



CITY OF BEAVERTON
Planning Division
Community Development Department
Tel: 503-526-2420
www.beavertonoregon.gov

MEMORANDUM

City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: May 25, 2023
Subject: DR2023-0019 Scholls Heights Townhomes Modifications

Please find attached the Notice of Decision for **DR2023-0019 Scholls Heights Townhomes Modifications**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2023-0019 Scholls Heights Townhomes Modifications is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2023-0019 Scholls Heights Townhomes Modifications is 4:30 p.m., June 6, 2023.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brittany Gada, at bgada@beavertonoregon.gov.

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community

Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Brittany Gada by calling 971-724-0517 or email bgada@beavertonoregon.gov

STAFF REPORT

Report date: May 25, 2023

Application/project name: Scholls Heights Townhomes Modifications

Application Numbers: DR2023-0019

Proposal: The applicant, Everett Custom Homes, requests Design Review Two approval for building elevation, building footprint, landscaping, and lighting changes to the previously approved Design Review Two application associated with the Scholls Heights at South Cooper Mountain PUD project (DR2017-0052).

Proposal location: The site is located east of the intersection of SW Trask Street and SW Silvertip Street, at 12000, 12010, 12020, 12040, 12060, 12080, 12090, 12100, 12110, 12120, 12130, 12140, 12150, 12160, 12170, 12180, and 12190 SW Trask Street, specifically identified as Tax Lots 22400, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, and 19800 on Washington County Tax Assessor's Map 2S201AA.



Applicant: Everett Custom Homes

Decision: APPROVAL of DR2023-0019, subject to conditions identified at the end of this report.

Contact Information:

City Staff Representative: Brittany Gada, Associate Planner
971-724-0517
bgada@BeavertonOregon.gov

Applicant: Everett Custom Homes
Brad Hosmar
3330 NW Yeon Ave, Suite 100
Portland, OR 97210

Applicant Representative: Otak, Inc.
Steven McAtee
808 SW 3rd Avenue, Suite 800
Portland, OR 97204

Property Owner: West Hills Land Development
Dan Grimberg

3330 NW Yeon Ave, Suite 100
Portland, OR 97210

Existing Conditions

Zoning: Residential Mixed A (RMA) – Formerly R2 at time of original Subdivision application on May 31, 2017

Site Conditions: The site is currently vacant land that has been graded and improved per an existing Site Development Permit approval.

Total Site Size: Approximately one acre.

Location: The site is located east of the intersection of SW Trask Street and SW Silvertip Street.

Neighborhood Association Committee: Neighbors Southwest

Table 1: Surrounding Uses

Direction	Zoning	Uses
North	Residential Mixed A (RMA)	Vacant
South	RMA & Residential Mixed B (RMB)	Vacant / Under Construction
East	RMA	Vacant
West	RMA & RMB	Vacant / Under Construction

Application Information

Table 2: Application Summary

Application	Application Type	Proposal Summary	Approval Criteria Location
DR2023-0019	Design Review Two	Modify building elevations, footprints, landscaping, and lighting of previously approved Scholls Heights at South Cooper Mountain PUD project (DR2017-0052).	Development Code Section 40.03 and Section 40.20.15.2.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
DR2023-0019	Feb. 9, 2023	Apr. 4, 2023	Aug. 2, 2023	Apr. 3, 2024

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

Summary of Public Comment

No public comments were received related to these applications.

