ground floor pedestrian oriented design is proposed. After staff’s explanation, Mr. Sparks had no further questions or comments regarding the proposal.

Public Comment

No public comments received as of the date of Staff Report issuance.

The Mary Ann Multi-Family
DR2019-0055 / LD2019-0011 / TP2019-0004



**FACILITIES REVIEW COMMITTEE TECHNICAL
REVIEW AND RECOMMENDATIONS
The Mary Ann Multi-Family
(DR2019-0055 / LD2019-0011 / TP2019-0004)**

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 both the Design Review Three and Land Division (Replat One) applications (DR2019-0055 and LD2019-0011).**
- A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

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

Public Water, Sanitary Sewer and Storm

The City of Beaverton is the sanitary sewer, storm drainage and water provider for the site. There are 8-inch sanitary lines on SW 1st Street, SW 2nd Street, and SW Main Avenue. There is a storm inlet connecting to a 10-inch stormwater line located at the northeast corner of the proposed site. Water is made available to the site via existing 12-inch mains on SW 1st Street and SW Main Avenue as well as an 8-inch water main on SW 2nd Street. The applicant's plans show planned water connections to the 12-inch water main located in SW Main Avenue. The building sanitary line is shown to connect with the 8-inch sewer in SW Main Avenue and the parking and building's storm lines will connect to the existing 10-inch storm line in SW Main Avenue as well. The applicant states that the primary electrical service will require a new underground vault and transformer located in the public sidewalk

approximately mid-block along SW Main Avenue. The applicant explains that this work will be part of a larger Portland General Electric (PGE) underground requirement that will also remove all overhead power and communication lines along SW 1st Street and SW 2nd Street between SW Main Avenue and SW Stott Avenue as well as the poles and lines along SW Stott Avenue from SW 1st Street to SW Farmington Road. This off-site work will be submitted to PGE as part a separate permit review and will be verified by City staff at the time of Site Development permit review. The applicant states that water quality and quantity will be met through the use of an onsite green roof and water quality catch basin. The applicant has submitted a Service Provider Letter from Clean Water Services (CWS).

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

Transportation

The applicant's plans show that the proposal will occupy half of a city block and will be adjacent to three existing rights-of-way; SW 1st Street to the north, SW Main Avenue to the east and SW 2nd Street to the south. All rights-of-way adjacent to the sight are identified as Local streets, in the Beaverton Comprehensive Plan Chapter 6: Transportation Element. Additional right-of-way is not required; however, the applicant proposes to improve the adjacent sidewalks to have a minimum width of 10-feet and an unobstructed path of 5-feet as required for developments located in a commercial or multiple use zoning district (Section 60.05.20.7.A, Beaverton Development Code). Bike lanes are not required nor proposed, as all adjacent roads are identified as Local streets. A traffic impact analysis is not required with this proposal as the project is expected to generate fewer than 300 vehicle trips per day. The applicant submitted a Trip Generation Assessment (Assessment) dated April 12, 2019, prepared by a Professional Engineer, Diego Arguea, of Kittelson and Associates. The Assessment estimates that the proposal will generate 293 weekday daily trips and 265 Saturday daily trips. An estimate of the site trip generation was developed based on trip rates included in the Trip Generation Manual, 10th Edition (Institute of Transportation Engineers, 2017). The Assessment also examined sight distance requirements at the public street intersections of SW Main Avenue/SW 1st Street and SW Main Avenue/SW 2nd Street as well as at the proposed garage driveway locations.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). TVF&R has reviewed the proposal and provided conditions of approval specific to this development proposal, including the need to ensure adequate emergency responder radio coverage and a Knox Box for building access. Staff incorporates the conditions of approval provided by TVF&R as part of the recommended conditions of approval. By meeting the conditions

of approval, the proposal will meet TVF&R requirements, which will be verified at the time of Site Development Permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets 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 development is for a multifamily building consisting of 54 units and ancillary spaces and uses. The applicant’s materials include a service provider letter from the Beaverton School District, dated May 7, 2019 which states that the District believes there will be sufficient capacity to accommodate new students from the project.

Transit Improvements

The subject site is located in an area well served by public transit. The applicant states that within approximately 3 blocks (or approximately 0.1-mile walk) of the site there are two bus stops serviced by three different lines. At SW Watson between SW 1st Street and SW 2nd Street are stops for Tri-Met lines 76 and 78. At SW Watson and SW Farmington is a stop for Tri-Met line 52. Slightly beyond the project site and across SW Farmington are bus stops for Tri-Met line 57 (approximately 0.2-mile walk) and further beyond is the Beaverton Central Max Stop (approximately 0.4 miles walk). Within a quarter-mile radius, there are 11 bus stops, with frequent and regular service.

Police

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

Pedestrian and Bicycle Facilities

The subject site is adjacent to streets designated as Local streets, which do not have a bicycle lane requirement. The applicant’s plans show that the

sidewalks adjacent to the site will be improved to provide a minimum width of 10 feet and an unobstructed path of at least 5 feet. The applicant is proposing one (1) long-term bicycle space per unit, within the unit, and four (4) additional long-term spaces in the secure parking area. The additional long-term bicycle spaces are being provided as part of the vehicular parking reduction afforded through Section 60.30.10.11.E, Reduction for Substitution of Bicycle Parking, of the Beaverton Development Code. Section 60.30.10.11.E states that uses located within a quarter-mile radius of a transit stop, the provision of bicycle parking may be used to reduce minimum vehicle parking requirements at a rate of two long-term bicycle parking spaces per vehicle space, but not more than five percent (5%) of the total number of required vehicle parking spaces. Bicycle parking used to reduce vehicle parking spaces shall be covered, long-term, bicycle parking consistent with the Engineering Design Manual and Standard Drawings. Three (3) short-term bicycle spaces will be located within 50 feet of one of the primary entrances to the building.

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).**

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20 for the Regional Center – Old Town (RC-OT) zone, as applicable to the aforementioned criterion. As demonstrated in the chart, the development proposal meets all applicable standards, or can be made to comply, by meeting the conditions for approval.

Therefore, the Committee finds that by meeting the conditions of approval 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 to the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards and Guidelines (Code Section 60.05) within the Design Review section of the staff report.

Off-Street Parking (Section 60.30)

The standard parking ratio for attached residential buildings within Parking District 1 in the Regional Center, is .75 per unit. For a 54-unit multifamily building, the standard requirement is 40.5 spaces (rounded up to 41). The applicant is proposing 39 on-site vehicle parking spaces. As described in response to criterion B, the applicant is proposing four (4) additional long-term parking spaces to reduce the standard total required number of parking spaces by five percent (5%). The required 39 parking spaces are proposed to be accommodated on the ground floor of the building, within a secured parking area. This parking area is proposed to be gated and have a one-way vehicular circulation pattern. The proposal also includes one (1) long-term bike rack within each residential unit and four (4) long-term bike racks located in the secure parking area. Three (3) short-term bicycle racks are proposed near primary entrances.

Street and Bicycle and Pedestrian Connection Requirements (Section 60.55.25)

As described above in response to Criterion A, the subject site is located between three Local streets. Additional right-of-way dedication is not required however, the applicant's plans show the adjacent sidewalks will be improved to have a minimum width of 10-feet and a five (5) foot wide unobstructed path. Furthermore, the applicant's plans show that the sidewalk ramps located at the intersection of the adjacent streets protrude beyond the required 10 feet, creating pedestrian "bump outs" intended to enhance pedestrian safety and visibility. The proposed building footprint is shown to be located on a property line or within close proximity to a property line, resulting in direct and efficient pedestrian connections to the surrounding pedestrian circulation system.

The existing and proposed sidewalks are shown to connect to the existing public circulation system in a safe and efficient manner.

Transportation Facilities (Section 60.55)

As noted above in the response to Facilities Review Criterion A, B and C, the subject site is adjacent to three existing local streets. The applicant is proposing to improve the existing sidewalks adjacent to the subject site to establish a minimum sidewalk width of 10-feet with an unobstructed path of 5-feet. Additional right-of-way is not required nor proposed. The location of the proposed building on the site provides safe and efficient pedestrian connections to the surrounding public pedestrian circulation system. The proposal also includes a secure vehicle parking area on the ground floor of the building. This parking area is shown to have access from SW 2nd Street and exit onto SW 1st Street. The applicant's Transportation Engineer has conducted a sight-distance study to ensure adequate sight-distance is provided for vehicles leaving the parking area. Additionally, the applicant states that a pedestrian warning system will be included at the garage access points. Furthermore, the applicant's plans show curb extensions at the corners of SW 1st Street/SW Main Avenue and SW 2nd Street/SW Main Avenue. As previously described, the extended curbs are intended to increase pedestrian safety by making pedestrians more visible at intersections to passing vehicles.

Utility Undergrounding (Section 60.65)

The applicant has provided a utility plan demonstrating the undergrounding of the proposed utilities. Furthermore, the applicant has provided a preliminary utility undergrounding plan for existing above ground utilities. The applicant explains that this work will be part of a larger PGE underground requirement that will also remove all overhead power and communication lines along SW 1st Street and SW 2nd Street between SW Main Avenue and SW Stott Avenue as well as the poles and lines along SW Stott Avenue from SW 1st Street to SW Farmington Road. This off-site work will be submitted to PGE as part a separate permit review and will be verified by City staff at the time of Site Development permit review.

