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## **STAFF REPORT**

STAFF REPORT DATE: July 3, 2018

HEARING DATE: July 11, 2018

TO: Planning Commission

FROM: Sandra Monsalvè-Freund, AICP, Senior Planner / Development Process Coordinator

PROPOSAL: **South Cooper Mountain Heights Multi-Family Modifications (DI2018-0002 / DR2017-0061)**

LOCATION: The subject property is located at the northeast corner of SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue, on Washington County Tax Assessor's Map # 2S106AC Tax Lot 200.

NEIGHBORHOOD: Neighbors Southwest

ZONING: Urban High Density (R1)

SUMMARY: The applicant, RES Construction, requests approval by the Planning Commission to consider a request to approve modifications to the previously approved Phase 5 portion (340-unit, attached multi-family) of the South Cooper Mountain Heights Planned Unit Development (PUD) originally approved in November 2017. Applications include a Design Review Three (for modifications to buildings F and G), and a Director's Interpretation to determine that the overall density for the PUD has been met (Section 60.35.10.2.B.4), even with the reduction of units from the R1 portion of the site below what would be allowed in an R1 only development. The applicant proposes to reduce the number of multi-family units on site from 340 to 310 through the Director's Interpretation.

APPLICANT/  
REPRESENTATIVE: RES Construction                      Otak, Inc.  
Attn: Dan Grimberg                      Attn: Glen Bolen, AICP/Mike Peebles, PE  
3330 NW Yeon Avenue                      800 SW Third Avenue, Suite 300  
Suite 200                                      Portland, OR 97204  
Portland, OR 97210

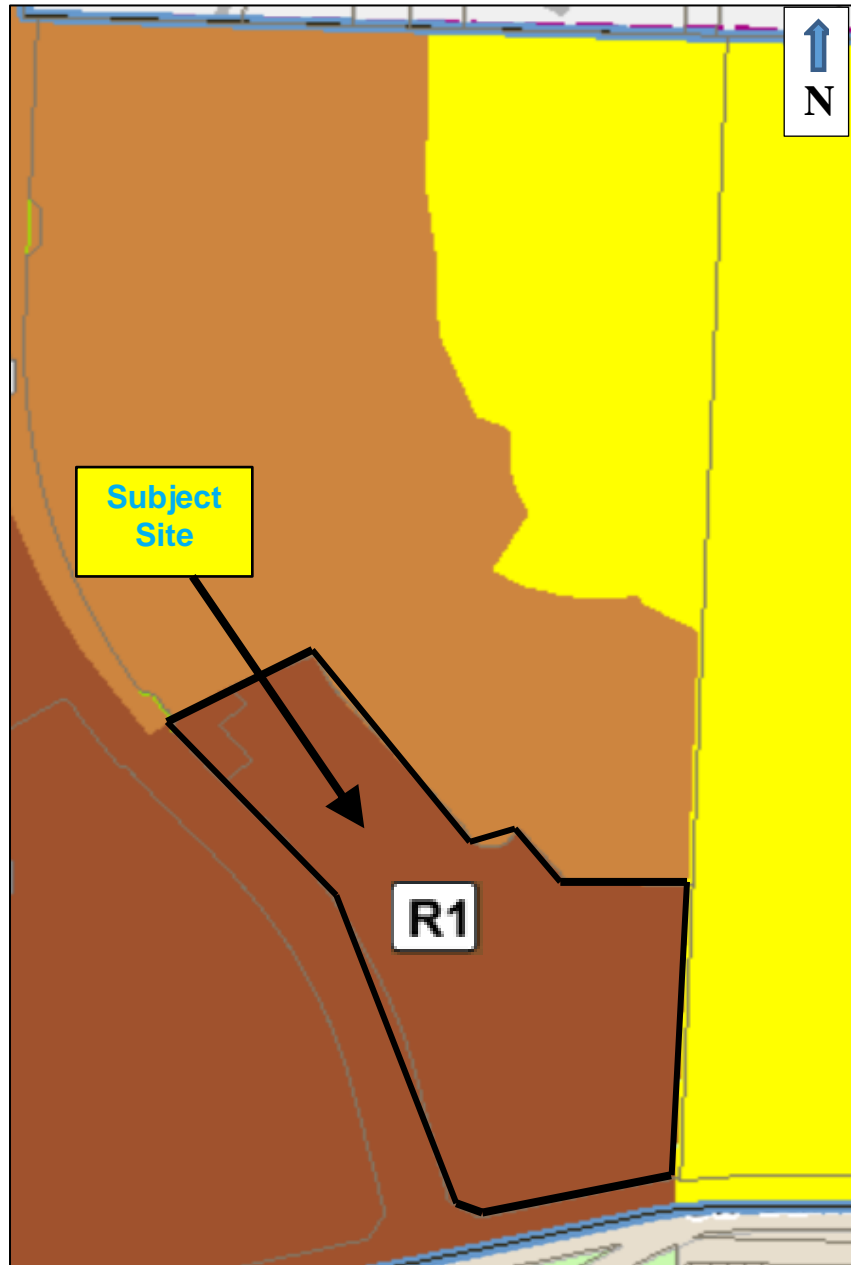
PROPERTY OWNERS: Crescent Grove Cemetery Assoc.  
Attn: Jaan Hoisington  
9925 SW Greenburg Road  
Tigard, OR 97223

RECOMMENDATION: **APPROVAL** of **South Cooper Mountain Heights Multi-Family Modifications (DI2018-0002 / DR2018-0061)**, subject to conditions identified at the end of this report.

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**Zoning Map**



**South Cooper Mountain Heights Multi-Family  
DI2018-0002 / DR2018-0061**

Aerial Map



**South Cooper Mountain Heights Multi-Family  
DI2018-0002 / DR2018-0061**

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DI2018-0002 / DR2018-0061	April 25, 2018	May 23, 2018	September 20, 2018	May 23, 2018

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

### Existing Conditions Table

<b>Zoning</b>	Urban High Density Residential (R1)	
<b>Current Development</b>	The site is currently undeveloped but previously approved for 340 multi-family units through DR2017-0094, which is proposed to be modified by this application.	
<b>Site Size &amp; Location</b>	±11 Acres	
<b>NAC</b>	Neighbors Southwest	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: R2  South: City of Tigard – Residential (R-25 Medium High Density)  East: Urban Standard Density (R5)  West: Urban High Density (R1)	<u>Uses:</u> North: Residential  South: Residential  East: Residential  West: Mountainside High School

## **Subject Site History**

On November 29, 2017 the applicant received approval for Phase 5 of the PUD (DR2017-0094), specifically for the multi-family component, which includes seven (7) multi-family residential apartment buildings, and one (1) clubhouse, each approximately 2-5 stories, and the clubhouse proposed at one (1) story. A total of 340 dwelling (apartment) units were approved, in addition to various open space amenities, a community trail adjacent to the resource area to the east, a multi-use pathway to the north along Street F, and parking intended for vehicles and bicycles.