Exhibit 1.1

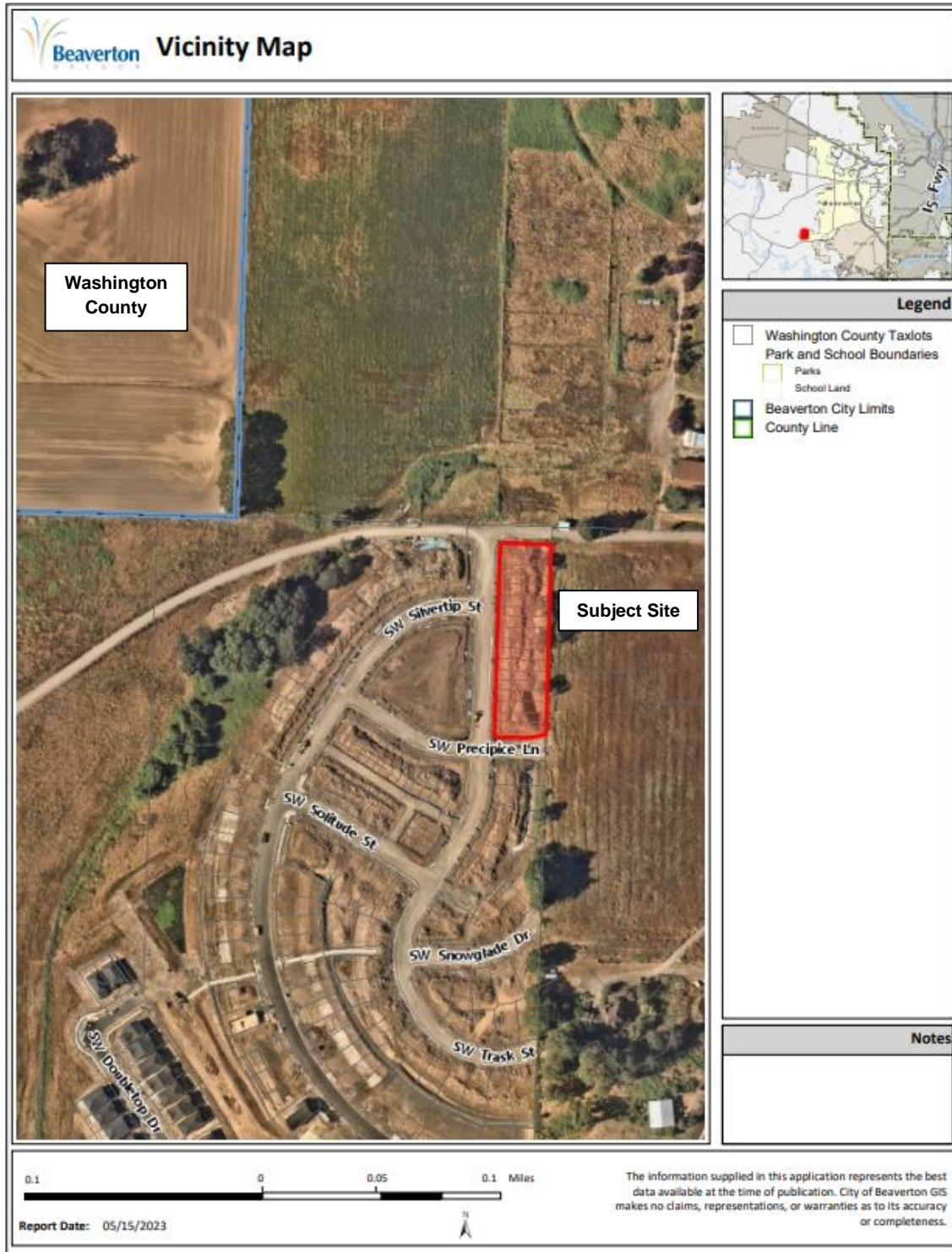


Exhibit 1.2

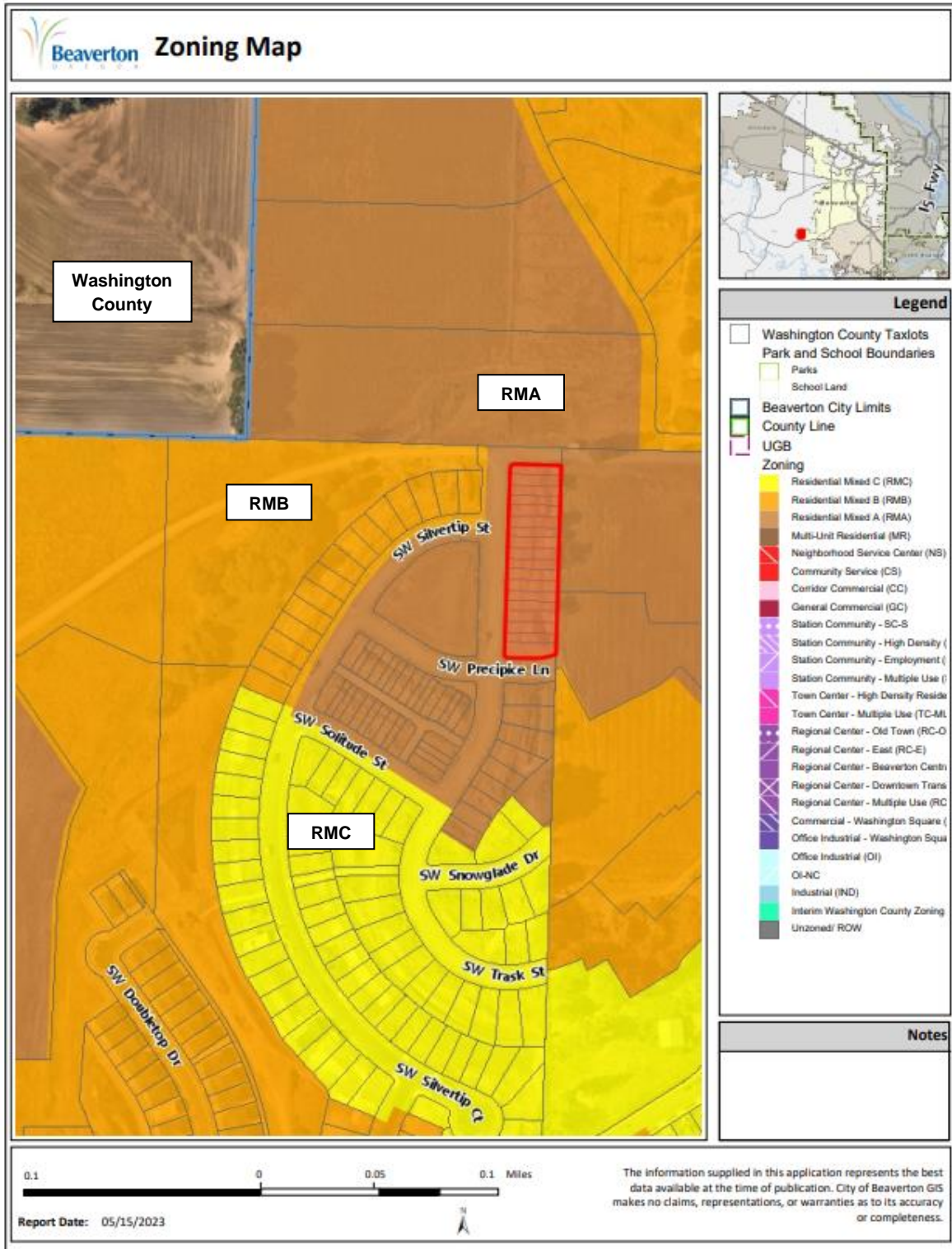


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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 6 of this report)

Exhibit 1.2 Zoning Map (Page 7 of this report)

Exhibit 2. Public Comment

No Public Comment Received

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 – Narrative

Exhibit 3.2 – Application Form (Exhibit B)

Exhibit 3.3 – Land Use Plans (Exhibits A and C)

Exhibit 3.4 – Photometric Plan and Lighting Cut Sheets

Exhibit 3.5 – Material Board (Exhibit B)

Exhibit 3.6 – TVF&R Service Provider Permit

Exhibit 3.7 – CWS Service Provider Letter

Exhibit 3.8 – Pre-Application Conference Waiver

Attachment A: FACILITIES REVIEW

Application: Scholls Heights Townhomes Modifications

Proposal: The applicant, Everett Custom Homes, requests Design Review Two approval for building elevation, building footprint, landscaping, and lighting changes to the previously approved Design Review Two application associated with the Scholls Heights at South Cooper Mountain PUD project (DR2017-0052).

Recommendation: APPROVE DR2023-0019, subject to conditions of approval

Section 40.03 Facilities Review Committee:

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

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

- All twelve (12) criteria are applicable to the Design Review Two (DR2023-0019) application as submitted.

Section 40.03.1.A

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

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable Water: The subject site is served by City of Beaverton public water service, and an existing eight-inch public water main located in SW Trask Street right of way will provide water service to individual townhomes. The proposed scope of work does not include modifications to utility locations or connections for potable water service to this site compared to the original approval of the Scholls Heights at South Cooper Mountain PUD in 2017 (CPA2017-0006 / CU2017-0010 / DR2017-0052 / LD2017-0009 / LD2017-0017 / SDM2017-0007 / TP2017-0008 / ZMA2017-0005). For this reason, a City of Beaverton

Water Service Provider Letter (SPL) was not required for this project, and the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

Non-Potable Water: The subject site is served by the City of Beaverton non-potable water network. The site will connect to the existing two-inch non-potable water main located in SW Trask Street right of way, as originally approved for this area of the Scholls Heights at South Cooper Mountain PUD. Therefore, the Committee finds that the proposal meets the requirement to connect to the non-potable water network.

