



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: September 5, 2023
Subject: DRM2023-0011 / LD2023-0004 9th and Hall Quadplexes

Please find attached the Notice of Decision for **DRM2023-0011 / LD2023-0004 9th and Quadplexes**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DRM2023-0011 / LD2023-0004 9th and Hall Quadplexes are 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 DRM2023-0011 / LD2023-0004 9th and Hall Quadplexes is 4:30 p.m., September 18, 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, Aaron Harris at aharris@beavertonoregon.gov.

NOTE: The City of Beaverton Community Development Department customer service center is now open to the public Monday through Thursday from 8:30am – 4:30pm. 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, please contact Aaron Harris at 711 503-616-8453 or aharris@beavertonoregon.gov.

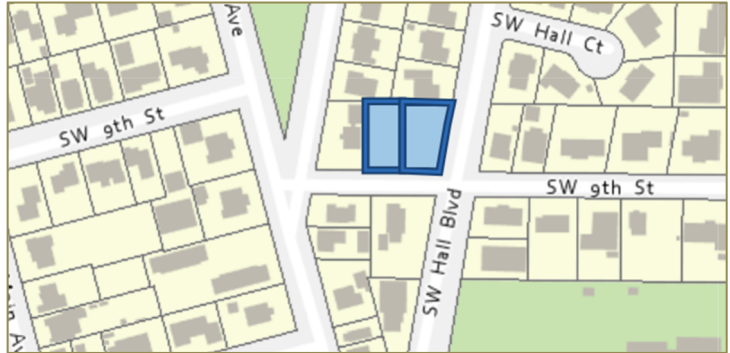
STAFF REPORT

Report date: September 5, 2023

Application/Project Name: 9th and Hall Quadplexes

Application Numbers: DRM2023-0011 / LD2023-0004

Proposal: The applicant, Convergence Architecture, requests Single-Detached and Middle Housing Design Review One approval to construct three quadplex buildings. Site improvements include a parking lot, shared outdoor spaces, site landscaping, trash enclosures, and a pedestrian walkway between the proposed parking lot and SW Hall Boulevard. A Preliminary Partition is requested to divide the site into three legal lots of record, with each proposed quadplex on a separate lot.



Proposal location: The site is at 5395 SW Hall Boulevard and 12455 SW 9th Street, specifically identified as Tax Lots 8300 and 8400 on Washington County Tax Assessor’s Map 1S115CB.

Applicant: Convergence Architecture

Decision: APPROVAL of DRM2023-0011 / LD2023-0004, subject to conditions identified at the end of this report.

Contact information:

City staff representative: Aaron Harris, Senior Planner
503-616-8453
aharris@beavertonoregon.gov

Applicant: Convergence Architecture
Attn: Eli Elder
7302 N Richmond Avenue
Portland, OR 97203

Applicant’s representative: N/A

Property owners: Farzad Moradian and Soheila Sagdegh
10960 SW Mourning Dove Place
Beaverton, OR 97007-8199

Existing conditions:

Zoning: Residential Mixed A (RMA)

Site conditions: Both tax lots are undeveloped.

Site Size: Approximately 0.33 acres.

Location: The northwestern corner of the SW Hall Boulevard and SW 9th Street intersection.

Neighborhood Association Committee: Central Beaverton NAC

Table 1: Surrounding uses

| Direction | Zoning | Uses |
|------------------|-------------------------|------------------------|
| North | RMA Residential Mixed A | Single family dwelling |
| South | RMA Residential Mixed A | Single family dwelling |
| East: | RMB Residential Mixed B | Single family dwelling |
| West: | RMA Residential Mixed A | Single family dwelling |

Application information

Table 2: Application summaries

| Application | Application type | Proposal summary | Approval criteria location |
|--------------------|--|--|--|
| DRM2023-0011 | Single-Detached and Middle Housing Design Review One | Three new quadplex buildings and associated site improvements. | Development Code Section 40.21.15.1.C |
| LD2023-0004 | Preliminary Partition | Divide the site into three legal lots of record | Development Code Sections 40.03 and 40.45.15.4.C |

Table 3: Key Application Dates

| Application | Submittal Date | Deemed Complete | 120-Day | 365-Day* |
|--------------------|-----------------------|------------------------|----------------|-----------------|
| DRM2023-0011 | March 28, 2023 | June 26, 2023 | Oct. 24, 2023 | June 25, 2024 |
| LD2023-0004 | March 28, 2023 | June 26, 2023 | Oct. 24, 2023 | June 25, 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

Public comments were received related to these applications. Some of the concerns expressed in the comments address building height, lighting, parking, noise, and traffic circulation. The public comments are attached to this staff report at Exhibit 2.