## **Project Overview**

The applicant, RES Construction Company proposes changes to the previously approved Multi-family (Phase 5) portion of the South Cooper Mountain Heights PUD. The proposal includes a reduction in proposed units from 340 to 310 as a result of removing parking located underneath and below buildings F and G. These changes will reflect a design change from concrete podium steel construction for the ground floors, to wood construction similar to proposed buildings A, B, C, D, E, and H. The changes will also result in reductions in overall height of the two buildings from five (5) stories to four (4). The proposed reduction in density will result in minor overall site changes to Phase 5; however, all proposed utilities, critical and essential facilities will not be modified from the previous approval of DR2017-0094. The request for a reduction in density from 340 to 310 units includes an application for a Director's Interpretation concurrently being reviewed with the Design Review Three application.

## **Past Land Use Actions by Planning Commission – South Cooper Mountain Heights PUD**

The South Cooper Mountain Heights Planned Unit Development (PUD) received Planning Commission approval on February 3, 2016 for the construction of 721 dwelling units to be constructed in five (5) Phases. The project, as approved includes a mix of housing types, ranging from single-family detached (271 units), to single-family attached (110 townhomes), and multi-family (340 apartment) units.

**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
South Cooper Mountain Heights Multi-Family Modifications  
DI2018-0002 / DR2018-0061**

**Section 40.03 Facilities Review Committee:**

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

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

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

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

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

The applicant proposes changes to the previously approved Phase 5 portion of the South Cooper Mountain Heights PUD, specifically to the multi-family portion of the project. The proposal includes a reduction in approved units from 340 to 310 as a result of removing parking located underneath and below buildings F and G. These changes will reflect a design change from a concrete podium for the ground floors to wood construction, as reflected in buildings A, B, C, D, E, and H. The changes will also result in reductions in overall height of the two buildings from five (5) stories to four (4). The proposed reduction in density will result in minor overall site changes to Phase 5, however, all proposed utilities

and critical and essential facilities will not be modified from the previous approval of DR2017-0094. The request for a reduction in density from 340 to 310 units includes an application for a Director's Interpretation concurrently being reviewed with the Design Review application.

**Water:**

Water to the project will be provided by the City of Beaverton via a 24-inch water main located in SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue, which will be extended throughout the proposed development via 12-inch water mains within the public street.

Staff find that water services can be improved, extended, and/or constructed to have adequate capacity to serve the development as proposed.

**Sanitary Sewer:**

Public sanitary sewer will be provided by the City of Beaverton. There is an existing 21-inch gravity sanitary sewer line located in SW Scholls Ferry Road that has capacity to serve this multi-family development (Phase 5 of the South Cooper Mountain Heights PUD). The applicant's narrative indicates conveyance will go to the new River Terrace pump station recently completed in 2016. The proposed sanitary sewer infrastructure will include a network of gravity fed sewer pipes to be located within the future street rights-of-way and public easements. A future City of Beaverton and Clean Water Services (CWS) project is proposed to upsize the existing sewer main to the east of SW Scholls Ferry Road.

Staff find that sanitary sewer services can be improved, extended, and/or constructed to have adequate capacity to serve the development as proposed.

**Storm Water:**

Proposed storm water drainage has been identified and described in the applicant's narrative and plans. A Preliminary Drainage Report is included with the materials as Impact Study A. The applicant's narrative indicates that storm drainage will be collected by a system of storm sewers within the public streets, and adjacent to the project site. Additionally, per the Clean Water Services (CWS) Service Provider Letter (SPL), all storm water treatment facilities related to the development must be sized to meet the applicable design criteria of SLOPES V. The CWS Service Provider Letter can be found in Appendix C of the applicant materials.

The proposed development will create approximately 6.87 acres of new impervious surface area. As a result, the applicant proposes storm water runoff directed to water quality swale(s) and an underground detention system. Stormwater runoff from the public



streets will be directed towards LIDA planters and be detained in a dry detention pond located along the western most portion of the subject property.

Staff find that stormwater can be improved, extended, and/or constructed to have adequate capacity to serve the development as proposed.

**Transportation:**

The multifamily portion of the South Cooper Mountain Heights PUD is bordered by SW 175<sup>th</sup> Avenue on the west and SW Scholls Ferry Road on the south, both of which are Arterial Streets under the operational and maintenance jurisdiction of Washington County. Access to the site is proposed from Street F and Street K, as identified in the South Cooper Mountain Heights PUD. Street K will connect Street F (both local streets), with Street K extending southward into the subject site, terminating in a roundabout. Direct access onto SW 175<sup>th</sup> Avenue will be for emergency vehicles and pedestrians only. Plan Sheet 3.0 provides the street cross section for the extension of Street K, proposed to be constructed to City of Beaverton L1 standards, and include a 58-foot right-of-way, pavement width of 34 feet, curbs, planter strips, sidewalks, street trees and all other necessary improvements.

For the initial review and approval of the South Cooper Mountain Heights PUD, the applicant submitted a Traffic Impact Analysis (TIA) as required. The December 2, 2015 TIA supplement states that at 2,260 daily trips for 340 proposed dwelling units, the multifamily project is consistent with that which was approved by the PUD. The proposed reduction of 30 units will result in fewer daily trips.

With the recommended conditions of approval, the Committee finds that the proposal will provide the transportation-related critical facilities necessary for the proposed development and that those facilities will have adequate capacity to serve the development at the time of its completion. Therefore, the Committee finds the proposal meets Criterion-A for approval.

**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 phase of the PUD development. TVF&R will require secondary emergency access, which in this case will be provided via a connection with SW 175<sup>th</sup> Avenue from the vehicle drive aisle that will connect to the terminus of proposed Street K. Additionally, fire hydrants will be installed per TVF&R requirements. 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.

With the recommended conditions of approval, the Committee finds that the proposal will provide the fire-related critical facilities necessary for the proposed development and that those facilities will have adequate capacity to serve the development at the time of its completion. Therefore, the Committee finds the proposal meets Criterion A for approval.