Sanitary Sewer: Sanitary sewer service is provided by the City of Beaverton, and the project does not propose changes to sanitary sewer utility locations or connections compared to the Scholls Heights at South Cooper Mountain PUD approval. Proposed townhomes will connect to the existing eight-inch public sewer main located in SW Trask Street right of way. Therefore, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: The subject site is served by City of Beaverton storm sewer service. Existing stormwater drainage and treatment infrastructure including 10- and 12-inch public stormwater gravity mains, catch basins, and manholes are located in SW Trask Street right of way. This infrastructure was approved with the original Scholls Heights at South Cooper Mountain PUD and subsequent Site Development Permit and will provide adequate stormwater service for the proposed development.

Transportation: The site is bordered by SW Trask Street to the west, SW Precipice Street to the south, and future SW Barrows Road right of way to the north. SW Trask Street and SW Precipice Street are both local streets that are maintained by the City of Beaverton. SW Barrows Road, a collector, will also be maintained by the City of Beaverton once constructed. The project proposes private driveways and pedestrian pathways for individual townhomes to access SW Trask Street right of way. The Committee finds that a safe and efficient transportation network will be provided for the subject site.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). A TVF&R Service Provider Permit was originally issued for the site in 2019, and the applicant provided documentation that TVF&R has reviewed and approved the proposed modifications to the subject site and townhome structures.

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

Section 40.03.1.B

Approval Criterion: *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.

FINDING:

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

Schools: The proposed development is within the Beaverton School District (BSD) boundaries. The Beaverton School District reviewed the proposal at the time of PUD approval in 2017. Since the proposal does not increase the number of dwelling units compared to the PUD approval, a BSD SPL was not required for this project. The Committee finds that adequate school facilities are provided for this development.

Transit Improvements: The subject property is not currently served by public transit. TriMet anticipates expanding bus service to the South Cooper Mountain area in the future. However, the locations of future bus stops are unknown at this time.

Police Protection: The City of Beaverton Police Department will serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: Public pedestrian and bicycle facilities serving the subject site were approved with the Scholls Heights at South Cooper Mountain PUD, and this proposal does not request to modify those facilities. Public sidewalks are provided on both sides of surrounding streets, and five-foot-wide bike lanes will be constructed in both directions of SW Barrows Road on the north edge of the site. Private pedestrian pathways are proposed to connect the primary entrance of each townhome to the public sidewalk network. The Committee finds that these facilities will provide adequate pedestrian and bicycle connectivity for the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available or can be made available with adequate capacity to serve the development.

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

Section 40.03.1.C

Approval Criterion: *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).

FINDING:

At the time of Scholls Heights at South Cooper Mountain PUD application on May 31, 2017, the subject site was zoned R2 Residential Urban Medium Density. This area of the PUD was identified as part of the northeast phase of development. The PUD approval modified select base zoning standards of the R2 zoning district, including setback requirements internal to the PUD. Parent parcels that comprised the PUD were required to meet the setbacks of the underlying zoning district.

The Committee refers to the Code Conformance Analysis table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses) that were in effect on the date of original PUD application and modifications approved with the PUD. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) or the standards approved with the Scholls Heights at South Cooper Mountain PUD.

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

Section 40.03.1.D

Approval Criterion: *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.*

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the Design Review Two request within the applicable section of the staff report.

Section 60.30 Off-Street Parking: This proposal is subject to the development code that was in effect at the time of PUD and Subdivision applications on May 31, 2017. Based on the off-street parking regulations of BDC 60.30.10.5 at that time, attached dwellings in a residential zone must provide at least 1.75 vehicular parking spaces for units with three bedrooms or more. The proposed three-bedroom townhomes include one parking space in garages and one in private driveways, so the development provides the required number of vehicular parking spaces for each townhome.

At the time of PUD and Subdivision applications, the development code did not require short- or long-term bicycle parking for single-family attached dwellings. The proposed

development does not include short- or long-term bicycle parking facilities. The Committee finds that the applicable requirements of BDC 60.30 are met by the proposal.

Section 60.35. Planned Unit Development: The subject site was identified as a portion of the northeast phase of the Scholls Heights at South Cooper Mountain PUD and was previously approved for the development of 17 townhomes and related site improvements. The subject proposal only seeks to modify aspects of the original approval related to building elevations, building footprints, landscaping, and lighting. Therefore, this request is consistent with the original Scholls Heights at South Cooper Mountain PUD approval and meets applicable conditions of approval of the original decision.