The Committee recommends a standard condition of approval requiring that utility lines are placed underground, consistent with Section 60.65.

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

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

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 applicant states that as proposed, the development can ensure continued periodic maintenance and necessary normal replacement of private common facilities and areas. The proposal, as designed, will not preclude adequate maintenance of the proposed facilities. The Committee finds that the design of the development does not preclude the continued maintenance of private common facilities. The Committee finds that adequate means can be provided to ensure continued and periodic maintenance.

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.

In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. The applicant proposes to improve existing adjacent pedestrian circulation patterns. The absence of required standard setbacks in the subject zoning district enables the proposed to extend to the property lines, resulting in an internalized vehicular and pedestrian circulation system as well as safe and efficient connections to the adjacent systems.

Therefore, the Committee finds that 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 applicant's plans show safe, efficient and direct pedestrian connections to the surrounding public pedestrian system. The applicant's plans also show safe on-site vehicular circulation is achieved through the use of gates, which meters vehicles entering and exiting the parking area. The pedestrian warning system, as stated by the applicant, will be included at the vehicular entrance points to alert pedestrians (both inside the parking area and on the public sidewalk) of vehicles existing and entering the site.

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

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

The applicant states the structures and public facilities serving the development have been designed in accordance with applicable codes and regulations and provide adequate fire protection. Fire protection will be provided to the site by TVF&R. TVF&R has reviewed the proposed development and has provided conditions of approval. The proposal will also need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with other TVF&R standards.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion 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 applicant states that structures and public facilities serving the development site are designed in accordance with adopted City codes and standards. The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

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

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

The applicant states that grading and contouring of the site has been designed in accordance with right-of-way improvements and consideration of

adjacent properties. Furthermore, the applicant's plans show that the subject site is relatively flat and minimal grading is required and proposed.

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

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

The applicant will be required to meet all applicable accessibility standards of the Uniform Building Code, the Uniform Fire Code, and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, it appears that the general site layout can meet accessibility requirements. Accessibility is thoroughly evaluated through the site development and building permitting reviews. This requirement is in conformance with the Development Code.

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 April 16, 2019. The application was deemed complete on May 7, 2019. 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

Chapter 20 Use and Site Development Requirements Regional Center – Old Town (RC-OT) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20 (Regional Center – Old Town)			
Use – Attached Residential	Permitted	The proposal consists of 54 residential units	Yes
Development Code Section 20.20.15 (Regional Center – Old Town)			
Minimum/Maximum Lot Area	None	0.46 acres	Yes
Residential Density (per acre) Min: 12/acre Max: 40/acre ¹	<p>Min: 0.46 x 12 = 5.52 units Max: 0.46 x 40 = 18.4 units</p> <p>OR</p> <p>No maximum if ground floor pedestrian design is proposed, as outlined in Section 60.05.15.10 or 60.05.35.10</p>	The proposal includes 54 residential units, exceeding the standard base density. However, as outlined in footnote 17 of Section 20.20.15 of the Beaverton Development Code, the maximum density of 40 units per acre may be exceeded if the proposal can demonstrate compliance with additional Design Standards and/or Guidelines intended to enhance pedestrian oriented design features on the ground floor of the building. The applicant is proposing to incorporate the required features. Compliance with the applicable Design Standards and/or Guidelines will be reviewed in detail in the Design Review section of the staff report.	See DR2019-0055 Section of Staff Report
Minimum Lot Dimensions	None	200 feet by 100 feet	Yes
Minimum Yard Setbacks:	0 feet	The applicant's plans show that the proposed building	Yes

¹ The maximum density is not applicable to a development within RC-OT if the development is within the areas where the maximum height is 40 feet (see footnote 11 of Section 20.20.15 and Figure A) and the proposed development can demonstrate compliance with additional requirements found in Section 60.05.15.10 Design Review Standards or Section 60.05.35.10 Design Review Guidelines if the proposal is subject to a Type 3 Design Review application.

<p>Front Side Rear</p>		<p>extends to the lot's property lines. Some areas that are treated with windows and/or doors the walls are recessed 3 to 6 feet from the adjacent property line.</p>	
<p>Maximum Front Yard Setback with Ground Floor Residential</p>	<p>Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. or corresponding Design Review Guideline.</p>	<p>The applicant's plans show that the proposed building extends to the lot's property lines. Some areas that are treated with windows and/or doors the walls are recessed 3 to 6 feet from the adjacent property line. This standard is evaluated in greater detail in the Design Review section of the staff report.</p>	<p>See DR2019-0055 Section of Staff Report</p>
<p>Maximum Building Height</p>	<p>40 feet</p>	<p>The development currently proposes an average building height of 49 feet and 6 inches. In order to achieve this additional height bonus, the project proposes to utilize code Section 60.12.40.4.B.2 by providing a green roof that will cover approximately 73% of the roof area (or approximately 61% of the overall building area)</p>	<p>See DR2019-0055 Section of Staff Report</p>

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	A project meeting the Design Review Two thresholds which does not meet an applicable design standard is subject to a Design Review Three process. The applicant has elected to address a combination of Design Standards and Guidelines for the proposed multifamily, residential building, therefore has submitted an application for Design Review Three.	See DR2019-0055 Section of Staff Report
60.12 Habitat Friendly Development Practices			
Section 60.12.30.1	The proposal satisfies all applicable standards for the preservation, technique, or credit requested.	The applicant's plans and narrative demonstrate compliance with all applicable standards for the technique and credit requested. Compliance with the applicable standards are evaluated within forthcoming sections.	Yes
Section 60.12.30.2	The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to a credit for implementation of a proposed HFDP.	The applicant's plans show all Development Standards of Chapter 20 are proposed to be met, with the exception of maximum height for which the applicant is requesting credits through the use of Low Impact Development techniques to increase the height of the overall building by approximately 9 feet, 6 inches.	Yes
Section 60.12.30.3	The proposal is consistent with all applicable provisions of Section 60.12. (Habitat Friendly Development Practices) and all	In addition to the standards identified in Section 60.12.30.1 through 12, the proposal which includes the application of credits acquired through the incorporation of	Yes

	<p>improvements, dedications, or both required by the applicable provisions of Section 60.12. (Habitat Friendly Development Practices) are satisfied or can be provided in proportion to the identified impact(s) of the proposal.</p>	<p>Low Impact Development techniques, the proposal must also demonstrate compliance with Sections 60.12.40.4 Eco-Roof. Evaluation of compliance with Section 60.12.40.4 will be evaluated further within the Code Conformance Analysis chart herein. Additional right-of-way dedication is not required nor proposed. The applicant's show the improvement of all adjacent sidewalks.</p>	
Section 60.12.30.4	<p>Implementation of the proposed Habitat Friendly Development Practice(s) is technically feasible in accordance with Section 60.12.15. (Engineered Techniques).</p>	<p>The applicant has submitted a preliminary stormwater report demonstrating the feasibility of the proposed eco-roof. The Facilities Review Committee has reviewed the preliminary stormwater report and have recommended conditions of approval to ensure compliance with applicable Engineering Design Manual and Standard Drawings requirements.</p>	<p>Yes, w/COA</p>

Section 60.12.30.5	The size of the improvement proposed to implement the Habitat Friendly Development Practice(s) is greater than or equal to the amount required to receive the requested credit(s).	The applicant is proposing an eco-roof area of 12,220 square feet, which is approximately 61% of the building footprint. Section 60.12.40.4.B states that eco-roofs that are at least 60% of a building foot-print may increase the building height up to 36 feet within the building footprint. The applicant is proposing approximately a 9-foot, 6-inch height increase within the building footprint, therefore, the improvements proposed to implement the Habitat Friendly Development Practice is greater than the credits requested.	Yes
Section 60.12.30.6	The proposed credit is a credit that is allowed for the proposed Habitat Friendly Development Practice(s).	The proposed and requested credit is for a proposed eco-roof, as outlined in Section 60.12.40 Low Impact Development Technique, one of the Habitat Friendly Development Practices identified in the Beaverton Development Code.	Yes
Section 60.12.30.7	Use of credits is limited to the amount of preservation or technique proposed. One (1) unit of preservation or technique results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) unit of preservation or technique.	The applicant is proposing an eco-roof to increase the overall height of the building by approximately 9-feet, 6-inches. The proposal does not identify any other Habitat Friendly Development Practice or Low Impact Development Technique, nor is the applicant requesting to apply credits to any other standard or element of the subject proposal.	Yes
Section 60.12.30.8	Where a credit(s) toward the landscape standard, parking lot landscape island standard, or open	The applicant's proposal does not include credit request for landscaping, parking lot landscape islands or open space standards.	N/A

	<p>space standard is requested, the proposed project requesting credits toward the landscape standard, parking lot landscape island standard, or open space standard does not cumulatively receive credits greater than 50 percent of the landscape or open space standard for the project site, with the exception of credit for installation of a Rain Garden.</p>		
Section 60.12.30.9	<p>Where a credit(s) toward the landscape standard, parking lot landscape island standard, or open space standard is requested for installation of a Rain Garden, the proposed project requesting credits toward the landscape standard, parking lot landscape island standard, or open space standard does not cumulatively receive credits greater than 75 percent of the landscape or open space standard for the project site.</p>	<p>The applicant's proposal does not include credit request for landscaping, parking lot landscape islands or open space standards.</p>	N/A