Exhibit 1.1 Vicinity Map

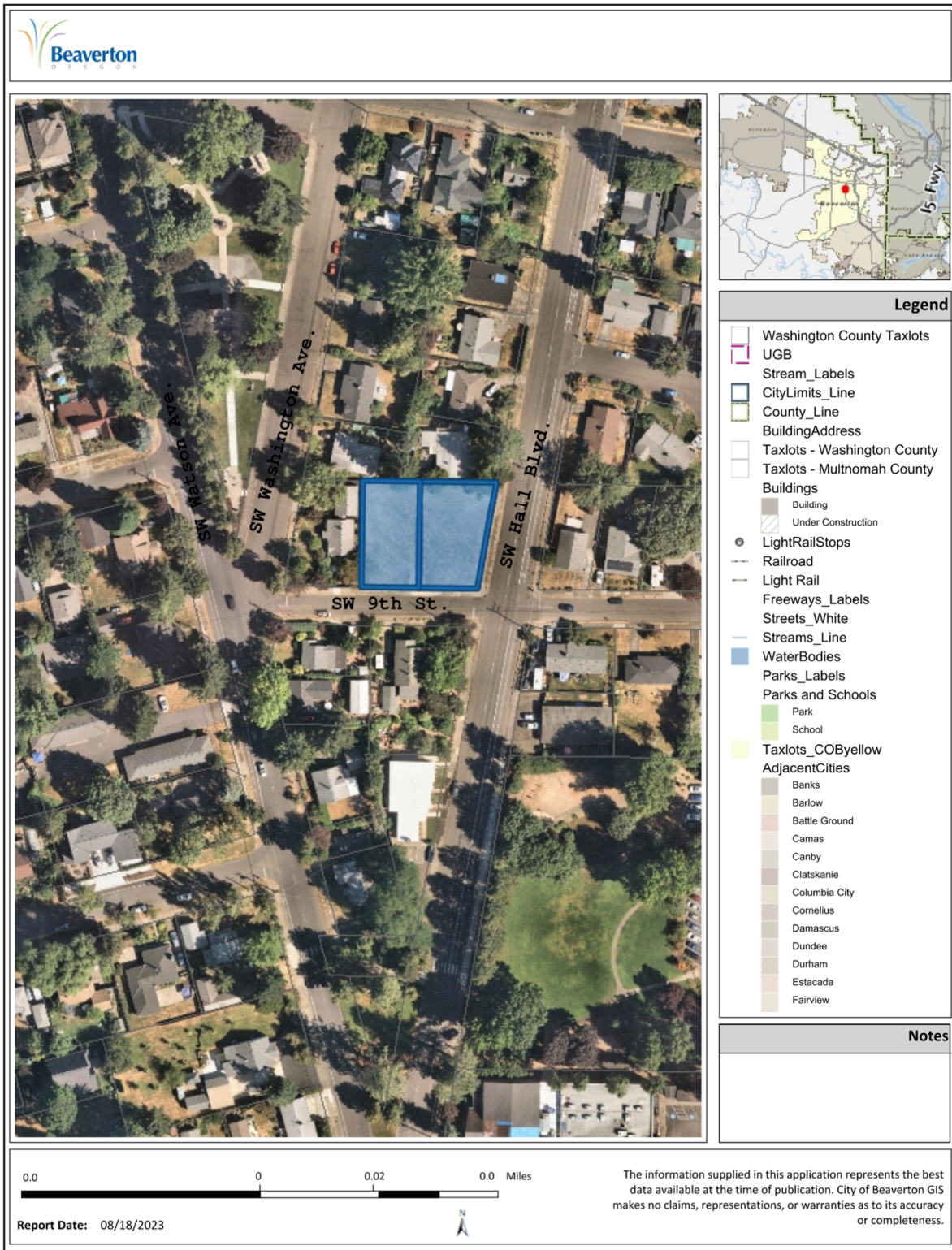


Exhibit 1.2 Zoning Map

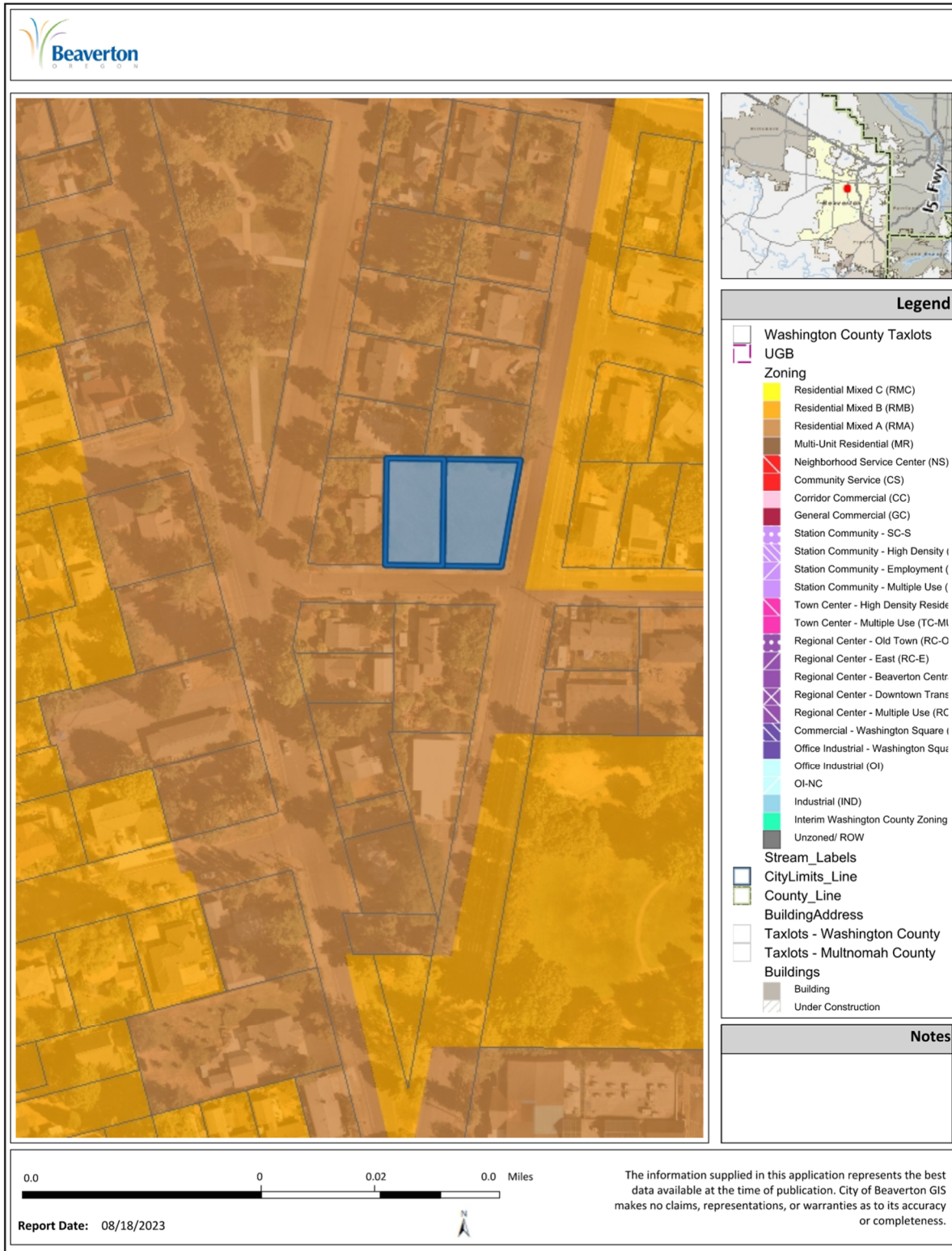


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Attachment D: Conditions of Approval.....35

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

Exhibit 2.1 Public Testimony from Yuriko Lee

Exhibit 2.2 Public Testimony from Rhond Briles

Exhibit 2.3 Public Testimony from Matt and Janet Erwin and Daniel Chromiak

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Applications

Exhibit 3.2 Narrative and Reports

Exhibit 3.3 Plans Sets

Exhibit 3.4 Service Provider Letters

Public Comment Response

Staff has identified the following as themes or issues raised in public testimony and addresses those, herein, and/or refers to the portion(s) of the staff report and record in which those issues are addressed.