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

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

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to City Transportation staff, City Police Department, and Tualatin Hills Park and Recreation District. The applicant provided a service provider letter from Beaverton School District showing moderate impact of the development on elementary, middle, and high schools.

#### Schools

The proposed development is within the Beaverton School District (BSD) boundaries and will be served by Scholls Heights Elementary School (16400 SW Loon Drive); Conestoga Middle School (12250 SW Conestoga Drive), and Mountainside High School (SW Scholls Ferry and SW 175<sup>th</sup> Avenue).

At the time of original application review for the South Cooper Mountain Heights PUD in 2015-2016, a Service Provider Letter (dated July 30, 2015), was provided to staff by the BSD which addressed the anticipated impacts of the proposed PUD, including the multi-family portion of Phase 5 on the designated schools. Staff anticipates the number of students to be less as a result of the proposed modifications to Phase 5, where the applicant proposes reducing the number of units from 340 to 310 units. Additionally, as part of the overall PUD approval, a school-to-school trail was required along SW Barrows (east/west collector) for all students attending Scholls Heights Elementary School and the new Mountainside High School. Therefore, staff finds the multi-family (Phase 5) portion of the South Cooper Mountain Heights PUD, will provide for Safe Routes to Schools for students.

Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The entire PUD site was annexed to THPRD in 2015, including the subject multi-family site. The PUD has identified a 2.7 acre Neighborhood Park site to the east of the subject multi-family project site.

**Public Transportation:**

Transit Improvements

To date, Tri-Met has not provided comments in response to this proposal. Currently the site is not served by transit. The nearest bus stop is the South Beaverton Express, Line 92 (approximately 1.2 miles away) which stops at the intersection of SW Teal Boulevard/SW Scholls Ferry Road/SW Horizon Boulevard. Line 62 stops at SW Murray Boulevard and SW Scholls Ferry Road, and is a bit further to the east than Line 92.

Pedestrian and Bicycle Facilities

The applicant states that in accordance with the South Cooper Mountain Community Plan, both public and private streets will be created in order to support the proposed development in a grid fashion connecting the development with Phase 4 of the PUD. As part of the overall PUD project, the applicant will be dedicating sufficient right-of-way in order to accommodate Washington County's 5-lane Arterial street improvements along SW 175<sup>th</sup> Avenue, which also includes 7-foot wide buffered bike lanes. This proposal includes emergency access to SW 175<sup>th</sup> Avenue, in addition to multiple pedestrian connections throughout the site leading to other pedestrian paths of the approved PUD.

As a condition of approval from the South Cooper Mountain Heights PUD approval, the applicant is also responsible for constructing sidewalk and planter strip improvements along the site's SW Scholls Ferry Road frontage. The applicant has proposed to construct the school to school trail, a 12-foot multi-use pathway, along the south side of Street F, which is a condition of approval of the previously approved South Cooper Mountain Heights PUD, connecting to SW 175<sup>th</sup> Avenue, in conjunction with the townhome development to the northeast of the subject site. Lastly, a 10-foot wide community trail will run north-south near the eastern edge of the project site along the natural resource area, which will connect SW Scholls Ferry Road with proposed Street L and the townhome development of Phase 4.

Police:

The City of Beaverton Police will serve the development site. To date the Police Department has not provide comments or recommendations to the Facilities Review Committee, however if any comments are submitted staff will forward those to the

applicant. In review of most development projects, the Beaverton Police have expressed the need for the provision of street lights, which is addressed in response to Criterion I herein.

Open Space

The project requires 1.40 acres of active open space and a total of 2.92 acres of total open space, in this phase. The applicant has proposed 0.80 acres of active open space (Clubhouse and Pool 0.13, Active Space 0.45, and Trail 0.22) in this phase. The applicant must provide a plan prior to Site Development permit issuance, which shows that the above listed open space is provided within the phase boundaries. However, excess open space from previously constructed phases may be used to meet any deficiency (0.60 acres) in the proposed phase.

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

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

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

Staff cites the Code Conformance Analysis chart below, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Urban High Density (R1) zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the proposed zone. Because of the modifications to the multi-family project, two buildings, F and G, are now proposed to be lower in overall height (65-feet reduced to 60-feet) than previously proposed, thereby meeting the maximum building height of 60 feet in the R1 zoning district.

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

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

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

As stated in response to Criterion A, and as previously approved with the PUD, transportation staff have reviewed all proposed street improvements associated with the proposed multi-family development for compliance with the Beaverton Engineering Design Manual, which identifies street standards by planned classification. Other applicable provisions of Chapter 60 related to transportation (contained in Section 60.55) are addressed in response to Criterion A.

**Off-Street Parking (Section 60.30)**

Attached Dwellings have a minimum of 1.25 to 1.75 spaces per unit, depending on the number of bedrooms. There are 144 one (1) bedroom units ( $1.25 \times 144 = 180$  spaces), 152 two (2) bedroom units ( $1.5 \times 152 = 228$  spaces), and 14 three (3) bedroom units ( $1.75 \times 14 = 25$  spaces) for a total of 433 required parking spaces. The applicant states that garage parking will be provided for 88 vehicles, and surface parking for 345 vehicles; therefore providing a total of 433 spaces. The applicant is also providing for bicycle parking, both long-term and short-term. Long-term is proposed to accommodate 310 bicycles (1 per dwelling unit), and short-term bicycle parking for 16 bicycles (1 per 20 dwelling units). The applicant's narrative materials (pages 40-41) illustrate the breakdown of unit type to required parking spaces.

**Transportation Facilities (Section 60.55)**

The proposed multi-family development is consistent with the assumptions made in the 2015 Traffic Impact Analyses. The mitigation measures required by the initial approval of the larger South Cooper Mountain Heights PUD development remain in effect. Therefore, the applicant, by meeting the conditions of approval associated with this application and with those associated with the larger PUD, will meet the City's requirements for transportation facilities.

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

**FINDING: Therefore, the Committee finds that the proposal meets the criterion.**

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

The applicant indicates that a Home Owner's Association (HOA) will be formed for the entire PUD, including the multi-family portion, with the owner(s) of said multifamily a party to the HOA, and therefore having responsibility for maintenance of all commonly owned facilities and tracts within the proposed development. Responsibility also includes all facilities and tracts such as trails, stormwater facilities, common area and landscaping, for example.