Section 60.12.30.10	Where a credit(s) to increase the building height above the maximum for the underlying zoning district is requested, the proposed project does not cumulatively receive credits greater than 12 feet additional building height, with the exception of Section 60.12.40.4.B.1. Building Height Increase, Multiple Use Zoning Districts (Eco-Roof).	The applicant requests credits for building height increase through the installation of an eco-roof, as identified in Section 60.12.40.4.B.1, therefore this standard is not applicable. Furthermore, the applicant is requesting a height increase of approximately 9-feet, 6-inches.	N/A
Section 60.12.30.11	Where a credit(s) to increase the building height above the maximum is requested for a project within a Multiple Use zoning district, the proposed project does not cumulatively receive credits greater than 12 feet, 24 feet, or 36 feet additional building height, respective of Sections 60.12.40.4.B.1.a., 60.12.40.4.B.1.b., and 60.12.40.4.B.1.c.	The applicant is requesting a height increase of approximately 9-feet, 6-inches.	Yes
60.12.40 Low Impact Development Techniques			
Section 60.12.40.4. A	Install an Eco-Roof equal to at least 10 percent of the building footprint for projects located in a Multiple-Family Residential, Commercial, Industrial, or Multiple Use zoning district.	The proposal is located within the Regional Center – Old Town zoning district, a Multiple Use zoning district and the eco-roof is equal to approximately 61% of the proposed building footprint.	Yes
Section 60.12.40.4. B	One (1) square foot of Eco-Roof results in one	A combination of credits is not proposed. The applicant's	Yes

	credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) square foot of Eco-Roof.	plans show and eco-roof equal to approximately 61% of the building footprint.	
Section 60.12.40.4. B.1.c	<p>1. Building Height Increase, Multiple Use Zoning Districts:</p> <p>c. For a proposal that includes an Eco-Roof that is at least 60 percent of the building's footprint, an applicant can request an increase in building height up to 36 feet within the building footprint.</p>	The applicant is proposing a building height increase of approximately 9-feet, 6-inches.	Yes

<p>Section 60.12.40.4.B.1.d.(1) – (5)</p>	<p>(1). The proposed Building Height Increase does not exceed the relative 12, 24, or 36-foot standard outlined in a., b., or c., above. (2). The square footage of the building footprint receiving the building height increase shall be equal to or less than three times the square footage of Eco-Roof. (3). When abutting an R4, R5, R7, or R10 zoning district, or equivalent County zoning district... (4). The building receiving the height increase shall be the building with the Eco-Roof. (5) The building receiving the height increase shall not increase the height within 50 feet of the Downtown Historic District or a Historic Landmark.</p>	<p>The additional height increase of 9-feet, 6-inches proposed does not exceed the 36-foot height standard as permitted when an eco-roof area exceeds 60% of a building footprint. The building footprint receiving the building height increase is less than three times the square footage of the proposed eco-roof. The site does not abut an R4, R5, R7, or R10 zoning district. The building proposed to receive the height increase is the same building on which the eco-roof is proposed. The subject site is over 300 feet away from the nearest boundary of the Downtown Historic District and is approximately 156 feet away from the nearest Historic Landmark, the Merle Davies School located at 13000 SW Farmington Road.</p>	<p>Yes</p>
<p>Section 60.12.45</p>	<p>An applicant that requests enhancement, mitigation or creation of HBA or integration of LID techniques in association with the provisions of Section 60.12. shall execute a covenant with the City that ensures the preservation, installation, maintenance, and replacement, if necessary, of the HBA or LID improvements...</p>	<p>The applicant states that the owner will endorse any required covenants or agreements with City to ensure the proper maintenance and up keep of HBA or LID facilities. The Committee recommends a condition of approval that the applicant subject a covenant to the City of Beaverton containing the required contents as outlined in Section 60.12.45.1.A of the Beaverton Development Code, prior to Site Development permit issuance.</p>	<p>Yes, w, COA</p>

Development Code Section 60.15			
Land Division Standards	Grading and tree protection standards.	The applicant's plans show compliance with applicable on-site surface contouring requirements. The subject site is relatively flat and proposed grade changes are minimal. There is one Significant Individual tree located on the subject site which the applicant proposes to remove (see TP2019-0004 findings). No other Significant Trees or Groves are located within the vicinity of the site.	Yes
Development Code Section 60.30			
Off-street motor vehicle parking	Attached Dwellings - <u>Min:</u> 0.75 per unit x 54 units = 40.5 spaces <u>Max:</u> 1.8 one bed x 25 units + 2.0 one and 2 bed x 29 units = 103 spaces	The applicant is proposing 39 spaces for motor vehicles. A 5% reduction to standard parking requirements is available for developments located within a quarter mile of a transit stop and providing additional long-term bicycle spaces at a rate of two bicycle spaces per motor vehicle. The applicant has proposed an additional 4 long term bicycle spaces.	Yes
Required Bicycle Parking Short Term and Long Term	<u>Short term:</u> 2 spaces <u>Long Term:</u> 54 spaces	<u>Short term:</u> 3 spaces <u>Long Term:</u> 58 spaces (1 within units per unit and 4 within the parking area)	Yes
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The applicant states that the property is located within THPRDs district therefore annexation is not necessary.	N/A

Development Code Section 60.50

Special Use Regulations	Buildings within any of the Regional Center zoning districts may have the following projections into the public right-of-way: awnings, canopies, ornamental and architectural features.	The applicant states that the project will have projections into the right-of-way. The applicant explains that the design shows canopies at building corners (SW 1st & SW Main and SW 2nd & SW Main) to help distinguish and identify primary building points of entry. The applicant states that the maximum projection of entry awnings into the right-of-way is approximately 4 feet from property line. Additionally, the applicant's plans show a minimum clearance of 10 feet from finished grade.	Yes
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Development Code Section 60.55

Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein. The subject site is located between three Local streets; SW 1 st Street, SW 2 nd Street and SW Main Avenue. Additional right-of-way dedication is not required. The applicant's plans show the improvement of all three adjacent sidewalks to comply with sidewalk standards for Multiple Use zoning districts. The applicant's plans show proposed sidewalks with a minimum width of 10 feet and an unobstructed path of 5 feet. External onsite pedestrian circulation systems are not proposed. The improved sidewalks are shown to connect to the existing public circulation system in a safe and efficient manner. On-site parking is provided within the ground floor area of the building. The parking area is secured by gates which are	Yes, w/COA
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		proposed to be accommodated by a pedestrian warning system, altering pedestrians of vehicles entering and existing the site.	
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Removal of one Significant Tree is proposed.	See TP2019-0004 findings
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant explains that this work will be part of a larger Portland General Electric (PGE) underground requirement that will also remove all overhead power and communication lines along SW 1 st Street and SW 2 nd Street between SW Main Avenue and SW Stott Avenue as well as the poles and lines along SW Stott Avenue from SW 1st Street to SW Farmington Road. This off-site work will be submitted to PGE as part a separate permit review and will be verified by City staff at the time of Site Development permit review. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.	Yes, w/COA
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a Sensitive Area Pre-Screening Site Assessment from CWS. No sensitive areas were identified to be located on or within 200 feet of the subject site.	N/A

**DR2019-0055
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

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

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

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

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

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

The applicant proposes to construct a new 54 unit apartment building. The proposal meets all design standards except the following Sections:

- 60.05.15.1.D Building Articulation and Variety (150 square feet of undifferentiated wall area).
- 60.05.15.10.A.1 Ground floor elevations on eligible residential-only buildings.
- 60.05.25.4.D Additional Minimum Landscape Requirements for Attached Housing and Compact Detached Housing

The following threshold is met:

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

Therefore, staff finds that the criterion is met.

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

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

Therefore, staff finds that the criterion is met.

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

The proposal meets Design Review Three threshold number 8, therefore this criterion is not applicable.

Therefore, staff finds the criterion is not applicable.

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

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

The proposal is new construction.

Therefore, staff finds the criterion is not applicable.

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

The applicant does not propose a DRBCP.

Therefore, staff finds the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or***

8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]

The proposal meets Design Review Three threshold number 8. Staff cites the Design Review and Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Standards and Guidelines found in Section 60.05 of the Development Code. Staff reviews each Standard and Guideline with respect to the applicability of the Standard or Guideline to the project, the applicant's response, and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the Standard or Guideline and a statement as to whether the Standard or Guideline is met below. Staff finds that the proposal meets either the applicable Standards or Guidelines, subject to the conditions of approval.

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

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).**

The proposal meets threshold 8. Staff cites the Design Review and Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Standards and Guidelines found in Section 60.05 of the Development Code. The applicant's plans demonstrate compliance with all applicable Design Standards except for the Design Standards where the proposal is applying to instead meet the applicable Design Guidelines.

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

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

The applicant has submitted all documents related to this request for Design Review Three (DR2019-0055) approval. The applicant has also submitted a Replat One (LD2019-0011) and a Tree Plan Two (TP2019-0004) application. No additional application or documents are needed at this time Staff suggests a condition of approval that approval of the Design Review Three application is dependent upon the Replat One and Tree Plan Two application approval..