Insufficient Parking

Public comments express concerns about the number of parking spaces proposed with the development. Staff cites the staff report findings below in response to BDC Section 60.30. Staff analysis of applicable approval criteria concludes that the proposal satisfies the applicable off-street parking standards.

Lighting

Public comments express concerns about the proposal's lighting impacts. Staff cites the staff report findings below in response to BDC Section 60.05.60.2 S11. Staff also notes that minimum landscape buffer requirements between contrasting districts are not applicable to the proposal per BDC Table 60.05-2. Staff analysis of applicable approval criteria concludes that the proposal satisfies the applicable lighting standards.

Noise

Public comments express concerns about noise associated with the development. Staff notes that the subject site as well as the abutting properties to the north, south, and west are all zoned RMA, and that the adjacent site to the east is zoned RMB. Staff cites the Chapter 20 Code Conformance Analysis table below and notes that quadplexes are a permitted use in the zone. Staff notes that there are no applicable noise standards associated with this development and that noise is regulated by the Beaverton Municipal Code. Staff analysis of applicable approval criteria concludes that the proposal satisfies standards associated with noise.

Building Height

Public comments express concerns about the height of the proposed buildings. Staff cites the Chapter 20 Code Conformance Analysis table below. Staff analysis of applicable approval criteria concludes that the proposal satisfies the applicable building height standards.

Quantity of Buildings

Public comments express concerns about the number of buildings proposed with the development. Staff cites the Chapter 20 Code Conformance Analysis table below in addition to the Preliminary Partition standards addressed in response to BDC Section 40.45.15 below. Staff analysis of applicable approval criteria concludes that the proposal satisfies the applicable Preliminary Partition, minimum land area, and minimum density standards.

Attachment A: FACILITIES REVIEW

Application: 9th and Hall Quadplexes

Proposal: The applicant, Convergence Architecture, requests Single-Detached and Middle Housing Design Review One approval to construct three quadplex buildings. Site improvements include a parking lot, shared outdoor spaces, site landscaping, trash enclosures, and a pedestrian walkway between the proposed parking lot and SW Hall Boulevard. A Preliminary Partition is requested to divide the site into three legal lots of record, with each proposed quadplex on a separate lot.

Decision: APPROVE DRM2023-0011 / LD2023-0004, subject to conditions identified at the end of this report.

Section 40.03 Facilities Review Committee:

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

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

- All twelve (12) criteria are applicable to the submitted Preliminary Partition (LD2023-0004) application.
- Facilities Review Committee criteria do not apply to the submitted Single-Detached and Middle Housing Design Review 1 application (DRM2023-0011).

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 currently served by City of Beaverton water. The site will connect to an existing 12-inch water main in SW Hall Boulevard and to an existing 8-inch water main in SW 9th Street. The applicant states that water service is adequate to serve the proposed development.

City staff reviewed the proposal and issued a Water Service Provider Letter which states there will be adequate capacity to service the proposed development. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

Non-Potable Water: There is no non-potable water network in the area of development. Therefore, the proposal is exempt from connecting to a non-potable water network.

Sanitary Sewer: City of Beaverton sanitary sewer service is available to the site. There is an existing 8-inch public sewer main in SW 9th Street. Based on the applicant's narrative and preliminary utility plans, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: City of Beaverton stormwater service is available to the site. There is an 8-inch storm line in SW 9th Street. The proposal includes the use of Low Impact Development Alternative (LIDA) methods of mitigation including pervious surfaces. Fee in lieu is proposed for hydromodification. The committee finds that adequate capacity exists to serve the proposed development.

Transportation: The subject site has public street frontage on SW Hall Boulevard and SW 9th Street. SW Hall Blvd is classified as an arterial street and is under city jurisdiction. SW 9th Street is classified as a local street and is under city jurisdiction. Dedication of right of way and street improvements will be required along the full site frontage. Prior to the occupancy, the applicant shall dedicate property along SW Hall Blvd and SW 9th Street frontages to meet the minimum street widths consistent with adopted standard drawings. The applicant shall meet the L2 local street standard on SW 9th Street. Along SW Hall Blvd., the applicant shall dedicate sufficient right-of-way to provide 36-feet to the street centerline.

Vehicular access to the development will be provided by a new driveway approach along SW 9th Street, reconstructed to commercial standards, located approximately 60 feet west of the eastern property line. A pedestrian walkway will provide internal circulation through the site and will connect to the sidewalk on SW Hall Blvd. As conditioned, the Committee finds that adequate transportation facilities can be provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff issued Service Provider Permit approval for the applicant's proposal and stated that a final inspection will be required for the project. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. The Committee

finds that adequate fire protection service can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: The Committee finds that by meeting the conditions of approval, 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 proposal includes the construction of three quadplexes. The subject site is located within the Beaverton School District (BSD) boundaries. The applicant obtained a BSD Service Provider Letter dated February 17, 2023. BSD estimates the project will generate two new students and there is sufficient capacity to accommodate the new students. The site will be served by Vose Elementary, Whitford Middle School, and Beaverton High School. The Committee finds BSD has adequate capacity to serve the proposed development.

Transit Improvements: There is an existing bus stop located approximately 350 feet south of the subject site along SW Hall Boulevard which is served by TriMet bus lines 76 traveling northbound. There is an existing bus stop located approximately 250 feet northwest of the subject site along SW Watson which is served by TriMet bus lines 76 and 78 traveling southbound. The Committee finds there is adequate transit service to serve the proposed development.

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

Pedestrian and Bicycle Facilities: The applicant will construct street improvements that will provide adequate pedestrian and bicycle facilities to serve the proposed development,

including a sidewalk along the frontages and a bicycle lane along SW Hall Boulevard. A pedestrian walkway will be designed to provide internal circulation through the site and will also connect to the public sidewalk along the site's Hall Boulevard frontage.