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

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

The applicant's plans show that each of the Local Streets within the development has been designed to meet the City's L1 or L2 Local Street standards. The applicant states that Street K, part of Phase 4 of the South Cooper Mountain Heights PUD (just to the north of the subject site) will be extended to the south into the multi-family phase in order to provide connectivity for vehicles and pedestrian to and from the site and have sidewalks on both sides of the street.

Onsite, the pedestrian connectivity will include walk-ways to and from primary building entrances, in addition to open space / recreation areas, and connections to the surrounding public streets. The proposed pedestrian circulation system connects all parts of the development in a safe, efficient, and direct manner.

The applicant has proposed a non-standard cul-de-sac bulb for the terminus of Street K, with a landscape island at the center of the cul-de-sac bulb. The applicant has indicated that the end of the street will be signed to restrict it to one-way (counterclockwise) traffic and that emergency vehicles will be able to maneuver around the landscape island in its middle, even with vehicles parked as shown. If during final review of the applicant's Site Development Plans, the fire department vehicles are shown to not be able to make the turn, the applicant will be required to revise the plans for the cul-de-sac, including removing some of the on-street parking spaces shown or redesigning the island's curbing and/or landscaping. As conditions of approval, the applicant will need to receive approval of an

Engineering Design Modification from the City Engineer and approval from TVF&R as part of the standard Site Development Permit review process.

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

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

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

- Pedestrian, bicycle, and vehicular access to Street K, connecting to Street F, and then to SW 175<sup>th</sup> Avenue.
- Pedestrian and bicycle access to Street F.
- Pedestrian and bicycle access between SW Scholls Ferry Road and Street L, via the north-south community trail.
- Pedestrian and bicycle access, as well as emergency only vehicular access to SW 175<sup>th</sup> Avenue.

With the provision of these connections as shown on the applicant's plans, the proposed development will connect to the surrounding system in a safe and efficient manner.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65.

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

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

The applicant submitted the application packet on April 25, 2018. Staff deemed the application complete on May 23, 2018. In review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20 (Uses)</b>			
R1	Permitted	Multifamily Dwellings	YES
<b>Development Code Section 20.25.05 – Density Calculations</b>			
Minimum Residential Density	Minimum Density: 321 units* Maximum Density: 502 units  *considering only the R1 zoning district not the overall PUD density requirements	The applicant proposes 310 units which is less than the minimum density for the project site, however within the permitted density range of the overall South Cooper Mountain Heights PUD approval. The minimum number of units required for the subject site is 217, to ensure the PUD meets overall minimum density. The applicant has applied for a Director's Interpretation in order to confirm the minimum density requirement.	YES w/COA
<b>Development Code Section 20.05.15 (Site Development Standards)</b>			
Minimum Lot Area	R1 - 1,000 sq. ft. / DU	Adjusted with approved PUD	YES
Minimum Yard Setbacks	Required: Front Yard: 10 feet Side Yard: 5 feet Rear Yard: 15 feet Minimum between buildings: 6 feet.	The applicant proposes an 11-foot front yard setback from Street F; 5 foot side setback from Street K and SW 175 <sup>th</sup> Avenue, and 65 feet for the rear setback; and approximately 75 feet between buildings.	YES
Maximum Building Height	R1 – 60 feet	The applicant was previously approved for a maximum height adjustment of 65 feet for the multi-family as Phase 5 of the PUD modifications brought before the Planning Commission on March 7, 2018. The proposal will result in a reduction in overall height of Buildings F and G, going from five (5) stories to four (4) stories, thus resulting in compliance with the 60-foot height requirements of the R1 zoning district.	YES

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review Standards and Guidelines will be reviewed in the Design Review portion of the staff report.	See DR Findings
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits requested.	N/A
<b>Development Code Section 60.30</b>			
Off-street motor vehicle parking	Minimum: 433 Maximum: 591	The applicant proposes 432.5 parking spaces, rounding up to 433 spaces, which meets the minimum and less than the maximum.	YES
Required Bicycle Parking	Short Term Spaces: 16 Long Term Spaces: 310	The applicant has provided the required bicycle parking.	YES
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	YES w/ COA
<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Tree Plan application submitted for the multi-family site.	N/A
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant indicates all utilities will be placed underground. To ensure the proposal meets requirements of this code section, staff recommends a condition	YES- with COA

		requiring undergrounding completion prior to occupancy.	
<b>Development Code Section 60.67 Significant Natural Resources</b>			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a natural resources study as part of the overall PUD approval, which includes the Multi-Family portion. The applicant will be required to comply with the South Cooper Mountain Plan, which identifies natural resources in the vicinity of the subject site.	YES w/ COA

**DI2018-0002  
ANALYSIS AND FINDINGS FOR  
DIRECTOR'S INTERPRETATION APPROVAL**

Section 40.25.15.1.C. of the Development Code provides approval criteria for evaluating and rendering a decision on all Director's Interpretation applications. These approval criteria are as follows:

**1. *The proposal satisfies the threshold requirements for a Director's Interpretation application.***

Threshold No. 1 of Director's Interpretation reads:

*A request that the Director interpret the Development Code in writing.*

The applicant has requested that the Director interpret the Development Code, Section 60.35.10.2.B.4 related to minimum density on the subject property, and its relation to the overall density of the approved South Cooper Mountain Heights PUD in writing. Specifically the applicant request that the City consider the minimum density over the entirety of the South Cooper Mountain Heights PUD and not by each zoning district or parcel. This would allow the applicant to reduce the number of units required on the multi-family parcel by balancing it with the excess units in other zoning districts within the PUD, maintaining compliance with the overall minimum density of the PUD. Staff finds the Director's Interpretation (DI) application to be consistent with Threshold One.

**Therefore, the Director 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 application fee of \$1,072.00 has been submitted.

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

**3. *That the interpretation is consistent with the City's Comprehensive Plan and other provisions within this Code.***

The applicant requests that the Director interpret Beaverton Development Code (BDC) section 60.35.10.2.B.4 which states, "A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site was reviewed as a Preliminary Subdivision." The applicant requests that the Director interpret this section of code to allow minimum density within a PUD to be considered overall for the development and not

specifically within one zoning district. This would allow a desired reduction in minimum density on the subject R1 zoned site from a minimum density of 321 multi-family dwelling units to 310 units, a reduction of 11 units.