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0055 (The Mary Ann Multi-Family)** subject to the applicable conditions identified in Attachment E.

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
<p>60.05.15.1.A Max length of attached residential buildings in residential zones</p>	<p>The applicant's plans show that the proposed residential building is approximately 200 feet by 100 feet. However, this site is located within the Regional Center – Old Town (RC-OT) zoning district, therefore this standard does not apply.</p>	<p>N/A</p>
<p>60.05.15.1.B Min 30% articulation and variety</p>	<p>The proposed building faces three rights-of-way; SW 2nd Street to the south, SW Main Avenue to the east and SW 1st Street to the north.</p> <p><u>East Façade:</u> This façade contains the Primary Residential Entrance, Fitness Room Entrance, and four tenant entries. The applicant's plans show the eastern facing elevation is approximately 9,569 square feet in area. 30% of this elevation is equivalent to approximately 2,871 square feet. The applicant's plans show this façade is articulated through three recessed areas (with an off-set greater than 18 inches), alternating windows, metal panels and wood cladding. In total, staff finds that these architectural treatment areas exceed 2,871 square feet in area. Furthermore, the applicant adds that the storefront at the fitness entrance and residential entrance are further articulated with wood screens and canopies. The applicant states that the overall area of articulation is greater than 30%.</p> <p><u>North Façade:</u> The north facing elevation features a storefront window system providing visual access to the ground floor leasing office and lobby. The northern elevation also includes an opening to the ground floor parking area. The applicant explains that articulation is created through storefronts protected by canopies, wood screens, and perforated roll up doors for the garage area. The applicant states that the overall area of articulation is greater than 30%. Staff finds that the northern elevation surface area is approximately 5,069 square feet. 30% of this elevation is approximately</p>	<p>Yes</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>equivalent to 1,520.7 square feet. The applicant's plans show that the northwest corner of the northern elevation (near the corner of SW 1st and SW Main) is treated with a combination of windows, flat metal panel, and box rib metal panel. The outer perimeter of this area is approximately 933.37 square feet. Outside of this area, the elevation is treated with windows surrounded by the predominate brick material. There are 18 windows on the northern elevation which have a dimension of 6 feet by 3 feet totaling 324 square feet of variety. An additional 9 windows with dimensions of 6 feet by 5 feet will result in 270 square feet of architectural variety on the northern elevation. The storefront windows on the ground floor of the northern elevation occupy an area approximately equivalent to 405 square feet. Staff finds the total area that is architecturally treated on the northern elevation is approximately 1,932.37 square feet, exceeding the minimum 30% requirement.</p> <p><u>Southern Façade:</u> The southern face is similar to the northern façade. The south facing elevation features a storefront window system which provides visual access to the ground floor fitness center. The proposed entrance to the ground floor garage is also located along the southern building elevation. The opening is proposed to be partially concealed by the use of perforated roll up doors. A portion of the garage area is screened through the use of a wooden screen. Staff finds that the approximate surface area of the southern elevation is 4,487 square feet and 30% of that area is approximately 1,346 square feet. As with the northern elevation, the applicant's plans show a differentiated area on this façade that includes a combination of windows and metal paneling. The outer perimeter of this area is approximately 758 square feet. Three different window sizes are featured on this elevation. There are 24 windows that have an area of 18 square feet, for a total of 432 square feet of window coverage. There are also 6 windows that</p>	

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	have a surface area of 30 square feet, resulting in an additional 180 square feet of window treatment on the southern elevation. The storefront windows on the southern elevation have an approximate area of 280 square feet. The wooden screen featured along the ground floor elevation screens an area of approximately 126 square feet. Cumulatively, these treatments exceed the 30% articulation and variety standard.	
60.05.15.1.C Max 40' between architectural features	The spacing between the permanent architectural features on all three elevations, as described in response to Section 60.05.15.1.B above, is less than 40 feet.	Yes
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets	The applicant has requested to be evaluated against corresponding Design Guideline, 60.05.35.1. E	See DR Guideline
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12 for sloped roofs	The proposed roofline is flat; therefore, this standard is not applicable.	N/A
60.05.15.2.B Min roof eave = 12" for sloped roofs	The proposed roofline is flat; therefore, this standard is not applicable.	N/A
60.05.15.2.C Flat roofs need parapets	The applicant's plans show a parapet wall extending above the roof line in excess of 12 inches.	Yes
60.05.15.2.D New structures in existing development be similar to existing development roof	This is proposed new development.	N/A
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The applicant's plans show that primary pedestrian entrances are located on the eastern facing elevation. The entrances to the four ground floor units are recessed by approximately 5 feet and 11 inches and is approximately 76 feet wide. Additionally, the applicant's plans show a canopy wrapping around the building's northeast and south east corners, and projecting 4 feet beyond the outer building walls,	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	offering weather protection for secondary entrances.	
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	The applicant states that exterior wall assemblies will comply with this standard.	Yes
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	As demonstrated on the applicant's plans and stated by the applicant, plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard are not utilized on any visible facades in this proposal.	Yes
60.05.15.4.C Foundations	The applicant states that plain, smooth, exposed concrete and concrete block used as foundation material does not extend more than three feet above finished grade.	Yes
Roof-Mounted Equipment		
60.05.15.5.A through C Roof-mounted equipment screening. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.	The applicant states that roof mounted equipment is setback from the street-facing elevations such that they are not visible from public streets and that the setback for the equipment was determined by the standards outlined in Section 60.05.15.5.B. The applicant's plans do include line-of-sight drawings, however because this review does not include mechanical permit review for roof mounted equipment, and because the ultimate location of the necessary equipment may change, staff recommend a condition of approval that prior to building permit issuance of any building permit which includes non-exempt roof-mounted equipment, the applicant shall demonstrate compliance with Section 60.05.15.5.	Yes, w/COA
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A Buildings in Multiple Use zones shall occupy a minimum public Street along Major Pedestrian Routes.	The subject site is adjacent to Class 1 (both sides) Major Pedestrian Routes (MPR) on all three frontages. Buildings located along Class 1 MPRs must occupy a minimum of 50% of the street frontage where the parcel abuts the Class 1 MPR. The proposed building occupies 100 percent of all three (3) frontages.	Yes
60.05.15.6.B Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds	The subject site is located within a multiple use zoning district (RC-OT).	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60,000 gross square feet.		
<p>60.05.15.6.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>	<p>The proposed building is located within 20 feet of all adjacent property lines. Sections 60.05.25.5.B. and 60.05.25.5.C. are minimum landscape requirements for non-residential developments and mixed used developments. The subject proposal is for an all residential building; therefore, those sections are not applicable.</p>	<p>Yes</p>
<p>60.05.15.6.D Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.</p>	<p>The proposed building occupies both corners.</p>	<p>Yes</p>
<p>60.05.15.6.E 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>The primary entrance, where the majority of the building users will enter and exit, is located near the northeast corner of the site and is setback less than 20 feet from the abutting public street.</p> <p>The applicant's plans demonstrate that pedestrian connections to street oriented primary building entrances do not cross vehicular circulation and parking areas.</p>	<p>Yes</p>
Building Scale along Major Pedestrian Routes		
<p>60.05.15.7.A 22' Height Minimum 60' Height Maximum</p>	<p>The proposed building height from the average grade plane is 48 feet.</p>	<p>Yes</p>
<p>60.05.15.7.B Detached residential dwellings are exempt</p>	<p>The proposal is for a multifamily, attached residential building.</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
from the minimum height standard in Section 60.05.15.7. A.		
60.05.15.7.C The maximum heights specified in Section 20.20.50. shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices	The maximum standard height within this area of the RC-OT zoning district is 40 feet. The proposal includes an eco-roof area of 61% of the building footprint. Per 60.12.40.4.B.2 building height increase is allowable up to 36 feet within the building footprint. The applicant proposes a building height of 48 feet.	Yes
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing Requirements	The proposal is residential in nature only.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A
Ground floor elevations on eligible residential-only buildings		
60.05.15.10.A.1 Standards for locating ancillary residential uses on the ground level: a. 50% glazing b. For active human use c. Vehicle parking doesn't count towards this requirement	<u>The applicant has responded to the Design Guideline.</u>	See the DR Guideline
60.05.15.10.A.2 Standards for ground floor units	The applicant's plans show that each ground floor unit's primary access is from the adjacent right-of-way and the entrances are at grade. The access path to the units is approximately 6 feet wide. Separation between the private and public space is provided by a front porch area, ranging from approximately 59 square feet to 71 square feet, and having minimum dimensions of 5 feet by 6 feet. The porch area also includes raised planters, a minimum of 2 feet in width. The landscaped areas include a combination of small trees (vine maple) and shrubs. The qualifying ground floor elevation	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	area featuring the access to the units is approximately 764 square feet, of which 25% is 191 square feet. The applicant has proposed a combination of windows and glass doors that equal approximately 221 square feet of glazed area.	