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

Conclusion: 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), or Sections 20.25 and 70.15 if located within the Downtown Design District, 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) or Sections 20.25 and 70.15 if located within the Downtown Design District.*

FINDING:

The subject site is located in the RMA (Residential Mixed A) Zoning District. The Committee refers to the Chapter 20 Use and Site Development Requirements table at the end of this report, which evaluates the project as it relates to the applicable code requirements of Section 20.05.15 Residential Site Development Standards and 20.05.20 Residential Land Uses. As demonstrated in the table, this proposal complies with all applicable standards in Chapter 20 Residential Land Use Districts.

Conclusion: 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 Single-Detached and Middle Housing Design Review One request within the applicable section of the staff report.

Section 60.30 Off-Street Parking: The table below outlines the minimum and maximum vehicle parking requirements for attached dwellings from Table 60.30.10.5.A in the Beaverton Development Code (BDC). The proposal is for three quadplexes. Each quadplex will include two three-bedroom and two two-bedroom units.

There is no minimum parking requirement for the project, consistent with OAR 660-012-0440 because the site is located with ½ mile of a frequent transit corridor. Per Table 60.30.10.5.A, there is no maximum number of permitted parking spaces permitted. The development will provide 12 parking spaces and therefore complies with minimum and maximum parking standards. The parking spaces also comply with the dimensional requirements in BDC 60.30.15 because each parking space is at least 8.5 feet wide by 18.5 feet long and the proposed drive aisle is 22 feet wide.

The table below outlines the bicycle parking requirements for multi-dwelling structures from BDC Table 60.30.10.5.B. As shown in the table, the applicant is required to provide 12 short term bicycle parking spaces and 12 long term bicycle parking spaces. The applicant’s plans show 8 short term bicycle parking spaces along SW Hall Boulevard and 4 short term spaces along SW 9th Street. The short-term bike racks are bolted to concrete slab-on-grade and are removable if required by the city. Long term bicycle parking spaces will be provided inside each unit.

| Bicycle Parking Requirements for Multi-Dwelling Structures | | | |
|---|--------------------------|-----------------------------|----------------------------|
| | Proposed Number of Units | Short Term Parking Required | Long Term Parking Required |
| | 12 units | 12 spaces | 12 spaces |
| Total Proposed | 12 units | 12 spaces | 12 spaces |

Section 60.55 Transportation Facilities: The subject site has public street frontage on SW Hall Boulevard and SW 9th Street, and both are under City of Beaverton jurisdiction. Right of way dedication and street improvements will be required along both street frontages. The applicant will dedicate sufficient right of way to construct a 6-foot-wide sidewalk 5-foot bike lane, and 7.5-foot landscape strip along SW Hall Boulevard. The applicant will dedicate sufficient right of way to construct a 5-foot-wide sidewalk and 6.5-foot landscape strip along SW 9th Street. The width of the right-of-way dedication is approximately six feet along both street frontages.

Vehicular access to the development will be provided by a new driveway constructed to commercial standards along SW 9th Street. A pedestrian walkway will provide internal circulation through the site and will also connect to the public sidewalk along Hall Boulevard. With the proposed improvements, the Committee finds that adequate transportation facilities will be provided to the site to serve the proposed development.

Section 60.60 Trees and Vegetation Requirements: There are no existing trees on-site. The Committee finds that the approval criterion is not applicable to the proposal.

Section 60.65 Utility Undergrounding: BDC 60.65.15 states that existing overhead utilities that are impacted by the proposed development are required to be placed underground. The applicant's existing conditions plan (Sheet C01) does not identify any utility poles with overhead wires along SW Hall Boulevard or SW 9th Street. The Committee recommends a condition of approval for the applicant to submit plans for the placement of underground utility lines with the Site Development Permit, and if existing utility poles must be moved to accommodate the proposed improvements, then the applicant will be required to underground the affected lines or pay a fee in-lieu of undergrounding.

Conclusion: The Committee finds that, by meeting the conditions of approval, 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 periodic maintenance of private common facilities and areas will be completed by property management. 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: 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 applicant will construct a new driveway to commercial standards along SW 9th Street to provide vehicular access to the site. The applicant's plans show there will be safe and efficient vehicular circulation patterns within the development and that the parking lot complies with minimum drive aisle widths and other parking lot design standards in BDC 60.30.15. A pedestrian walkway provides safe and efficient internal circulation throughout the site and provides connectivity to SW Hall Boulevard.

Conclusion: 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 applicant will construct a new driveway to commercial standards along SW 9th Street, which will provide safe, efficient, and direct vehicular access from the site to the surrounding circulation system. The applicant will construct public sidewalks along the street frontages, and an internal pedestrian walkway will connect to the public sidewalk along Hall Boulevard in a safe, efficient, and direct manner.

Conclusion: 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 TVF&R. The layout of the proposed development provides proper spacing, building access, and turning radii. TVF&R staff issued Service Provider Permit approval for the applicant's proposal, and the agency will verify that their requirements are met prior to Site Development Permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Conclusion: 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 applicant states that all structures and public facilities serving the development site are designed in accordance with adopted City codes and standards. As of the date of this report, Beaverton Police have not raised any concerns about crime or accident at the development site. Any comments from Beaverton Police will be forwarded directly to the

applicant, and the Committee finds the development is designed to provide adequate protection from crime and accident.

The applicant will be required to submit for development permits for life and safety review as part of the Building Permit review process. Accordingly, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Conclusion: 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:

The applicant's preliminary grading plan (C02) demonstrates compliance with the on-site surface contouring standards for sites abutting residentially zoned properties (BDC 60.15.10.3). As stated in the findings for approval criterion 40.03.1.A, the applicant's proposed stormwater system will be designed so runoff is treated, detained, and discharged to the public storm system.

The Committee has reviewed the proposed preliminary grading plan and finds no adverse effects on neighboring properties, the public right-of-way, or the public storm system are anticipated. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

Conclusion: Therefore, the Committee finds that by meeting the conditions of approval, 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 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 with clearly marked areas and accessible units on the first floor of the building.

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 ADA. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

Conclusion: 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 applications for a Single-Detached and Middle Housing Design Review One and a Preliminary Partition on March 28, 2023. The application was deemed complete on June 26th, 2023.