The required minimum density identified in the South Cooper Mountain Heights PUD (CU2017-0005) is 598 dwelling units. However, the application was approved to provide a total of 731 dwelling units, including the R1 site for multi-family. The multi-family site was approved for 340 units, 19 units over the minimum density of 321 units. The applicant states that the requested interpretation allowing for the overall density to be considered in lieu of minimum densities per zoning district is consistent with the Comprehensive Plan, specifically the South Cooper Mountain Community Plan, and Development Code because the approved South Cooper Mountain Heights PUD provided for an excess of 133 units over the required minimum for the overall project when considered together. (Page 15 *Narrative* of applicant materials).

**Overall density calculations for the PUD (provided by the applicant)**

<b>20.25.05 Density Calculations</b>					
<b>Proposed Zoning</b>	<b>Gross Acres</b>	<b>Net Acres</b>	<b>Max Density (Units)</b>	<b>Minimum Density (Units)</b>	<b>Proposed Units</b>
R1	11.53	9.224	502	321	340
R2	11.18	4.39	244	76	110
R4	18.56	7.46	202	65	83
R5	19.83	3.35	173	23	33
R7	46.63	22.53	290	112	166
<b>Total</b>	<b>107.7</b>	<b>47.0</b>	<b>1411</b>	<b>598</b>	<b>732</b>

The following findings address how this Director’s Interpretation is consistent with the City’s Comprehensive Plan and the Development Code:

**Consistency with the Comprehensive Plan**

**Chapters One and Two**

Chapters One and Two of the Beaverton Comprehensive Plan address X and X, respectively and do not contain policies that are applicable to the proposed DI. Therefore, the Director finds that the proposal is consistent with Chapters One and Two of the Beaverton Comprehensive Plan.

**Chapter Three (Land Use)**

*Goal 3.8.1 Complete and livable Neighborhoods*

*Policy b) Regulate minimum residential density to ensure efficient use of residential land and meet regional housing needs...*

*Policy c) Allow flexibility through lot size averaging and other tools to provide flexibility and housing variety while maintaining an overall density consistent with the Comprehensive Plan designation and zoning.*

Goal 3.8.1 Policy b of the Comprehensive plan requires that the City regulate minimum density to allow for the efficient use of residential lands to meet regional housing needs. Allowing density transfers within a PUD to allow for the protection of resources while still meeting the minimum overall density required based on land area within each zoning district would allow the City to continue to meet the regional housing needs by ensuring that total density within a development is still met. In addition, this method allows for the flexibility identified in policy c above by maintaining overall density within the PUD.

The Director finds that the proposed interpretation is consistent with Chapter Three of the Beaverton Comprehensive Plan.

## **Chapter Four (Housing)**

### ***Goal 4.1.1 Provide an adequate supply of housing to meet future needs.***

The applicant's request to interpret the Development Code in order that the overall minimum density for the PUD must be met, but each individual zoning district density does not have to be met individually so long as the overall density is met. This request does not conflict with Goal 4.1.1, as the overall density for the PUD is the aggregate of the total required for all zoning districts within the PUD.

### ***Goal 4.2.1 Provide a variety of housing types that meet the needs and preferences of residents.***

#### *Policy*

*f) Encourage the development of a variety of housing types within planned unit developments and other large projects, which can serve to improve the aesthetic character of the neighborhood and provide housing choices for different income levels.*

In reference to *Policy 4.1.1* above, with the approval of the Director's Interpretation, the housing supply will be adequate to meet future needs, as the proposed Director's Interpretation allows for greater flexibility in housing design, and housing type, while still meeting the overall density requirements of the zoning, in addition to providing for an adequate supply of housing. The number of housing units will remain above the minimum required density of the PUD when taken as a whole, in addition to providing the housing mix called for in response to *Policy 4.1.1*.

## **Chapters Five through Nine**

Chapters Five through Nine of the Beaverton Comprehensive Plan address Public Facilities and Services; Transportation, Natural, Cultural, Historic, Scenic, Energy and Groundwater Resources, Environmental Quality and Safety, and Economy, and do not contain policies that are applicable to the proposed DI. Therefore, the Director finds that the proposal is consistent with Chapters Five through Nine of the Beaverton Comprehensive Plan.

## **Beaverton Development Code**

### **Chapter 10 (General Provisions)**

Development Code Section 10.20.2, states that the Director shall have initial authority for review of the provisions and requirements of the Development Code and that the City Council shall have the final authority to interpret all terms, provisions and requirements of the Code. Requests may be made for an interpretation in writing in accordance with Section 40.25, Director's Interpretation.

### **Chapter 20 (Land Uses) and Chapter 60 (Special Regulations):**

The applicant's request for an interpretation of the Development Code is related to the following Code sections: Section 60.35.10.1.B (*Modification of Base Zoning Standards*); Section 60.35.10.2.A (*Density Transfers*), and Section 60.35.10.2.B.4 (*A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary Subdivision*). The applicant requests the Director confirm their ability to modify specific densities set forth by the zoning district as part of the South Cooper Mountain Heights PUD, as long as the overall number of dwelling units within the PUD remain compliant to the approved PUD in its entirety. The applicant cites the use of density flexibility inherently used as part of Planned Unit Development projects as allowed per Chapter 60 *Planned Unit Development* of the Development Code.

The subject property is Phase 5 of the South Cooper Mountain Heights PUD approval. The density calculations for the South Cooper Mountain Heights PUD assumed a mix of zones as percentages of the total land area (See Table 2 of the South Cooper Mountain Community Plan). The overall density calculated for South Cooper Mountain Heights PUD was a minimum of 598 and a maximum of 1,411 dwellings units. Phase 5 was calculated to have a minimum of 321 and maximum of 502 dwelling units. The applicant is requesting that in Phase 5 the number of dwelling units be reduced to 310 units, for a loss of 30 dwelling units. While the applicant's request will result in a density lower than the 321 calculated for Phase 5 under the original approval, the number of dwellings units proposed will total 702 units, thus meeting the minimum requirement of 598 dwelling units for the PUD in its entirety, and satisfying the required density per the South Cooper Mountain Community Plan. Therefore, the Director concurs that the overall density for the PUD is the aggregate of the total required for all zoning districts within the PUD.



The Director finds that the applicant has provided compelling evidence, which supports their request for a density reduction of Phase 5 of the South Cooper Mountain Heights PUD, and that the minimum density for the PUD will be achieved as previously approved. The Director relies on Section 20.25.05.C which references *Table 2: Land Use Designations and Capacity Estimates* within the South Cooper Mountain Community Plan, outlining the density capacity expectations for development of land within the Community Plan Area. As well as Section 60.35.10.2.B.4 which states that a PUD “shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary Subdivision.” The applicant has demonstrated that the minimum density for the entire South Cooper Mountain Heights PUD, including the subject parcel, known as Phase 5, will not go below what is allowed per Section 60.35.10.2.B.4 of the Development Code and the South Cooper Mountain Community Plan.