Section 60.55 Transportation Facilities: Conformance with the provisions of BDC 60.55 were evaluated at the time of original PUD approval, and the subject proposal maintains conformance with the previous approval related to transportation facilities. Because of this, a Trip Generation Memorandum was not required for this project. Pedestrian pathways are proposed to connect each primary townhome entrance and private driveway with the abutting public sidewalk. Pathways include adequate lighting and will provide a minimum five-foot unobstructed width for pedestrians. For these reasons, the Committee finds that the proposal complies with applicable BDC 60.55 regulations.

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

Section 40.03.1.E

Approval Criterion: *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.*

FINDING:

The applicant states that they will retain ownership of the site and will be responsible for maintenance of private common facilities. The applicant has provided sufficient details to demonstrate that private common facilities will have adequate capacity to serve the development and will be regularly maintained or replaced, as necessary, to ensure continuity of services. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

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

Section 40.03.1.F

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

FINDING:

The proposal includes on-site improvements that facilitate safe and efficient vehicular and pedestrian circulation patterns. Private driveways provide vehicular access to individual townhomes, and paved pedestrian pathways connect primary entrances with parking areas and the public sidewalk network. Therefore, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

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

Section 40.03.1.G

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

FINDING:

The proposed townhome development provides safe, efficient, and direct vehicular and pedestrian connections to surrounding circulation systems. On-site private driveways provide direct vehicular connections to SW Trask Street, a public local street. Paved pedestrian pathways connect to the public sidewalk along SW Trask Street. The Committee finds that these connections, as approved with the Scholls Heights at South Cooper Mountain PUD, are safe, efficient, and direct.

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

Section 40.03.1.H

Approval Criterion: *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.*

FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The layout of the proposed development provides proper spacing and building access internal to the site and adequate turning movements on streets abutting the site to provide fire protection.

TVF&R staff has reviewed and approved the proposed modifications associated with this development, as demonstrated by the modified TVF&R Service Provider Permit submitted by the applicant. Therefore, the Committee finds that the site can be designed in accordance with City codes and standards and provides adequate fire protection.

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

Section 40.03.1.I

Approval Criterion: *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.*

FINDING:

The subject proposal does not include modifications to streets or public facilities that were approved with the PUD. Therefore, structures and public facilities serving the development site have been designed in accordance with adopted City codes and standards except where design modifications or exceptions have been previously approved. All public facilities that will serve this development previously obtained Site Development Permit approval and have been constructed. The Committee finds that the previous review of the construction documents for the Site Development Permit and the forthcoming Building Permit reviews in addition to the subsequent inspection phases will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

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

Section 40.03.1.J

Approval Criterion: *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.*

FINDING:

A Site Development Permit was previously issued for this site which reviewed grading and contouring associated with the development. Site construction is complete, and proposed townhome changes are reflected in as-built infrastructure plans that have been accepted by Beaverton's Site Development Division. The proposed changes are limited in scope and will not affect the approved grading and contouring of the site. Because of this, the Committee finds that the subject proposal will not have adverse effects on neighboring

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

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

Section 40.03.1.K

Approval Criterion: *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.*

FINDING:

The applicant states that the street network and facilities have been designed in accordance with the City's Engineering Design Manual to provide required accessibility. Any required on-site pedestrian routes will meet the standards of the Americans with Disabilities Act (ADA). ADA ramps will be provided within the development to facilitate accessible travel. This modification request will not change access or facilities related to accessibility. Staff concurs and finds that the previously approved Site Development Permit and the Building Permit reviews following land use approval will ensure that all applicable accessibility standards of the International Building Code, Fire Code, and other ADA standards will be met by the development. The Committee finds that the review of the proposed plans at the Building Permit stage is sufficient to guarantee compliance with accessibility standards.

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

Section 40.03.1.L

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

FINDING:

The applicant submitted the Design Review Two application on February 9, 2023, and the application was deemed complete on April 4, 2023.