Conclusion: The Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Residential Mixed A (RMA) Zoning District

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|--|---|-------------|
| Development Code Section 20.05.20 | | | |
| Quadplexes | Permitted | The applicant proposes to construct three quadplex buildings. A Preliminary Partition is requested to divide the site into three legal lots of record, with each proposed quadplex on a separate lot. | YES |
| Development Code Section 20.05.15 | | | |
| Minimum Land Area | 3,000 square feet per quadplex | Lot 1: 3,529 SF Lot 2: 3,476 SF Lot 3: 6,350 SF | YES |
| Residential Density | Minimum Density: 17 units/ac Maximum Density: N/A | 4 units per lot. 12 units total. | YES |
| Minimum Lot Dimensions | Width: 14 feet Depth: None | Lot 1: 61 feet Lot 2: 70 feet Lot 3: 60 feet | YES |
| Yard Setbacks | Front: 10 feet Side: 5 feet Rear: 15 feet | Front: 10 feet Side: 5–15 feet (varies) Rear: 15 feet | YES |
| Maximum Building Height | 40 feet | Lot 1: 40 feet Lot 2: 40 feet Lot 3: 40 feet | YES |

Chapter 60 Special Requirements

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|--|--|-------------------------|
| Development Code Section 60.05.60.2 | | | |
| Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes | Requirements for new development and redevelopment. | The proposal is to construct three quadplex buildings. A Preliminary Partition is requested to divide the site into three legal lots of record, with each proposed quadplex on a separate lot. | See MDR 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. | The site is not located within a floodplain. | N/A |
| Development Code Section 60.11 | | | |
| Food Cart Pod Regulations | Requirements for food carts and food cart pods. | The applicant is not proposing a food cart or food cart pod. | 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. | The applicant's preliminary grading plan (Sheet C02) demonstrates compliance with the grading standards in BDC 60.15.10.3. | YES |

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|--|--|--------------------|
| 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 |
| Development Code Section 60.30 | | | |
| Off-Street Motor Vehicle Parking | Minimum: N/A Maximum: N/A | The development will provide 12 parking spaces. | YES |
| Development Code Section 60.30 | | | |
| Required Bicycle Parking | Short Term: 12 spaces Long Term: 12 spaces | Short Term: 12 spaces Long Term: 12 spaces | YES |
| 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. | No Planned Unit Development is proposed. | N/A |
| 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 |

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|---------------------------------------|--|---|--------------------|
| Development Code Section 60.50 | | | |
| Accessory Uses and Structures | Requirements for accessory uses and structures. | The proposal does not include any accessory structures or uses. | N/A |
| Development Code Section 60.50 | | | |
| Fences | Height restrictions for fences and walls. | No fences or walls are 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 w/ COA |
| Development Code Section 60.60 | | | |
| Trees and Vegetation | Regulations pertaining to tree removal and preservation. | There are no existing trees on-site. | N/A |
| Development Code Section 60.65 | | | |
| Utility Undergrounding | Requirements for placing overhead utilities underground. | Refer to the Facilities Review Committee findings herein. | YES w/ COA |
| Development Code Section 60.67 | | | |
| Significant Natural Resources | Regulations pertaining to wetlands and riparian corridors. | No Significant Natural Resources are located on site. | 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: DRM2023-0011

ANALYSIS AND FINDINGS FOR SINGLE-DETACHED AND MIDDLE HOUSING DESIGN REVIEW ONE

Decision: Based on the facts and findings presented below, the Director **APPROVES DRM2023-0011**, subject to the applicable conditions identified in Attachment D.

Section 40.20.05 Purpose:

The purpose of Single-Detached and Middle Housing Design Review is to promote neighborhoods that build community and are welcoming to everyone. Design rules are intended to provide opportunities for neighbors to socialize, encourage tree planting, promote safe and comfortable connections to sidewalks and streets and support architectural variety.

Single-Detached and Middle Housing Design Review process is divided into two major components: Design Standards and Design Guidelines. Most Design Standards have a corresponding Design Guideline. In some cases, Design Standards do not have a corresponding Design Guideline, which means the Design Standard must be met.

The Design Standards are intended to provide a clear and objective approach to designing a project. Depending on the design thresholds, designing a project to the standards would result in an administrative review process.

An applicant for Single-Detached and Middle Housing Design Review approval can address design review requirements through a combination of satisfying applicable Design Standards, and in instances where it elects not to utilize Design Standards, satisfy the corresponding applicable Design Guidelines. In cases reviewed through a public hearing, the hearing and decision will focus on whether or not the project satisfies the requirements of the applicable Design Guidelines only.

The purpose of Single-Detached and Middle Housing Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.21.15.1.C Approval Criteria

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

Section 40.21.15.1.C.1

Approval Criteria: The proposal satisfies the threshold requirements for a Single-Detached and Middle Housing Design Review One application.

Finding:

The applicant proposes to construct three quadplex buildings. Site improvements include a parking lot, shared outdoor spaces, site landscaping, trash enclosures, and a pedestrian walkway between the proposed parking lot and SW Hall Boulevard. The site is located in the RMA zone, where quadplexes are permitted. Accordingly, the proposal satisfies the following thresholds in BDC 40.21.15.1.C.1 for a Single-Detached and Middle Housing Design Review One application.

5. New construction of single-detached dwellings or middle housing in the RMA, RMB, or RMC zoning district.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.21.15.1.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 fees related to the land use applications.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.21.15.1.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 of the necessary submittal requirements.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.21.15.1.C.4

Approval Criteria: The proposal meets all applicable Site Development Requirements of Section 20.05.15. of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.

Finding:

Staff cites the findings in the Use and Site Development Requirements table in this report which evaluates the project in response to the applicable Code standards of Section 20.05.15 (Residential Site Development Standards). In part, the table provides a summary response to Residential Site Development Standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.21.15.1.C.5

Approval Criteria: The proposal, which is not an addition to an existing building, is consistent with all applicable Design Standards in Section 60.05.60. (Design Standards and Guidelines for Single-Detached Dwellings and Middle Housing).

Finding:

Staff cites the findings in the Design Review Standards Analysis table in this report which evaluate the project in response to the applicable Code standards of Section 60.05.60 (Design Standards and Guidelines for Single-Detached and Middle Housing).

Conclusion: Staff finds that by meeting the conditions of approval the proposal meets the approval criterion.

Section 40.21.15.1.C.6

Approval Criteria: If applicable, the proposed addition to an existing building and/or site, and only that portion of the building and/or site containing the proposed improvements, complies with the applicable design standards of Section 60.05.60.