**Chapters 30, 50, and 90 are not applicable to this request.**

**The Director finds that the applicant has met Criterion three and that the request for a reduction in density *is consistent with the City’s Comprehensive Plan and other provisions within this Code.***

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

- 4. When interpreting that a use not identified in the Development Code is a permitted, a conditional, or prohibited use, that use must be substantially similar to a use currently identified in the subject zoning district or elsewhere in the Development Code.***

The requested Director’s Interpretation is not for a use that is not identified in the Development Code.

**Therefore, the Director finds that the criterion is not applicable.**

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

The DI application was deemed complete by staff on May 23, 2018 pursuant to Section 50.25.7 of the Development Code.

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

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

The necessary documents related to the Director’s Interpretation have been submitted. A Design Review Three is being processed concurrently and is dependent upon approval of this Directors Interpretation. No additional documents are needed at this time.

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

**Conclusion:**

Staff find that the Comprehensive Plan and Development Code support the requested Director's Interpretation and therefore the applicant does not have to meet the minimum density within each zone contained in the PUD, so long as the overall density is met for the PUD in its entirety.

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **DI2018-0002 (Director's Interpretation for South Cooper Mountain Heights Multi-Family Modifications)**.

**DR2018-0061  
ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW THREE APPROVAL**

**Section 40.20.05. Design Review Applications; Purpose**

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

Design Review Three approval has been granted for seven (7) multi-family residential buildings and one (1) clubhouse (DR2017-0094). The proposed modifications to the multi-family project are a direct result of the removal of first floor parking in buildings G and F and leading to an overall reduction in dwelling units and changes to buildings F and G. These changes will reflect a design change from concrete podium steel construction for the ground floors, to wood construction for both buildings F and G, similar to buildings A, B, C, D, E, and H. The changes will also result in reductions in overall height of the two buildings from five stories to four, however all proposed utilities, and critical and essential facilities will not be modified from the previous approval of DR2017-0094. Except for the modifications to buildings F and G and associated minor site changes, no other changes are proposed.

**Section 40.20.15.3.C Approval Criteria**

**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 modify the design of two previously approved multifamily buildings (F and G) as well as associated site changes. The proposal meets the threshold for a Design Review Two application, however, the applicant has chosen to address a combination of Design Guidelines and Standards, thereby meeting Threshold 8 of a Design Review Three.

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

Therefore, staff finds that the 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 fees for the Design Review Three application.

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

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

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

Therefore, staff finds the criterion not applicable.

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

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

The proposal is to modify previously approved but unconstructed buildings F and G only, therefore this criterion does not apply.

Therefore, staff finds the criterion not applicable.

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

The applicant does not propose a DRBCP.

Therefore, staff finds the criterion is not applicable.

6. ***For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).***

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

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

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

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

Therefore, staff finds the criterion is not applicable.

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

The applicant has submitted all documents related to this request for Design Review Three approval. This application is dependent upon the approval of the Director's Interpretation (DI2018-0002) being reviewed concurrently. Therefore the Planning Commission will review all the applications at one public hearing. Staff recommends a condition of approval requiring the Design Review Three (DR2018-0061) application be approved concurrently with the Director's Interpretation.

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

### **Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2018-0061 (South Cooper Mountain Heights Multi-Family Modifications)**, subject to the proposed conditions of approval in Attachment D.

**Design Review Standards Analysis**  
**Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.A</b> Maximum length of attached residential buildings – 200 feet.	The applicant has chosen to address the Design Guideline.	See Guideline
<b>60.05.15.1.B</b> Min. 30% articulation for buildings visible from / within 200 feet of street.	Building articulation exceeds 25 square feet, and comprise more than 30% on all buildings by use of windows, recessed entries, off-set walls, and materials changes.	YES
<b>60.05.15.1.C</b> Max 40' space between architectural features.	Applicant indicates each of the buildings' elevations are well-articulated and have a maximum spacing of 15-feet.	YES
<b>60.05.15.1.D</b> Maximum 150 sq. ft. undifferentiated blank walls facing streets.	The applicant has chosen to address the Design Guideline.	See Guideline
<b>Roof Forms</b>		
<b>60.05.15.2.A</b> Min roof pitch = 4:12	The applicant has chosen to address the Design Guideline.	See Guideline
<b>60.05.15.2.B</b> Roof eave for pitched roof must be at least 12"	The applicant has chosen to address the Design Guideline.	See Guideline
<b>60.05.15.2.C</b> Flat roofs need parapets	The applicant has chosen to address the Design Guideline.	See Guideline
<b>60.05.15.2.D</b> New structures in existing development be similar.	This is proposed new development.	N/A
<b>Primary Building Entrances</b>		
<b>60.05.15.3.A</b> Weather protection for primary entrance (6 feet wide by 4 feet deep)	The applicant has chosen to address the Design Guideline.	See Guideline
<b>Exterior Building Materials</b>		
<b>60.05.15.4.A</b> Residential double wall construction	All proposed buildings are to be comprised of double-wall construction as defined by the Development Code in Chapter 90.	YES
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> Equipment screening	Roof mounted equipment is not proposed.	N/A

### Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<b>60.05.20.1</b> Connect on-site circulation to existing and planned street system	The public street system has been evaluated as part of the associated preliminary subdivision and PUD applications. The multi-family residential development plan will connect to the existing and planned street system.	<b>YES</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<b>60.05.20.2.A-D</b> Screening of waste facilities and loading docks.	Each multi-family building will have screened areas devoted to trash and recycling receptacles. Buildings B, D, and H respectively. Facilities for Buildings A, F and G will now be located within each building. No loading areas are proposed or required.	<b>YES</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A</b> Links to adjacent pedestrian facilities (existing and planned)	Pedestrian circulation is provided to the sidewalk system evaluated as part of the associated PUD. The multi-family residential development plan connects to the planned pedestrian pathways, including the 10-foot wide community trail running north to south at the eastern side of the project area.	<b>YES</b>
<b>60.05.20.3.B</b> Direct walkway connection between primary entrances and public / private streets and other pedestrian destinations.	Pedestrian circulation is provided to the proposed sidewalk system from the primary building entrances to proposed public and private streets. Plan Sheets P2.0 and P2.1 provide a visual representation of pedestrian circulation throughout the development.	<b>YES</b>
<b>60.05.20.3.C</b> Walkways provided for every 300 feet of street frontage.	Applicant's narrative identifies lengths of respective street frontages and how pedestrian access is provided at distances not to exceed 300 feet, and as previously approved.	<b>YES</b>
<b>60.05.20.3.D</b> Pedestrian connections through parking lots physically separated by use of curbs, landscaping, trees...	Applicant's narrative explains how pedestrian walkways are provided through the parking lots adjacent to Buildings A, F and G. Buildings F and G parking lots are proposed to have multiple walkways, separated from vehicular movement via landscaped strips and/or curb cuts.	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.20.3.E</b> Distinct paving for pedestrian walkways.	The applicant proposes concrete pathways to distinguish pedestrian pathway from asphalt vehicle drive aisles and parking lots.	YES
<b>60.05.20.3.F</b> 5' minimum width / ADA	The proposed pedestrian walkways are a minimum of 5 feet in width to meet the standard.	YES
<b>Landscape to Street Frontages and Parking Areas</b>		
<b>60.05.20.4.A</b> Six foot perimeter landscaping between parking lot and abutting public street OR a solid wall or fence with landscape and ground cover next to wall.	The applicant has chosen to address the Design Guideline.	See Guideline
<b>Parking and Landscaping</b>		
<b>60.05.20.5.A</b> 1 Landscape island per 8 parking spaces.	Landscaped planter islands are proposed within all parking lots for every eight (8) contiguous parking spaces.	YES
<b>60.05.20.5.B</b> 70 sq. ft.	All proposed landscape islands are a minimum of 70 square feet and contain a tree and other vegetation.	YES
<b>60.05.20.5.C</b> Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands.	N/A
<b>60.05.20.5.D</b> Trees from Street Tree List	All proposed trees will comply with City requirements.	YES

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Open Space</b>		
<b>60.05.25.3.A-I</b> Minimum Landscape Area and Standards	<p>The proposal is recognized as part of a larger PUD which supersedes the Design Review provisions of this section. Open space for entire PUD has been evaluated. Development plan for Phase 5 does not alter that portion of the plan identified for common open space.</p> <p>Active open space for entire PUD has been evaluated, including the “active” areas specific to Phase 5. The applicant proposes .91 acres of active open space,</p>	Yes w/COA



DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>which does not alone meet the required 1.40 acres of active open space for Phase 5. With the PUD approval the applicant has the ability to provide active open space outside of the phase area, so long as the cumulative open space for the development is being met. As the applicant is not meeting the minimum active open space requirement within the phase boundary, per the PUD approval they must identify an area, accessible to residents of the development, which can provide the required active open space to meet the minimum 1.4 acres. Staff recommends a condition that the area be identified and permitted prior to site development permit issuance and be completed prior to occupancy of the first residential building.</p>	
<b>Minimum Landscaping</b>		
<p><b>60.05.25.4.A-D</b> Landscaping standards for attached residential.</p>	<p>Standards call for planting to minimum numbers and spacing distances - around proposed buildings and for proposed pedestrian plazas. Staff finds that the standard has been met, and references Sheets L1.0-L3.0.</p>	<b>YES</b>
<p><b>60.05.25.4.E</b> Minimum number of trees, shrubs, and ground cover.</p>	<p>The applicant proposes 136,222 square feet of landscaping, which includes 457 trees (one tree every 298 square feet), a 39% increase in trees from the previous approval; 5,132 shrubs, which is equivalent to 1 shrub for every 26 square feet of landscaping. Proposed live ground cover includes 18,121 square feet. All inert materials are limited to less than 25 percent of the landscaped area.</p>	<b>YES</b>
<p><b>60.05.25.4.F</b> Pedestrian Plaza materials.</p>	<p>No pedestrian plazas are proposed for this site. (Standards 60.05.25.5-7 are N/A)</p>	<b>N/A</b>
<b>Retaining Walls</b>		
<p><b>60.05.25.8</b> Retaining Walls greater than 6 feet in height or 50 feet in length.</p>	<p>The applicant has identified certain walls that will be higher than six feet or 50 feet in length. Applicant also explains how these walls will be textured and/or provide a pattern, consistent with the standard. The applicant states the proposed changes to Buildings F and G will provide a wider space between the building and community</p>	<b>YES</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	trail, the previously approved wall adjacent to the trail has now been removed and proposed to be a sloped landscaped area.	
<b>Fences and Walls</b>		
<b>60.05.25.9.A-E</b> Fences and Walls Materials	Applicant identifies a fence east of the round-about (atop the retaining wall) for safety; and a split rail fence along the community trail for clear separation from the natural resource area. Required fencing will also be added around stormwater swale(s). Chain link is not proposed.	<b>YES</b>
<b>Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10.A-C</b> Maximum grade differential changes to abutting residential.	The Proposed project is adjacent to residentially zoned property (R5 and R2), which comprises the South Cooper Mountain Heights PUD residential units. Site grading will be coordinated between developments as necessary. Proposed storm water facilities and roads are exempt from these standards.	<b>YES</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	Location of above ground water quality facilities were evaluated as part of the overall South Cooper Mountain Heights PUD. One facility is located at the northwest corner of the site, and a new facility is proposed along the southern boundary of the site. Neither facility will be located between a street and the front of an adjacent building.	<b>N/A</b>
<b>Natural Areas</b>		
<b>60.05.25.12</b> Encroachment into buffer areas.	Clean Water Services has issued a Service Provider Letter (Amended 09/26/17) in review of the PUD, and inclusive of the area delineated for Phase 5, the multi-family site. Natural areas have been identified immediately to the east of the project site, including a small portion of encroachment at the southeastern boundary of the project site. The resource buffer area will be subject to mitigation requirements of CWS, as stated in the Service Provider Letter, dated September 26, 2017 and any subsequent updated Service Provider Letters.	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13.A-D</b> Landscape buffering between contrasting zoning districts	Abutting property east and north of the project site is zoned R2 and R5. The applicant proposes 5 foot and 10 foot landscaped buffers accordingly, thereby meeting the B1 Buffering Standard.	<b>YES</b>

**Section 60.05.30 Lighting Design Standards**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-E</b> Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan with photometric details which show compliance with the City's Technical Lighting Standards for minimum and maximum illumination. Applicant refers to Sheet IL-01 for illumination levels, pole heights, and specific lighting locations throughout the project area.	<b>YES</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A-C</b> Pedestrian Lighting	Applicant describes luminaries as provided for onsite pedestrian walkways accordingly.	<b>YES</b>

## Design Review Guideline Analysis

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

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

### **1. *Building Elevation Design through Articulation and Variety***

***B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)***

The proposal addresses the modifications to Buildings F and G, two 4-story buildings to be located at the southern portion of the site among the other various storied buildings, thus providing overall site variety, and architectural differentiation. The applicant proposes numerous changes in relief, varying architectural features such as window size and location, color and direction of siding and vertical changes to visible rooflines, and recessed balcony areas. Staff concur that the applicant has proposed visual diversity by using a variety of architectural treatments and relief changes to provide articulation, variety, and visual interest to the buildings.