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

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Residential Urban Medium Density District (R2) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Attached Residential Dwellings	Permitted	The applicant proposes to construct 17 townhome units across four buildings.	YES
Development Code Section 20.10.15			
Land Area	Minimum: 2,000 square feet Maximum: None	Townhomes are proposed on existing lots that are approximately 2,100 square feet. None of the lots are less than 2,000 square feet.	YES
Residential Density	The Scholls Heights at South Cooper Mountain PUD established the following density requirements for parcels developed in the R2 zoning district: Minimum total units: 248 Maximum total units: 631 Units approved in the R2 zoning district: 255	17 units, as approved with the PUD (providing a portion of the 255 approved units)	YES
Minimum Lot Dimensions	Width: 14 Depth: None	Width: Ranges from 20 to 26 feet Depth: Approximately 108 feet	YES
Yard Setbacks	Parent parcels of the Scholls Heights at South Cooper Mountain PUD must meet the minimum yard setbacks of the underlying zone district. Parent Parcel Side Minimum (eastern site boundary): 5 feet Interior Setback Requirements per PUD Approval: Front Minimum: 10 feet Front (Garage) Minimum: 18.5 feet Side Minimum: 0 or 3.5 feet Rear Minimum: 15 feet	Parent Parcel Side (east): 23 feet Front (west): 18 feet Front (garage): 20 feet Side (north/south): 0 feet (attached units) and 3.5 feet (end units) Rear (east): Approximately 23 feet	YES
Maximum Building Height	40 feet	34 feet	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has submitted a Design Review Two application.	See DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	There is no floodplain, floodway, or floodway fringe located on the subject property.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	Conformance with these standards was reviewed at the time of PUD approval. This development proposes minor changes to building footprints and landscaping that do not change the slope differentials of grading activity in proximity to residential property lines.	YES
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: None	No loading space is proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	<p>Minimum: 1.75 spaces per three-bedroom or more attached dwelling unit</p> <p>Maximum: 2.0 spaces per three-bedroom or more attached dwelling unit</p>	Two vehicular parking spaces are proposed per townhome unit, one in the garage and one in the driveway.	YES
Required Bicycle Parking	<p>Short-term: Not Required</p> <p>Long-term: Not Required</p>	<p>Short-term: None</p> <p>Long-term: None</p>	N/A
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	The subject site is part of the approved Scholls Heights at South Cooper Mountain PUD. The proposal meets the PUD conditions of approval and modified zoning standards. No changes are proposed to approved PUD open space. Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	N/A
Development Code Section 60.45			
Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-detached homes are proposed.	N/A
Development Code Section 60.50			
Accessory Uses and Structures	Requirements for accessory uses and structure.	Accessory structures are not proposed.	N/A
Development Code Section 60.55			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	The proposal does not affect existing trees or vegetation.	N/A
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	The development does not propose to modify utility infrastructure that was approved with the Scholls Heights at South Cooper Mountain PUD. All new and affected utilities will be placed underground.	YES
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The subject site does not contain any significant natural resources.	N/A
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A

Attachment B: DESIGN REVIEW TWO DR2023-0019

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2023-0019**, subject to the conditions identified in Attachment C.

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

FINDING:

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets all applicable criteria.

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

Section 40.20.05 Purpose:

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

Section 40.20.15.2.C Approval Criteria

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

Section 40.20.15.2.C.1

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

FINDING:

The applicant proposes to modify building elevations, building footprints, landscaping, and lighting of the previously approved Scholls Heights at South Cooper Mountain PUD project (DR2017-0052). The requested landscaping modifications constitute a change in excess of 15 percent of the on-site landscaping approved under DR2017-0052 which satisfies the following threshold for a Design Review Two:

- 7. Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.*

Other proposed modifications satisfy thresholds associated with a Type 1 Design Review Compliance Letter (BDC 40.20.15.1.A) which shall be reviewed concurrently under this Type 2 process.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.2

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

FINDING:

The applicant has paid the required fee related to the Design Review Two application.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.3

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

FINDING:

Pursuant to Section 50.25.1, the application package includes all the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluates the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). The chart provides a summary response to the Design Review standards determined to be applicable to the subject case. The applicant's plans and materials show that by meeting the conditions of approval, the project is in conformance with these standards.

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

Section 40.20.15.2.C.5

Approval Criteria: For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

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

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

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

FINDING:

The proposed project is not an addition to or a modification of an existing development. Rather, the applicant proposes to modify aspects of a previous Design Review approval prior to construction of the townhomes on the subject site.

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

Section 40.20.15.2.C.6

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

FINDING:

There are no other applications associated with this Design Review Two request. No additional applications or documents are needed related to this request.