Finding:

The applicant's proposal does not include an addition to an existing building and/or site.

Conclusion: Staff finds that the approval criterion is not applicable to the proposal.

Section 40.21.15.1.C.7

Approval Criteria: The proposal complies with all other applicable provisions in CHAPTER 60 (Special Requirements).

Finding:

The applicant submitted application for a Preliminary Partition to be processed concurrently with this Single-Detached and Middle Housing Design Review One request. Staff cites the Facilities Review findings in Attachment A and the Design Review Standards Analysis table below for compliance with Chapter 60 provisions.

Conclusion: Staff finds that by meeting the conditions of approval the proposal meets the approval criterion.

Section 40.21.15.1.C.8

Approval Criteria: The proposal complies with the grading standards outlined in Section 60.15.10. or approved with an Adjustment or Variance.

Finding:

Staff cites the findings in Facilities Review (Attachment A) for analysis regarding compliance with the grading standards of Section 60.15.10. The applicant's plans and materials show compliance with these standards.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.21.15.1.C.9

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:

The applicant submitted applications for a Preliminary Partition to be processed concurrently with this Single-Detached and Middle Housing Design Review One request. No additional applications or documents are needed at this time. Staff recommends conditions requiring approval of the associated Preliminary Partition application prior to Site Development permit issuance.

Conclusion: Staff finds that by meeting the conditions of approval the proposal meets the approval criterion.

Design Review Standards Analysis

Section 60.05.60 Design Standards and Guidelines for Single-Detached Dwellings and Middle Housing

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|---|--|-------------------|
| Entries | | |
| Table 60.05.60.2 S1 Entryway Design and Location Standards | At least one entry for each building is located within 10 feet on the longest street-facing wall and each main entry door faces the public street. | YES |
| Windows | | |
| Table 60.05.60.2 S2 A minimum of 15 percent of the area of all public or private street-facing façades shall include windows or entrance doors. | The percentage of area comprised of windows or entrance doors for the street-facing façades of Buildings A is 23% along SW Hall Boulevard and 15% along SW 9 th St. The percentage of area comprised of windows or entrance doors for the street-facing façades of Buildings B, and C is 23% and 15% respectively. | YES |
| Outdoor Open Areas | | |
| Table 60.05.60.2 S3 Minimum Required Outdoor Area and Design Requirements | Each lot provides at least 300 sq. ft. of open area. A 12'x12' square can fit inside of each outdoor open area and the outdoor open areas are accessible to all units. No outdoor open areas are proposed in front yard setbacks. The outdoor open areas include a mix of landscaping, groundcover, pedestrian ways, and recreational amenities. | YES |
| Tree Planting and Tree Preservation | | |
| Table 60.05.60.2 S4 Tree Planting Requirements, Planting Standards for Required Trees, and Tree Preservation | The minimum required tree planting area is 3,108 sq. ft. The proposal includes 10 large trees and seven medium-size trees, which equates to 16,200 sq. ft. of tree planting area. The minimum areas required to plant trees by type are provided, as shown on the applicant's landscape plan. Staff finds that two trees proposed along SW Hall Blvd are located within 3 feet of the property line. Staff also find that the applicant's proposal includes trees that are not included on the city's approved tree list. Prior to Site Development permit issuance, the applicant shall provide a revised landscape plan that demonstrates compliance with all applicable standards at Table 60.05.60.2 S4. | Yes, w COA |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|---|--|----------------|
| South Cooper Mountain Community Plan Open Space and Natural Resources | | |
| Table 60.05.60.2 S5 Outdoor Open Area, Significant Natural Resource Areas, and Tree Planting and Preservation | The site is not located within the South Cooper Mountain Community Plan Area. | N/A |
| Grading at Residential Property Lines | | |
| Table 60.05.60.2 S6 Grading Requirements | All proposed grading is under 10 percent of the existing slope. There is a Significant Tree located on the adjacent property to the north that will not be impacted by the proposal. | YES |
| Garages and Off-Street Parking Areas | | |
| Table 60.05.60.2 S7 Garages and Outdoor On-Site Parking and Maneuvering Areas | The shared access driveway occupies approximately 11% of the SW 9 th Street frontage. | YES |
| Driveway Location | | |
| Table 60.05.60.2 S8 Driveway Distance from Property Lines | The eastern edge of the proposed access driveway is approximately 58 feet from SW Hall Blvd. | YES |
| Driveway Approaches | | |
| Table 60.05.60.2 S9 Driveway Approach Standards | The proposal includes one driveway that measures 22 feet wide. Site access is taken from SW 9 th Street, a local street and the street with the lowest functional classification that abuts the site per the city's adopted Transportation System Plan. | YES |
| Driveway Length | | |
| Table 60.05.60.2 S10 Driveway Length | The proposed driveway is approximately 104 feet in length. It is not designed as a private street. | YES |
| Lighting Design | | |
| Table 60.05.60.2 S11 Off-Street Parking Lot Area Lighting Standards | The proposed off-street parking area is greater than 1,400 sq. ft. and complies with the Technical Lighting Standards in BDC Table 60.05-1. | YES |
| Solid Waste Facilities | | |
| Table 60.05.60.2 S12 Minimum Required Storage Area and Location | The proposed project includes three lots, each containing one waste facilities storage area. Each lot also contains one building with a floor area of greater than 4,000 sq. ft. Lots 1–3 each propose to provide a | YES |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|--|---|--------------------------|
| | <p>minimum enclosure storage area of at least 80 sq. ft. (137 sq. ft., 116 sq. ft. and 116 sq. ft respectively). The proposed storage areas are not located in any required outdoor space. Each storage facility is proposed adjacent to the parking area and the parking area satisfies minimum parking space standards. The proposed storage areas are located so that they do not obstruct pedestrian or vehicular movement or the movement on public streets adjacent to the site.</p> | |
| Screening | | |
| <p>Table 60.05.60.2 S13 Screening of waste storage/recycling containers</p> | <p>All waste storage and recycling containers are proposed to be fully screened from view from a public street with a 6-foot solid wood fence and by placing the enclosures back within the parking facilities and away from the public right-of-way. The 6-foot solid wood fence shall be constructed more than 1 foot higher than the features to be screened Staff notes that CMU screening walls are shown on the applicant's architectural plan set. The applicant's intent to use a 6-foot solid wood fence is memorialized in a supplementary email delivery to staff on August 30, 2023 (Exhibit 3.2). Prior to building permit issuance, the applicant shall submit a revised plan sheet to demonstrate that the proposed screening of waste storage and recycling containers complies with the standards at Table 60.05.60.2 S13.b.</p> | <p>Yes, w COA</p> |

Attachment C: LD2023-0004 PRELIMINARY PARTITION

ANALYSIS AND FINDINGS FOR PRELIMINARY PARTITION APPROVAL

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **LD2023-0004**, subject to the applicable conditions identified in Attachment D.