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
<p>60.05.20.1.A Connect on-site circulation to existing and planned street system</p>	<p>The subject site is located between three Local Streets; SW 1st Street, SW 2nd Street and SW Main Avenue. The applicant's plans show the improvement of all three adjacent sidewalks to comply with sidewalk standards for Multiple Use zoning districts. The applicant's plans show proposed sidewalks with a minimum width of 10 feet and an unobstructed path of 5 feet. External onsite pedestrian circulation systems are not proposed as the building extends to the property lines in most areas. However, proposed pedestrian entrances are within close proximity to the adjacent public right-of-way, providing a safe and efficient connection to the surrounding public circulation system. The on-site parking is provided within the ground floor area of the building. The parking area is secured by gates which are proposed to be accommodated by a pedestrian warning system, alerting pedestrians of vehicles entering and existing the site.</p>	<p>Yes</p>
Loading Areas, solid waste facilities and similar improvements		
<p>60.05.20.2.A Screen from public view</p>	<p>The applicant's plans show that there are no outdoor storage areas. The trash/recycling area is located within the building.</p>	<p>Yes</p>
<p>60.05.20.2.B Loading areas shall be screened</p>	<p>No loading areas are proposed nor required for an all residential building.</p>	<p>N/A</p>
<p>60.05.20.2.C Screening with walls, hedge, wood</p>	<p>The applicant's plans show that there are no outdoor storage areas. The trash/recycling area is located within the building, therefore adequately screened.</p>	<p>Yes</p>
<p>60.05.20.2.D Chain-link screening prohibited</p>	<p>Chain link is not proposed for screening.</p>	<p>Yes</p>
<p>60.05.20.2.E Screening of loading waived in some zones.</p>	<p>No loading areas are proposed or required.</p>	<p>N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The subject site is located between three existing streets, identified in the Transportation Element of the Comprehensive Plan. The applicant proposes to improve the adjacent sidewalks and connect them to the surrounding public street system.	Yes
60.05.20.3.B Direct walkway connection	All building entrances face and are within close proximity to SW Main Avenue. The sidewalk along Main Avenue connects to SW 1 st and SW 2 nd which are both extended to the boundaries of the site, further connecting to the surrounding public circulation system and amenities	Yes
60.05.20.3.C Walkways every 300'	The subject site is 200 feet by 100 feet, therefore no street frontage is 300 feet in length.	N/A
60.05.20.3.D Physical separation	All parking is interior to the building, pedestrian pathways are not proposed.	N/A
60.05.20.3.E Distinct paving	All parking is interior to the building, pedestrian pathways are not proposed.	N/A
60.05.20.3.F 5' minimum width	All parking is interior to the building, pedestrian pathways are not proposed.	N/A
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	No surface parking areas abut a public street. Onsite parking is provided within the building which extends to the property lines. The entrance to the parking area is located on SW 2 nd Street. The exit is located on SW 1 st Street. The interior parking area will be screened by perforated roll up doors at both the entrance and exit. The parking area is further screened by wooden slats.	N/A
Parking and Landscaping		
60.05.20.5.A-D 1 Landscape island per 10 spaces, size of planter and tree species	The onsite parking area is located within the proposed building, on the ground floor. No open-air parking spaces are proposed nor required, therefore these standards do not apply.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A.1-3 50% Max on Class 1 MPR 65% Max on Class 2 MPR 50% Max for detached residential projects along any street	Parking is proposed within the building envelope and is screened by building walls, roll-up doors and wooden slats which are incorporated into the building design as architectural features.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	The applicant's plans show the improvement of existing sidewalks on all three adjacent streets in compliance with this Standard. Sidewalks are shown to have an overall minimum width of ten (10) feet and an unobstructed path of at least five (5) feet.	Yes
60.05.20.7.B Internal sidewalks and walkway widths	The applicant's plans show that the proposed building extends to the site's property lines in most areas, therefore there are only short on-site pedestrian walkways are proposed which connect to the adjacent public sidewalks. Where onsite pedestrian walkways are provided, they have a minimum width of five (5) feet.	Yes
60.05.20.7.C Common Greens	Proposal does not include common greens or shared courts.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	Drive aisles provide access to angled parking stalls.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.3.A Minimum Landscape Area (15%)	<p>The subject site is 20,000 square feet, requiring a minimum of 3,000 square feet of landscaping. The applicant states the following landscape areas are provided:</p> <ul style="list-style-type: none"> - 12,200 square foot eco-roof - 2,778 square foot elevated courtyard - 470 square feet of ground level patio area for four units <p>The applicant has requested to be evaluated against corresponding Design Guidelines, 60.05.45.1.A-D, to accept open elevated courtyard and eco-roof areas as part of the open space requirement.</p>	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>60.05.25.3.B Active Open Space (25% of the required open space)</p>	<p>The standard required open space for the site is 3,000 square feet, 25% of which is 750 square feet. The applicant's plans show an outdoor courtyard area with, landscaping, patio seating and faux turf. This area is approximately 2,778 square feet and is adjacent to a community room. The ground floor of the proposed building also features a fitness center.</p>	<p>Yes</p>
<p>60.05.25.3.C Environmentally Sensitive Areas and aboveground landscaped water quality treatment facilities shall be counted toward the minimum common open space requirement.</p>	<p>The applicant is proposing a 12,200 square foot eco-roof for water quality treatment. The eco-roof area is being included in the overall minimum landscape requirement for the site.</p>	<p>Yes</p>
<p>60.05.25.3.D Vehicle Circulation</p>	<p>Vehicular circulation areas are not being considered in the landscape calculations.</p>	<p>N/A</p>
<p>60.05.25.3.E Individual Exterior Spaces</p>	<p>The applicant's plans show four (4) ground floor units with direct access to the adjacent street. The area in between the street and units is designed as individual exterior spaces. The individual patios vary slightly in size but none exceed 120 square feet. Combined, they equal 470 square feet.</p>	<p>Yes</p>
<p>60.05.25.3.F Abutting Collector or Higher</p>	<p>The proposed common active open space is located on the second level of the building and does not abut a collector or higher designated street.</p>	<p>Yes</p>
<p>60.05.25.3.G Open Space Size, 640 sq. ft. in area and min. width and length of 20 feet.</p>	<p>The applicant's plans show that the elevated common active open space area is approximately 2,778 square feet, and approximately 72 feet by 35 feet.</p>	<p>Yes</p>
<p>60.05.25.3.H Phased Development</p>	<p>Proposal does not include phased development.</p>	<p>N/A</p>
<p>60.05.25.3.I Active Open Space Improvements</p>	<p>The proposed elevated active open space includes a courtyard with tables and is adjacent to an indoor community room.</p>	<p>Yes</p>
<p>60.05.25.3.J Other improvements providing similar levels of activity</p>	<p>The applicant is proposing to provide an elevated courtyard area, similar to a plaza but not available to the general public. The plaza is adjacent to a community room, which is similar to a clubhouse. These proposed improvements, a courtyard and community room, provide a similar level of active common open space usage as a plaza and clubhouse.</p>	<p>Yes</p>
<p>60.05.25.4.A</p>	<p>The RC-OT zoning district does not have a</p>	<p>Yes</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Front Yard Landscaping	minimum front yard requirement; however, the applicant is proposing landscaping in all areas not occupied by structures, walkways or driveways.	
60.05.25.4.B Bare Gravel, Rock, Bark Maximum (25%)	The minimum landscape required for this site is 3,000 square feet. The applicant is proposing a 12,200 square foot vegetated eco-roof. Though the eco-roof alone provides more than the minimum landscaping area required, the eco-roof is passive open space, designed to treat storm water but not for frequent human usage. In addition to the eco-roof, the applicant is proposing an open courtyard area with seating and landscaping consisting of trees and shrubs. This courtyard area is applied to the minimum active open space requirement. At approximately 2,778 square feet, this courtyard area, exceeds the minimum requirement of 750 square feet for active open space. Although the courtyard consists of approximately 2,198 square feet of paved area, and the ground floor units include paved patios, these non-live plant areas do not exceed 25% of the total landscaping being proposed.	<p style="text-align: center;">Yes</p>
60.05.25.4.C Vehicle Circulation	Vehicular circulation is not counted in landscape calculation.	<p style="text-align: center;">N/A</p>
60.05.25.4.D Landscaping along foundations	The applicant responds to the Design Guideline.	<p style="text-align: center;">See DR Guideline</p>
60.05.25.4.E Minimum Planting Requirements	<p>The applicant's plans show four trees (with a minimum of 1.5 caliper inches) are provided at the elevated courtyard (4required).</p> <p>And approximately 73 evergreen shrubs (reaching a minimum mature height of 48 inches) are provided at the elevated courtyard (= 8 required). The applicant states that bare gravel, rock, bark or similar materials account for less than 25% of the required landscape.</p>	<p style="text-align: center;">Yes</p>
60.05.25.4.F Pedestrian Plaza	The Beaverton Development Code defines "plaza" in the following way: "A continuous open space which is readily accessible to the public at all times, predominately open above and designed specifically for use by people as opposed to serving as a setting for a building" (Chapter 90). The elevated	<p style="text-align: center;">N/A</p>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	courtyard is not proposed to be accessible to the public at all times and is therefore not a "plaza".	
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9.A through E Materials	No retaining walls or fences are proposed.	N/A
Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The subject site and surrounding properties are zoned RC-OT, a mixed-use zoning district, therefore this standard does not apply.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The proposed stormwater treatment facility is proposed to be located on the building's roof and connect to an underground system.	Yes
Natural Areas		
60.05.25.12 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.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan with photometric details. On-site lighting meets the minimum lighting requirements in most areas but there are areas along the property lines, near the parking openings, where the lighting levels exceed the permitted 0.5-foot candles. As a condition of approval, staff recommend that the applicant demonstrate compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1. Furthermore, the applicant's photometric lighting plan did not include the elevated courtyard area. Staff recommend a condition of approval requiring the applicant	Yes, w/ COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	to submit a photometric plan demonstrating the lighting levels generated by the proposed lighting on the elevated courtyard. The lighting plan shall demonstrate compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1.	
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	Vehicular and pedestrian areas are shown to be lighted by elongated low-profile LED lights, and wall lights. Staff recommend a condition requiring details showing light fixture angles and mounting locations, in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. at Site Development permitting stage.	Yes, w/ COA
60.05.30.1.C Lighting of Ped Plazas	Pedestrian plazas are not proposed.	N/A
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	Yes
60.05.30.1.E Canopy lighting recessed	The applicant's plans do not include the elevations showing the location of lighting on the proposed building. Staff recommend a condition requiring details showing light fixture angles and mounting locations, in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. at Site Development permitting stage.	Yes, w COA
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	The applicant states on site exterior lighting will not include pole mounted lighting. Fixtures will be a combination of surface mounted and up lights within planter.	N/A
60.05.30.2.B Non-Pole Mounted Lighting	The applicant states that all luminaries proposed comply with the City's Technical Lighting. Staff recommend a condition of approval that the applicant demonstrate compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1. And a condition requiring details showing light fixtures and mounts at Site Development permitting stage on submitted plans.	Yes, w/COA
60.05.30.2.C Lighted Bollards	Lighted bollards are not proposed.	N/A
60.60.25.9 Standards for replacement of a Landscape Tree		
60.60.25.9.A A replacement tree shall be a substantially similar	The applicant's plans show the removal of two Landscape Trees located on the adjacent site (Tax Lot 2900 of Washington	Yes, w/COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>species or a tree approved by the City considering site characteristics.</p>	<p>County's Assessor's Map: 1S116AD), owned by the Beaverton School District (BSD). This lot is not part of the proposed development site, but the Landscape Trees proposed for removal are within close proximity to the subject site, with root zones extending across the property line. The applicant's Arborist states that BSD has allowed the applicant to remove the two landscape trees and replace them with two trees. The type of replacement tree has not been identified by the applicant or applicant's arborist. If the mitigation tree species are not substantially similar to the 25-caliper inch cypress and 10 caliper-inch black locust trees to be removed, staff recommend a condition of approval that the applicant work with the City Arborist to determine the best alternative tree species for mitigation. Furthermore, staff recommend a condition of approval requiring the applicant to provide a site plan showing where on the BSD property the proposed mitigation trees will be planted, as well as their species and diameter at breast height (DBH).</p>	
<p>60.60.25.9.B If a replacement tree of the species of the tree removed or damaged is not reasonably available, the City may allow replacement with a different species.</p>	<p>The applicant has not specified the species of the proposed mitigation trees. Staff recommend a condition of approval that the applicant work with the City Arborist to determine the best alternative tree species for mitigation. Furthermore, staff recommend a condition of approval requiring the applicant to provide a site plan showing where on the BSD property the proposed mitigation trees will be planted, as well as their species and diameter at breast height (DBH).</p>	<p>Yes, w/COA</p>
<p>60.60.25.9.C Replacement of a Landscape Tree shall be based on total linear DBH calculations at a one-to-one ratio depending upon the capacity of the site to accommodate replacement tree or unless otherwise specified through development review.</p>	<p>The applicant has not specified how many caliper-inches are proposed for mitigation. Staff recommend a condition of approval, requiring the applicant to work with the City Arborist and BSD to determine whether or not the BSD site can accommodate additional mitigation Landscape Trees. The final mitigation plan shall be endorsed by the City Arborist, or designee, and BSD, and submitted to the City of Beaverton Planning staff prior to Site Development permit issuance.</p>	<p>Yes, w/COA</p>