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

Section 60.05 Design Standards

Section 60.05.15 Building Design and Orientation Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Design and Orientation		
60.05.15.1.A Max length of attached residential buildings	Attached residential buildings are proposed. The maximum proposed length of buildings is 80.5 feet.	YES
60.05.15.1.B.1 Buildings visible from and within 200 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance.	All front building facades face a street and contain primary building entrances. The north-facing side elevation of the townhome on Lot 93 and the south-facing side elevation of the townhome on Lot 109 also face a street. To meet the standard, these elevations must provide 30% articulation. The applicant states that the front building elevations of the three- and four-plex townhomes facing SW Trask Street each provide approximately 38% articulation. The north-facing side of the Lot 93 townhome features about 45% articulation, and the south-facing elevation of the Lot 109 townhome includes approximately 43% articulation.	YES
60.05.15.1.C.1 Maximum 40' spacing between permanent architectural features.	The horizontal spacing between permanent architectural features is less than 40 feet, as reflected in the submitted architecture plans.	YES
60.05.15.1.D Undifferentiated blank walls over 150sf facing a street, common green, or shared court	The largest undifferentiated blank wall facing a street measures 149 square feet.	YES
Roof Forms		
60.05.15.2.A-E Roof Forms	The proposed townhomes have sloped, multi-pitch roofs with greater than the minimum 4:12 pitch. All roofs include eaves that project from the building wall by at least 12 inches, exclusive of gutters. Flat roofs or feature roofs are not proposed.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Primary Building Entrances		
60.05.15.3 Primary Entrances	All primary entrances are recessed and include a covered entry way measuring six feet by five feet.	YES
Exterior Building Materials		
60.05.15.4.A Residential Buildings	The request proposes an attached residential use in a Residential zone. Therefore, 75% of each elevation visible from a street and those that contain a primary building entrance must be double wall construction. The applicant states that all walls are double wall construction.	YES
60.05.15.4.B 30% untreated elevations	The request is not for a Conditional Use in a Residential zone.	N/A
60.05.15.4.C Foundations	The request is not for a Conditional Use in a Residential zone.	N/A
Roof-Mounted Equipment		
60.05.15.5.A-C Equipment screening	Roof-mounted equipment is not proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Zones		
60.05.15.6.A-F Street frontage Multiple Use Zones	The proposed development is in a Residential zone.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A-C 22' Height Minimum 60' Height Maximum	The site is not located on a Major Pedestrian Route (MPR).	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	The proposed development is for an attached residential use.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	Seventeen direct pedestrian connections are proposed, one per lot, which will connect each townhome to the existing street system. The connections were reviewed under the original Design Review approval and are not proposed to be modified by this request.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Service and Loading Area Screening Requirements	Loading areas, solid waste facilities, outdoor storage areas, utility vaults, or similar areas are not proposed by this development.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Seventeen direct pedestrian connections are provided to the public network which connect private parking areas and primary building entrances to the existing public sidewalk system.	YES
60.05.20.3.B Direct walkway connection	The site provides one direct pedestrian connection per townhome lot to the existing facilities along abutting public streets. The pathways connect primary building entrances with the public sidewalk which then connect pedestrians to nearby destinations such as the future public open space area across the street.	YES
60.05.20.3.C Walkways every 300'	Three pedestrian connections are required into the site from the abutting 620 feet of street frontage. Seventeen pedestrian walkways into the site are provided.	YES
60.05.20.3.D Physical separation	There are no pedestrian connections that cross parking lots.	N/A
60.05.20.3.E Distinct paving	No pedestrian connections are proposed across drive aisles.	N/A
60.05.20.3.F 5' minimum width	The submitted site plan (Sheet P2.2) shows that proposed pedestrian pathways are five feet wide and constructed with scored concrete.	YES
Street Frontages and Parking Areas		
60.05.20.4.A.1-2 Street frontages and parking areas	Surface parking abutting a public street is not proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping requirements	Parking areas are not proposed. Private driveways and garages provide parking for individual townhome units.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A-C Off-Street Parking Area Frontage Requirements	The site is not located in Multiple-Use District	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-C Required sidewalk and internal pathway widths	The site is in a Residential zone.	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-B Drive aisles to be designed as public streets, if applicable	The proposed site does not include drive aisles or private streets.	N/A
Ground Floor uses in parking structures		
60.05.20.9.A 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 Minimum landscaping for development of eight or more attached housing units	The site was a part of a Planned Unit Development, so the original approval was subject to PUD open space requirements of BDC 60.35.15 which supersede the Design Standards of this subsection. The proposed landscaping changes do not modify the site's compliance with approved PUD open space.	N/A