Section 40.03.1 Facilities Review Committee Approval Criteria

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

FINDING:

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

Conclusion: Staff finds that by meeting the conditions of approval the proposal meets the Facilities Review Committee approval criteria.

Section 40.45.05 Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of the boundaries of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.

Section 40.45.15.4.C Approval Criteria

In order to approve a Preliminary Partition 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 40.45.15.4.C.1

Approval Criterion: *The application satisfies the threshold requirements for a Preliminary Partition. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C. have been met.*

FINDING:

The applicant requests approval of a Preliminary Partition to divide the site into three legal lots of record. The parent parcel is not subject to a pending Legal Lot Determination. No other land division applications have been submitted or approved for the site in the past calendar year. The proposal meets the following Preliminary Partition threshold:

1. *The creation of up to and including three (3) new parcels from at least one (1) lot of record (parent parcel) in one (1) calendar year.*

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.45.15.4.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Preliminary Partition application.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.45.15.4.C.3

Approval Criterion: *The application is consistent with applicable requirements of CHAPTER 20 and CHAPTER 60, 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.*

FINDING:

The subject site is located in the RMA (Residential Mixed A) Zoning District. Staff refers to the Chapter 20 Use and Site Development Requirements table in this report, which evaluates the project as it relates to the applicable code requirements of Section 20.05.15 Residential Site Development Standards and 20.05.20 Residential Land Uses. As

demonstrated in the table, the proposal complies with all applicable standards in Chapter 20 Residential Land Use Districts.

Staff cites the Facilities Review findings in Attachment A and the Design Review Standards Analysis table in Attachment B for compliance with Chapter 60 provisions.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.45.15.4.C.4

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

FINDING:

There are no previous land use approvals for the site.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.45.15.4.C.5

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

FINDING:

Chapter 90 of the Development Code provides the following oversized lot definition: Except in RMB, RMC, and RMA for lots where single-detached dwellings or middle housing are existing or proposed, a lot which is greater than twice the required minimum lot size allowed by the subject zoning district.

The site is zoned RMA and middle housing quadplexes are proposed.

Conclusion: Staff finds that the approval criterion is not applicable to the proposal.

Section 40.45.15.4.C.6

Approval Criterion: *For proposals which create a parcel with more than one zoning designation the portion of the lot within each zoning district shall meet the minimum lot size and dimensional requirements of that zoning district.*

FINDING:

The applicant does not propose to create any parcels with more than one zoning designation.

Conclusion: Staff finds that the approval criterion is not applicable.

Section 40.45.15.4.C.7

Approval Criterion: *Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.*

FINDING:

The applicant submitted application for a Single-Detached and Middle Housing Design Review One to be processed concurrently with this Preliminary Partition request. No additional applications or documents are needed at this time. The partition of land shall not become lawfully established until the property owner records a Final Land Division with Washington County, subject to review by the County Surveyor and the City of Beaverton.

Conclusion: Staff finds that by meeting the conditions of approval the proposal meets the approval criterion.

Conclusion and Decision

Based on the facts and findings presented above, the Director **APPROVES LD2023-0004**, subject to the conditions of approval in Attachment D.

Land Division Standards Code Conformance Analysis

Section 60.15.10 Grading Standards

| CODE STANDARD | PROJECT PROPOSAL | MEETS STANDARD? |
|---|--|-----------------|
| 60.15.10.1 Applicability | | |
| <i>The on-site surface contour grading standards specified in Section 60.15.10.3. are applicable to all land use proposals where grading is proposed, including land division proposals and design review proposals, as applicable. This Section does not supersede Section 60.05.25. (Design Review) and the exemptions listed in Section 60.15.10.2. will apply equally to design review proposals.</i> | The on-site surface contour grading standards specified in Section 60.15.10.3. are applicable to this proposal. The project includes both a land division proposal and a design review a proposal. | YES |
| 60.15.10.2 Exemptions | | |
| <i>The improvements listed in Section 60.15.10.2 will be exempted from the on-site surface contour grading standards specified in Section 60.15.10.3.</i> | This proposal conforms to the standards without the application of the exemptions in BDC 60.15.10.2. | N/A |
| 60.15.10.3 On-Site Surface Contouring | | |
| <i>When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall meet the standards in Section 60.15.10.3.</i> | The site is relatively flat and existing site grading is less than 2 feet across both lots. As proposed, on-site surface contours shall meet the standards in Section 60.15.10.3. | YES |
| 60.15.10.4 Significant Trees and Groves | | |
| <i>Notwithstanding the requirements of Section 60.15.10.3, above, grading within 25 feet of a significant tree or grove, where the tree is located on- or off-site, shall meet the standards in Section 60.15.10.4.</i> | There are no significant trees or groves on- or off-site within 25 feet of the subject site. | N/A |

Attachment D: Conditions of Approval

Application: 9th and Hall Quadplexes

Decision: APPROVE DRM2023-0011 / LD2023-0004.