DESIGN REVIEW GUIDELINES ANALYSIS

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

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

1. *Building Elevation Design Through Articulation and Variety*

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

The applicant states that street facing elevations are articulated with windows, recessed walls and alternating materials. Staff finds that the applicant's plans show all street-facing elevations are articulated with windows of different sizes, doors, recessed walls, canopies, and changes in material types. Furthermore, where blank walls are proposed, the applicant is showing the use of brick to treat the area. Some blank walls serve as a screen to the interior functions of the building, such as the fire riser, electrical room and the ground floor parking area. The applicant explains that portions of the western façade are on the property line where penetrations to the wall are not permitted per Oregon Structural Specialty Code. The applicant explains that although these facades are not street facing, the applicant recognizes the western façade would be visible in the immediate future and is therefore proposing to treat this elevation with brick to match the material quality of street facing facades. Additionally, the applicant explains that reveals have also been added in locations consistent with the street facing facades.

Staff finds that sufficient articulation and variety are provided.

Therefore, staff finds that the Guideline is met.

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

10. *Ground floor elevations on eligible residential-only buildings.*

A. Eligible residential-only buildings are buildings 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. Residential-only buildings in this area may exceed the density but should avoid long, uninterrupted blank walls and incorporate pedestrian-oriented design features on the ground floor to generate ground-floor pedestrian interest. This guideline particularly

applies to ground-floor building elevations visible from a public street, Major Pedestrian Route, public park, public plaza or public open space. One or more of the following methods shall be used to provide ground-floor pedestrian interest:

- 1. The primary use(s) on the ground floor should generate frequent human usage and incorporate sufficient glazing to allow high levels of visibility through window glazing into the building.*
- 2. Provide ground-floor units with the following:*
 - a. Direct and convenient access to the street.*
 - b. Design features that provide a transition between public spaces and ground-floor residential units to distinguish between the public and private realms.*
 - c. Ample levels of glazing to ensure articulation on the façade, daylighting of interior spaces and visibility into the street.*
- 3. Other methods of avoiding long, uninterrupted blank walls and incorporating pedestrian-oriented design features on the ground floor to generate pedestrian interest as approved by the Planning Commission.*

The applicant is proposing to exceed the standard maximum density and is therefore subject to increased ground-floor pedestrian design. The applicant's plans show a variety of design approaches intended to provide ground-floor pedestrian interest. The eastern elevation is the longest façade on the building. This building elevation features a fitness center which is made visible by the use of storefront windows that enclose the space. The lobby is also located on the ground level and is visible on the eastern elevation, again visibility into the lobby area is provided with storefront windows. Additionally, primary entrances to four individual ground floor units are provided along the eastern elevation. These four entrances are recessed and the area between the adjacent right-of-way and unit, is design as a patio with landscaping. The ground-floor portion of the façade featuring the residential units is also treated with glazing, allowing for daylight to enter the ground-floor units. The view into the lobby area continues around the corner on the northern elevation, with the wrap around storefront window system. Wooden slats are proposed over a few window panels, including an internal bicycle storage area. A canopy, which is also included on the eastern elevation, wraps around the northern elevation, extending to the end of the parking area opening and met by a soldier course brick bond. The ground floor parking area is internal to the building and is therefore screened by the structure of the building. Perforated roll-up doors are also proposed to screen the parking area. The southern elevation resembles the northern elevation as it also features the parking area opening. As with the northern elevation, the windows adjacent to the internal fitness center, continue around the corner to the southern elevation, providing visibility into an active ground floor room. This storefront window system extends to the wooden slats, which are open beyond, providing a change in materials, as well as allowing some natural light into the ground floor parking area and passer-byers an insight into the building's interior areas. South of the wooden slats, the garage door entrance is identified by the perforated roll-up door.

As with the northern elevation, the canopy which is also included on the eastern elevation, wraps around the northern elevation to the end of the parking opening and is met by a soldier course brick bond.

The applicant explains that active ground floor uses are provided along all street-facing elevations and treated with glazing.

Staff concurs that the proposed design features achieve adequate pedestrian scale interest along the proposed building elevations.

Therefore, staff finds the Guideline is met.

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines. *Unless otherwise noted, all guidelines apply in all zoning districts.*

2. Minimum landscaping in Residential zones.

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

The subject site is located within the RC-OT zoning district where there are no required minimum setbacks. This allows for buildings to be located on the property line and in close proximity to the adjacent right-of-way or building. The applicant's plans show that landscaping is provided wherever the building is recessed and access is not required. Foundation landscaping is not proposed where the building is located on the property line. The ground-floor landscaping consists of a combination of shrubs such as the cast iron plan, holly fern and big blue lilyturf as well as a small tree variety, the vine maple. Additionally, the applicant's plans show patio areas adjacent to four ground-floor residential units which also feature landscaping components.

Furthermore, staff find that the foundation landscaping design standard (60.05.25.4) may not be applicable to attached residential developments in all zones, as the standard suggests, but rather only in Residential zoning districts, as the corresponding Guideline indicates. The requirement for a three-foot-wide landscape buffer along all street facing building elevations prevents attached residential buildings located in zones where there are no minimum yard setbacks, as is the case in the subject zoning district (RC-OT), from being located on the property line, something that would be permitted if the building had a commercial component.