60.05.25.4.A Front yard landscaping	All front yard areas that are not occupied by structures, walkways, or driveways are landscaped with shrubs, grasses, and trees.	YES
60.05.25.4.B Landscaping materials	Live plant materials are used in all landscaped areas. Bare rock or gravel is not proposed.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.4.C Vehicular circulation areas	Private driveways are the only proposed vehicular circulation areas on the subject site and are not included in landscape area calculations.	YES
60.05.25.4.D Landscaping along foundations	The submitted plans show that windows are provided on the ground floors of building elevations visible from and within 200 feet of a public street. Therefore, these standards do not apply.	N/A
60.05.25.4.E Landscape planting requirements	For the purpose of calculating minimum landscape planting requirements to meet this standard, the subject site requires 15% landscaped area totaling 9,983 square feet. As shown on the proposed landscape plan (Sheet P2.4), 12 trees are proposed to be planted with a 2.5-inch caliper where 12 trees are required with a minimum 1.5-inch caliper. Twenty-five evergreen shrubs with a minimum mature height of 48 inches are required, and 145 are provided. All other areas are proposed to be landscaped with live ground cover.	YES
60.05.25.4.F Pedestrian plazas	No pedestrian plazas are proposed.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9.A-E Fencing and Wall Requirements	Modifications to fences or walls from the original Design Review approval (DR2017-0052) are not proposed.	N/A
Minimize Significant Changes to Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10.A-C Minimize grade changes	Grading activity in proximity to residential property lines was evaluated by the original Design Review approval and is not proposed to change with this request. On-site grading work has already been completed in compliance with the associated Site Development Permit approval.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of non-vaulted facilities	This request does not propose changes to water quality or quantity facilities from the original approval.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The side and rear property lines of the subject site abut properties in the same zoning district. Therefore, landscape buffers are not required.	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	<p>The City's Technical Lighting Standards require a minimum 0.7 foot-candle illumination level of pedestrian circulation areas and building entrances. The Standards also state that lighting levels at property lines not abutting the ROW may not exceed 0.5 foot-candles. The applicant provided a Photometric Plan demonstrating that building entrances are in conformance with Technical Lighting Standards.</p> <p>However, pedestrian pathways are not shown, and the plan does not encompass the entire site. Further, lighting levels at some interior property lines exceed 0.5 foot-candles. Because of this, staff recommends a condition of approval that the applicant provide a revised Photometric Plan prior to Building Permit issuance demonstrating that lighting of the entire site, including pedestrian pathways, is in conformance with the City's Technical Lighting Standards.</p>	YES w/ COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The site features pedestrian pathways leading to primary entrances that are subject to the City's Technical Lighting Standards. There are no vehicular circulation areas on site that are subject to these standards. Since the submitted Photometric Plan does not show pedestrian pathways, staff recommends the aforementioned condition of approval requiring the applicant to demonstrate compliance with the Technical Lighting Standards prior to Building Permit issuance.	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 Photometric Plan shows adequate lighting at proposed building entrances.	YES
60.05.30.1.E Canopy lighting	Canopy lighting is not proposed.	N/A
Pedestrian-scale on-site lighting		
60.05.30.2.A Pole Mounted Luminaires	Pole-mounted luminaires are not proposed.	N/A
60.05.30.2.B Non-Pole Mounted Luminaries	Wall mounted lights are proposed at building entrances and near garage doors. The applicant submitted lighting cut sheets demonstrating that the proposed light fixtures meet the Technical Lighting Standards. The applicant also submitted elevation drawings detailing that proposed light fixture near garages will be mounted eight feet above grade where 20 feet is the maximum permitted mounting height in Residential zones. The light near primary entrances will be recessed into the porch ceiling.	YES
60.05.30.2.C Lighted Bollards	The proposal does not include bollards.	N/A

Attachment C: CONDITIONS OF APPROVAL

Application: Scholls Heights Townhomes Modifications

Recommendation: APPROVE DR2023-0019, subject to the conditions of approval herein

Design Review Two (DR2023-0019)

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

1. Submit a Photometric Plan demonstrating compliance with the City's Technical Lighting Standards (BDC 60.05.-1) that includes the following details (Planning / BG):
 - a. Illumination levels in applicable areas across the entire site,
 - b. Pedestrian pathways matching the submitted site plan, Sheet P2.2, and
 - c. Illumination levels at all property lines

B. Prior to final inspection and final occupancy permit, the applicant shall:

2. Ensure all site improvements including but not limited to landscaping and pathways 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 / BG)
3. 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 / BG)
4. Ensure construction of all buildings 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 / BG)