**Therefore, staff finds the Guideline is met.**

***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 proposed Buildings F and G will be within 200 feet of public road "K" which is public to the north and private on the south side of the Townhomes in Phase 4, and will have their primary entrances facing the street. Therefore, each building will provide permanent architectural features, including windows, bays, balconies, off-setting walls, recessed entrances, and changes in material. Similar corner elements are proposed in order to create a focal point, tying the adjacent buildings together in vertical form and through adjacent front porch features. The applicant states a brick base will extend from the ground to the roof in a recessed plane, thus anchoring the building to the sloping ground below. Visual and physical design features will provide interest from the street. Staff concur that the combination of architectural elements and materials meets the design aspiration of avoiding the use of undifferentiated blank walls facing streets or major parking areas.

Therefore, staff finds the Guideline is met.

## 2. **Roof Forms**

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

The Architectural Sheets show the buildings to have sloped roofs with a 3:12 pitch and a mixture of treatments at the roof edges, and continued use of cornice treatment as suggested by the Planning Commission during the original approval (DR2017-0094). The applicant indicates that the mix of sloped roof eaves and parapets on building facades will provide variation and character in contrast to vertical planes of the buildings. Staff concur that the roof forms provide distinct variety and detail as viewed from the street.

Therefore, staff finds the Guideline is met.

**B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)**

The applicant indicates there are no flat roofs proposed, however will continue the cornice treatments to portions of the roofline introduced by the Planning Commission under the original review and approval of DR2017-0094.

Therefore, staff finds the Guideline is met.

## 3. **Primary Building Entrances**

**A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3)**

**B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)**

The applicant has incorporated their response to A and B above with the following information. The applicant states that the design of all proposed buildings include primary entrances provide protection from the rain and sun, however, not all meet the dimensional standard of six (6) feet wide by four (4) feet deep, some are three (3) feet deep by eight (8) feet wide. The applicant has provided weather protection alternatively, by providing covered and/or recessed entrance points that are 24 square feet with double-doors. Specifically, the design includes a prominent architectural form of light brown lap siding

vertical “towers” in order to clearly indicate all building entrance points throughout the site.

Building F entrances are indicated by the “tower” elements primarily on the northeast interior portion of the building. On the inside corner of the façade is the lobby area. Access to the lobby is also gained from the main building entrance on the south side of the building. Materials and composition above the main entrance on the south side will have light brown lap siding in order to be consistent with other building entrance forms.

Building G entrances are similar to Building F. The entrances on the south and west sides have consistent “towers” as well as similar entrances from the surface parking lot as Building F. There is a second main entrance proposed on the north side of the building, which is located at the termination of Street K, and matches the architectural elements and materials as the other entrances. Balconies above also have similar materials to the “towers.”

Staff concur that the applicant has incorporated both architectural form and materials treatment to provide the necessary weather protection for all residential buildings, and has clearly defined all building entrances using a distinctive vertical “tower” element or balconies, consistent in form and materials treatment throughout.

**Therefore, staff finds the Guideline is met**

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

**4. Street Frontages and Parking Areas.** *Landscape or other screening should be provided*

The applicant indicates that Buildings F and G will feature tuck under garage parking on the side visible from the parking lot. Additional landscape screening will be provided from parking areas adjacent to the buildings. The applicant proposes a mix of evergreen shrubs for the majority of the parking lot screening that will provide a visual buffer for headlights in the parking lot areas. Please refer to Landscape plan Sheets L1.0-L1.2 for details.

**Therefore, staff finds the Guideline is met**

**PROPOSED CONDITIONS OF APPROVAL****DI2018-0002**No Conditions of Approval**DR2018-0061****A. General Conditions:**

1. All conditions of approval from South Cooper Mountain Heights Multi-Family DR2017-0094 remain effective. This proposal does not alter, modify or repeal any conditions of approval related to the previous multi-family approval referenced above. (Planning / SLF)
2. Ensure the associated Director's Interpretation (DI2018-0002) application has been approved in conjunction with the Design Review Three application (DR2018-0061). (Planning/SF)

**B. Prior to Beginning Site Work and Issuance of Site Development Permits, the applicant shall:**

3. ACCESS DURING CONSTRUCTION: Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1) (TVF&R / JF)
4. COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW: The minimum fire flow and flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Appendix B Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi. *Note:* Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except the following:
  - In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
  - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
  - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1. (TVF&R / JF)
5. FIRE FLOW WATER AVAILABILITY: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed

within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) ***Fire flow documentation will be required prior to building permit submittal.***

6. WATER SUPPLY DURING CONSTRUCTION: Approved firefighting water supplies shall be installed and operational prior to any combustible materials on the site. (OFC 3312.1) (TVF&R / JF)
7. FIRE HYDRANT NUMBER AND DISTRIBUTION: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in (OFC Table C105.1) ***An additional fire hydrant will be required on the south end of the property. Revise drawings to comply.*** (TVF&R / JF)
8. KNOX BOX: A Knox Box for building access is required for each building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R / JF)
9. Tualatin Valley Fire & Rescue has required that the applicant construct an emergency access on SW 175<sup>th</sup> Avenue as part of the multi-family development. The applicant shall obtain a Right-of-Way Permit from Washington County to construct the required gated emergency access pursuant to TVF&R and County standards and all other public improvements proposed for SW 175<sup>th</sup> Avenue/SW Scholls Ferry Road. (Washington County Department of Land Use and Transportation / NV)
10. Shall provide a plan showing a minimum of .73 additional acres of active open space to serve the development. Excess active open space from prior phases may be counted toward the requirement, if construction is complete prior to any occupancy permit for the multi-family phase. (Planning Division / SLF)

**C. Prior to Final Occupancy, the applicant shall:**

11. 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/SLF)
12. 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/SLF)
13. 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/SLF)

**\*\* END OF CONDITIONS \*\***