Staff find that the applicant's plans demonstrate compliance with the Guideline by incorporating plants and hard-surface materials for the patio areas, in the area between the street and building, contributing to a safe, and interesting streetscape.

Therefore, staff finds that the Guideline is met.

B. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings.

(Standard 60.05.25.4)

The applicant's plans show that landscaping is provided in all places on the site unless clearance is needed for pedestrian paths, vehicular circulation areas or where the building is located on the property line.

Staff concurs that the proposed landscaping softens the edges of the buildings, parking areas and adds aesthetic interest and generally increases the attractiveness of a development and its surroundings

Therefore, staff finds that the Guideline is met.

**LD2019-0011
ANALYSIS AND FINDINGS FOR
REPLAT ONE**

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

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

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

Section 40.45.05 Land Division Applications; Purpose

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

Section 40.45.15.2.C Approval Criteria

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

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

The lot consolidation meets Threshold 1 for the Replat One.

The subject site currently consists of four lots:

- 1S116AD02700 Beaverton, Block 16, Lot 2,
- 1S116AD02600 Beaverton, Block 16, Lot 1
- 1S116AD03000 Beaverton, Block 16, Lot 7
- 1S116AD03100 No legal description provided, however lot appears to be Lot 8 of Block 16 on the Beaverton plat.

Three (Lots 1, 2 and 7) of the four lots are identified as part of the Beaverton plat in Washington County's Tax Assessor's records. One lot (tax lot 3100) does not have a legal description, however, it is located in the area of Block 16, where Lot 8 is shown on the plat. The applicant is proposing to consolidate the four existing lots of the Beaverton Plat into one lot, within a single existing plat, the Beaverton plat.

40.45.15.3.A. Thresholds:

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

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

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

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

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

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

The applicant states that the proposed replat does not conflict with any existing City approval, staff concurs. The subject tax lots are currently vacant. A flower shop and residence were previously located on two of the four lots. The land use history for the site contains a Type 1 Design Review Compliance Letter (DR2008-0067) and sign permit (S2002-0165) for the flower shop and a Temporary Use permit (TU2015-0033) for a construction trailer.

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

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

Chapter 90 defines an oversize lot as at least twice the minimum lot size permitted in the zoning district. A minimum lot size is not established in the RC-OT Zoning District and, therefore, an oversize lot cannot be created.

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

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

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

b) Complies with minimum density requirements of the Development Code,

provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.

Lot averaging is not proposed with this development.

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

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

Lot averaging is not proposed with this development.

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

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

Phasing is not requested as part of this application.

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

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

The proposed replat does not eliminate pedestrian access, utility service, or vehicle access to the subject properties. The subject site is currently vacant. The applicant's plans show that existing sidewalks will be improved. Vehicular access is also proposed to be improved with the proposal. The applicant states that the proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties. Utility service is proposed to be provided to the site according to the Utility Plan in the applicant's submitted materials.

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

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

The four existing lots are all zoned RC-OT (Regional Center – Old Town) the proposed consolidated lot has a single zoning designation, RC-OT.

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

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

The applicant has submitted all documents related to this request for Replat One (LD2019-0011) approval. The applicant has also submitted a Design Review Three (DR2019-0055) application and a Tree Plan Two (TP2019-0004). No additional application or documents are needed at this time.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2019-0011 The Mary Ann Multi-Family**, subject to the applicable conditions identified in Attachment E.

**TP2019-0004
ANALYSIS AND FINDINGS
FOR TREE PLAN TWO APPROVAL**

Section 40.90.05 Tree Plan Applications: Purpose

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

Section 40.45.15.5.C Approval Criteria:

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

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

The subject site is currently mostly covered is grass, gravel and concrete. One (1) tree is proposed for removal, a white birch, is a Significant Individual Tree (T27). Therefore, a Tree Plan Two application is required. The applicant has submitted an arborist's report, diagnosing the tree as diseased. The applicant submitted an Arborist's Report (Report), dated March 14, 2019, prepared by Eric Hutton (arborist) of Teragan & Associates for the subject site. The Report includes a tree inventory site plan, identifying trees planned for removal. The plan shows one other tree is located on the subject site, a Community Tree which is also proposed for removal. Four (4) Street Trees are also planned for removal, which is subject to a Site Development Street Tree Removal Permit, which will be required prior to Site Development Permit Issuance. Additionally, the plans show two (2) landscape trees located on an adjacent property, owned by the Beaverton School District, are planned for removal, as their root zones extend onto the subject site and may be affected by the development associated with the subject proposal. The Beaverton School District has provided a letter, dated May 9, 2019, providing authorization to REACH (applicant) to proceed with the proposal on Beaverton School District property. The removal of the two landscape trees are subject to Design Review.

- 4. *Removal of a Significant Individual Tree(s).***

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

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

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

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

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

The Significant Individual Tree is located within the proposed building footprint and is therefore necessary to accommodate the proposed development.

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

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

The applicant submitted an Arborist's Report, dated March 14, 2019, prepared by Eric Hutton (arborist) of Teragan & Associates for the subject site. The applicant's proposal includes a 54 unit residential development with interior parking that will fill the entire site. And that since the entire site will be intensely developed in a manner that is consistent with the current zoning, there is no reasonable alternative to the proposed tree removal.

Staff finds that the subject site is located within the RC-OT zoning district, a multiple-use zoning district, where minimum setbacks are not required and buildings may extend to the lot lines. The applicant proposes a building that is located on the property line or is within close proximity to the property lines.

Preservation of the tree would require ample space to ensure its survival. As outlined in Section 60.60.20 of the BDC, limited activity can occur within the protected root zone of Protected Trees. Root Zone is defined in Chapter 90 of the DDC as, "Area of the ground around the base of the tree measured from the trunk to 5 feet beyond the outer base of the branching system." The Significant Individual Tree is located within the southeast corner of the site and would reduce the developable area of the site.

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

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

The applicant's arborist explains, in the Arborist's Report dated March 14, 2019, that the criterion is not applicable because the proposed removal is not because any of the trees are damaging property or improvements. The purpose of the removal to accommodate physical development where no reasonable alternative exists, as described in response to Criterion 4 above.

Staff concurs.

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

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

As described in response to Criterion 4 and Criterion 5 above, the removal of the Significant Individual Tree is necessary to accommodate onsite development, where no reasonable alternative exists, and not for public purposes, such as installation of public utilities, street widening, and similar needs.

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

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

The applicant's arborist states that the proposed removal is not to enhance the health of the tree, grove, SNRA, or adjacent trees, or to eliminate conflicts with structures or vehicles. The purpose of the removal is to accommodate physical development where no reasonable alternative exists as described above.

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

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

The applicant proposes to remove one Significant Individual Tree, which is not within

an SNRA or Significant Grove.

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

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

The applicant proposes to remove one Significant Individual Tree, which is not within an SNRA or Significant Grove.

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

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

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

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

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

This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding and associated condition of approval, as stated therein.

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

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

The submitted Tree Plan proposal contained all applicable submittal requirements necessary to be deemed complete.

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

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

The Tree Plan Two application is being processed concurrently with the Design Review Three (DR2019-0055), Replat One (LD2019-0011). In the review of the materials during the application review, staff found that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal. Staff recommends a condition of approval that the above-mentioned applications, Design Review and Replat One, be approved in order for this Tree Plan Two to be approved.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2019-0004 (The Mary Ann Multi-Family)** subject to the conditions identified in Attachment E.

Code Conformance Analysis
Chapter 60.60 Trees and Vegetation & Chapter 60.67 Significant Natural Resources

STANDARD		PROJECT PROPOSAL	MEETS STANDARD ?
60.60.15.2 Removal and Preservation Standards			
60.60.15.1 Pruning Standards	<p>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.</p> <p>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.</p>	Pruning of trees is not proposed, therefore this standard is not applicable.	N/A
60.60.15.2. B	Removal of Landscape Trees and Protected Trees shall be mitigated, as set forth in section 60.60.25.	The applicant proposes the removal of one Significant Individual Tree from the subject site. Applicable mitigation will be addressed in Section 60.60.20.	Yes
0.60.15.2. C. Removal and Preservation Standards	Additional standards for trees within SNRAs and Significant Groves.	The Significant Individual Tree proposed for removal is not located within an SNRA or Significant Grove.	N/A
60.60.20 Tree Protection Standards – During Development			
60.60.20.1. A.1	Trees classified as Protected Trees under this Code shall be protected during development... Fence shall be 4' tall orange plastic or nor 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...	The Beaverton Development Code identifies the following trees as "Protected Trees": Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove. The applicant is proposing to remove one Significant Individual Tree from the subject site, no other Protected Trees exist on or near the site, and therefore this standard is not applicable.	N/A

60.60.20.1. B	<p>Within the protected root zone of each tree, the following development shall not be permitted:</p> <ol style="list-style-type: none"> 1. Construction or placement of new buildings. 2. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval. 3. New impervious surfaces. 4. Trenching for utilities, irrigation, or drainage. 5. Staging or storage of any kind. 6. Vehicle maneuvering or parking 	<p>The Beaverton Development Code identifies the following trees as "Protected Trees": Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove. The applicant is proposing to remove one Significant Individual Tree from the subject site, no other Protected Trees exist on or near the site, and therefore this standard is not applicable.</p>	N/A
60.60.25 Mitigation Requirements			
60.60.25.1. A	<p>All mitigation tree planting shall take place in conformance with accepted arboricultural practices and shall be spaced a minimum of ten (10) feet apart.</p>	<p>The applicant is proposing to remove one (1) 31 caliper-inch Significant Individual Tree from the subject site. The required mitigation is nine (9) caliper-inches. However, the proposed building is shown to occupy most of the site, with little area left to accommodate ground floor landscaping, therefore, the applicant is not proposing mitigation, and has acknowledge the need to provide a fee in-lieu payment. Staff find that because mitigation is not proposed on or off-site, the standards for mitigation tree planting are not applicable. However, staff recommend a condition of approval, that the applicant submit a fee in-lieu payment for the required nine (9) caliper inches of mitigation, prior to Site Development permit issuance.</p>	N/A
60.60.25.1. B	<p>Trees planted for the purpose of tree removal mitigation shall be maintained in accordance with the approved mitigation plan. Monitoring of mitigation planting shall be the ongoing responsibility of the property owner</p>	<p>On site planting mitigation is not proposed. Applicant will be conditioned to provide a fee in-lieu.</p>	N/A

60.60.25.1. C	Trees planted for the purpose of tree removal mitigation shall be set aside in a conservation easement or a separate tract and shall be designated as "Mitigation Trees"	On site planting mitigation is not proposed. Applicant will be conditioned to provide a fee in-lieu.	N/A
60.60.25.1. E	Street trees shall not be counted as providing mitigation of a SNRA or Significant Grove.	On site planting mitigation is not proposed. Applicant will be conditioned to provide a fee in-lieu.	N/A
60.60.25.2 Calculation for mitigation specific to Significant Groves			
60.60.25.2. A	Calculate the total DBH of the trees to be removed. Denote both deciduous and coniferous trees in separate tables; however, both tables will result in the sum total of the DBH to be removed.	The applicant proposes to remove one Significant Individual Tree, not part of a Significant Grove. Therefore, this standard is not applicable.	N/A
60.60.25.2.B	If the total DBH of trees to be removed is less than or equal to 50% of the total DBH of surveyed trees on the site, then no mitigation is required for the trees to be removed.	The applicant proposes to remove one Significant Individual Tree, not part of a Significant Grove. Therefore, this standard is not applicable.	N/A
60.60.25.2.C	If the total DBH of trees to be removed is greater than 50% of the total DBH of surveyed trees on site, then mitigation is required for the amount of DBH to be removed that exceeds 50% of the total DBH of surveyed trees on site.	The applicant proposes to remove one Significant Individual Tree, not part of a Significant Grove. Therefore, this standard is not applicable.	N/A
60.60.25.7 In-Lieu Fee			
60.60.25.7	If the total caliper inch on-site- or off-site tree planting mitigation does not equal the DBH inch removal or if no tree planting mitigation is proposed, the remaining or total caliper inch tree planting mitigation shall be provided as a fee in-lieu payment. The in-lieu fee shall be specified in the Community Development In-Lieu Fee schedule. Fee revenues shall be deposited in the City's Tree Mitigation Fund.	The applicant is not proposing mitigation on or off-site and has therefore acknowledged the need to provide a fee in-lieu payment. Staff recommend a condition of approval, that the applicant submit a fee in-lieu payment for the required nine (9) caliper inches of mitigation, prior to Site Development permit issuance.	Yes, w/ COA
60.60.25.8 Mitigation Standards Significant Individual Trees			
60.60.25.8.A and B	In addition to the standards in Mitigation Standards 1, the following standards shall apply to mitigation for the removal of a Significant Individual Tree: A. A replacement tree shall be a substantially similar species or a tree approved by the City considering site characteristics.	The applicant is not proposing mitigation on or off-site and has therefore acknowledged the need to provide a fee in-lieu. Staff recommend a condition of approval, that the applicant submit a fee in-lieu payment for the required nine (9) caliper	Yes, w/ COA

	<p>B. Mitigation for the removal of a Significant Individual Tree shall be the required replacement of each tree on based on the total linear DBH measurement. Replacement of trees shall be as follows:</p> <p>Replacement Table for Significant Deciduous Trees</p> <p>Caliper Inches Removed: Over 25"</p> <p>Minimum total caliper-inches of replacement trees</p> <p>Minimum replacement tree size is 2 caliper-inches for deciduous trees.</p>	<p>inches of mitigation, prior to Site Development permit issuance.</p>	
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RECOMMENDED CONDITIONS OF APPROVAL
The Mary Ann Multi-Family
(DR2019-0055 / LD2019-0011 / TP2019-0004)

The Facilities Review Committee finds that by meeting the conditions of approval below, the proposal does comply with all the technical criteria. The Committee recommends that the decision-making authority APPROVE the proposal. If the decision-making authority does approve the proposal, the committee recommends the following conditions of approval:

Design Review Three (DR2019-0055)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications LD2019-0011 and TP2019-0004 have been approved. (Planning / ES)

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

2. Provide a mitigation plan, as for the two landscape trees proposed to be removed which identifies the species and size of proposed mitigation trees. The mitigation plan shall comply with the standards of Section 60.0.25.9 of the Beaverton Development Code. (Planning / ES)
3. Demonstrate compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1. Furthermore, the applicant shall submit a photometric plan demonstrating the lighting levels generated by the proposed lighting in the elevated outdoor courtyard. Lighting levels generated by light fixtures in the outdoor elevated courtyard shall be in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. (Planning / ES)
4. Submit plans showing light fixture angles and mounting locations on elevations, in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. (Planning / ES)
5. Satisfy Tualatin Valley Fire and Rescue conditions of approval as outlined in the Tualatin Valley Fire and Rescue Service Provider Letter dated April 11, 2019, prepared by Doug Nolan, Deputy Fire Marshal II. (TVFR/DN and Planning/ES)
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./SS)
7. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning

- Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./SS)
8. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities including plantings, private streets, fire access 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./ SS)
 9. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./SS)
 10. Have submitted a copy of the Tualatin Valley Fire and Rescue District Service Provider Letter. (Site Development Div./SS)
 11. 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. If determined to be needed by the City Building Official, 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./SS)
 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./SS)
 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./SS)
 14. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 17-05 in regard to water quality treatment and City of Beaverton Engineering Design Manual Section 530 requirements for surface water management. (Site Development Div./SS)

15. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div./SS)
16. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./SS)
17. Pay storm water system development charges (storm water quality, quantity, and overall system conveyance) for any net new impervious area proposed. The storm water quality development charge (\$1 per square foot of new impervious surface not draining to the proposed green roof or CONTECH stormfilter, per CWS rates and charges) will be determined with the final impervious surface determination. The final City Storm Water SDC shall also be determined with the final impervious surface determination. (Site Development Div./SS)
18. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the LIDA facility (green roof) and CONTECH stormfilter, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./SS)
19. Provide plans for street lights (Option C unless otherwise approved by the City Engineer). (Site Development Div./SS)
20. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./SS)
21. Submit a grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall established based on service provision needs and whichever of the following three is highest in elevation: 1) at least one foot higher than the rim elevation of the downstream public sanitary sewer manhole; 2) one foot higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and

plumbing code standards to the furthest service point, or as approved by the City Engineer. (Site Development Div./SS)

22. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./SS)

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

23. Submit plans demonstrating compliance with Section 340 of the Engineering Design Manual, Bicycle Parking Standards, specifically the bike rack install dimensions and bicycle facility design. (Planning/ES)
24. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./SS)
25. Install all mandated erosion control measures prior to foundation footing form inspection from the Building Division. (Site Development Div./SS)
26. Have submitted a draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./SS)

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

27. Have installed street trees along all frontages. (Planning/ES)
28. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/ES)
29. 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/ES)
30. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/ES)
31. Ensure all landscaping approved by the decision-making authority is installed. (Planning/ES)
32. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not

- required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/ES)
33. Demonstrate compliance with Section 60.05.15.5 Roof Mounted Equipment, for any non-exempt roof-mounted equipment (Planning / ES)
 34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./SS)
 35. 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./SS)
 36. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./SS)
 37. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./SS)
 38. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./SS)

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

39. 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./SS)
40. Submit any required on-site easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./SS)
41. Provide a post-construction cleaning, system maintenance, and StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./SS)
42. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the green roof area, as

determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the Planning Director prior to release of the security. (Site Development Div./SS)

Replat One (LD2019-0011)

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

1. Submit an electronic copy of the proposed final plat to the City for review prior to submitting a mylar for approval signature. (Planning / ES)
3. Have commenced construction of the site development improvements and completed enough work, as determined by the City Engineer, to allow for verification that the location and width of proposed rights of way and easements are adequate for the constructed infrastructure and building(s), per adopted City standards. (Site Development Div./SS)
4. Show any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./SS)
5. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits ready for recording with the final plat at Washington County. (Site Development Div./SS)

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

6. Record the final plat with Washington County. The configuration shall be consistent with the preliminary survey submitted for LD2019-0011. (Planning / ES)

Tree Plan Two (TP2019-0010)

1. Pay a fee in-lieu for the nine (9) caliper-inches required for removal of a Significant Individual Tree from the subject site. (Planning / ES)