Single-Detached and Middle Housing Design Review One (DRM2023-0011)

A. General Conditions, the applicant shall:

1. Ensure that the Preliminary Partition application has been approved and is consistent with the submitted plans. (Planning / AH)

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

2. Provide a revised landscape plan that demonstrates compliance with all applicable standards at Table 60.05.60.2 S4.
3. Submit site plans demonstrating that all pedestrian walkways are accessible pursuant to the Americans with Disabilities Act (ADA) and the City's Engineering Design Manual. Curbed walkways require ADA-compliant ramps. (BDC 40.03.1.D, F, and K, and 60.55.25.10.B.6) (Transportation / FdF).
4. Submit revised plan sets and applicable detail drawings for the required bicycle parking to demonstrate compliance with the Engineering Design Manual Section 340, "Bicycle Parking Standards". (BDC 40.03.1.D and 60.30.05.3) (Transportation / FdF).
5. Submit revised site plans demonstrating that required dedication of property for right-of-way purposes plus the required frontage improvements along SW Hall Blvd and SW 9th St satisfy City street standards for arterial (SW Hall) and local (SW 9th St) streets (BDC 40.03.1.A and 60.55.10). Frontage improvements along SW Hall Blvd shall include a 0.5-ft curb, 7-ft wide furnishing zone, 6-ft wide sidewalk, and 0.5-ft wide buffer between the back of sidewalk and the right-of-way line pursuant to EDM Standard Drawing 200-1. (BDC 40.03.1.A and 60.55.10). Frontage improvements along SW 9th St shall include a 0.5-ft curb, 6-ft wide furnishing zone, 5-ft wide sidewalk, and 0.5-ft wide buffer between the back of sidewalk and the right-of-way line – this is consistent with the EDM's "L2" standard. The proposed curb extension along this site frontage (at the corner with SW Hall Blvd) shall be

designed/constructed consistent with EDM Standard Drawing 220 (BDC 40.03.1.A and 60.55.10) (Transportation / FdF).

6. Submit revised site plans demonstrating that the proposed access driveway satisfies the City's adopted standard drawing for a commercial driveway (Standard Drawing 210). (BDC 40.03.1, 60.55.10, and EDM Chapter 2) (Transportation / FdF)
7. Submit revised plans showing shared vehicle and pedestrian access easements over the shared drive, parking spaces, and pedestrian walkways (BDC (60.55.35.C.2) (Transportation / FdF).
8. Submit photometric lighting analysis and revised site plans to demonstrate that adequate street lighting will be installed along the site's SW Hall Blvd and SW 9th St frontages in accordance with the street illumination standards within the City's Engineering Design Manual, Chapter 4 (BDC 40.03.1, 60.55.10 and EDM Chapter 4) (Transportation / FdF).
9. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / HJ)
10. Retain a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / HJ)
11. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / HJ)
12. Have the applicant for the subject property guarantee all City-owned and maintained public improvements, grading, storm water management facilities, and driveway

paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / HJ)

13. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. The City will forward submittals to Clean Water Services for their review and processing. (Site Development Div. / HJ)
14. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / HJ)
15. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / HJ)
16. Provide a drainage analysis of the subject site prepared by a professional engineer meeting the standards set by the City. The analysis shall identify all contributing drainage areas and plumbing systems for this project with the site development permit application. The analysis shall also delineate all areas for this project that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. (Site Development Div. / HJ)
17. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to the development. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer or as permitted per sections 307 and 311 of Oregon Uniform Plumbing Code. Sheet flow of surface water from one lot's paved area to another

lot's paved area shall not be considered a direct plumbing service. (Site Development Div. / HJ)

18. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE) for all buildings proposed. Pad elevation shall be at least one foot higher and FFE shall be at least three feet higher than the 100 year/emergency overflow of the storm water management facilities. (Site Development Div. / HJ)
19. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / HJ)
20. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / HJ)
21. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / HJ)
22. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / HJ)
23. Provide plans for the placement of underground utility lines within the site. No overhead services shall remain on the site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div. / HJ)

24. Submit plans that show access for a maintenance vehicle within 9-feet from the front, or within 19-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. / HJ)
25. When required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. If private sewer systems crossing lot lines and within a private easement is proposed, please submit plumbing permit application to the Building Division. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / HJ)
26. Submit ODOT ADA curb ramp design checklist and standard detail DET1720 and DET1721 showing level of design detail for every public sidewalk ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, maximum designed cross slope, flat landing or turning space shall be 1.5%. Two directional ADA ramps shall be provided at all corners of all intersections, regardless of curb type. See ODOT standard drawings RD754, RD155, RD756, RD757, RD758 and RD759 for ramp details. (Site Development Div. / HJ)

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

27. Submit a revised plan sheet to demonstrate that the proposed screening of waste storage and recycling containers complies with the standards at Table 60.05.60.2 S13.b. (Planning / AH)
28. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / HJ)
29. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. / HJ)

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

30. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / HJ)
31. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / HJ)

32. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div. / HJ)
33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / HJ)
34. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / HJ)

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

35. Have completed the site development improvements and verify that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. The project shall meet all outstanding conditions of approval as determined by the City. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div. / HJ)
36. Submit any required easements, executed and ready for recording, to the City. City will require approval of legal description and form prior to execution. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div. / HJ)
37. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation as shown on the approved plan within the storm water management facility, as determined by the City Engineer. If the plants are not well established (as determined by the City) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div. / HJ)
38. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained public improvements, grading, storm water management facilities, and driveway paving. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It will run concurrently with the performance security of the plant establishment and is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. / HJ)

Preliminary Partition (LD2023-0004)

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

1. Show sufficient dedication of property on the final plat to accommodate the standard 14-ft wide sidewalk corridor along the site's SW Hall frontage and the standard 12-ft-wide sidewalk corridor along the site's SW 9th St frontage (pursuant to the City's adopted Standard Drawings 200-1 and 200-4, respectively). (BDC 40.03.1, 60.55.10, and EDM 210.16) (Transportation / FdF).
2. Provide copies of any necessary shared access easements (vehicles and pedestrians) to be recorded with Washington County consistent with the City's Engineering Design Manual Sections 210.21 Driveways. (BDC 40.03.1, 60.55.30, and EDM 210.21) (Transportation / FdF).
3. Commence construction on the required public street improvements along the site's SW Hall Blvd and SW 9th St. Required public improvements along SW Hall Blvd shall be consistent with the City's adopted Arterial Street Standards. Required public improvements along SW 9th St shall be consistent with the City's adopted Local (L2) Street Standards. (BDC 40.03.1, 60.55.10, and EDM Chapter 2) (Transportation / FdF).
4. Have verified to the satisfaction of the City Engineer that the location and width of all existing and proposed rights of way and easements are adequate; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision/availability per adopted City standards and requirements. (Site Development Div. / HJ)
5. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div. / HJ)
6. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval will be met and that the development will be constructed in accordance with City requirements. (Planning/AH)

7. Submit a Final Land Division application. In accordance with Section 50.90 of the Development Code, submittal of a complete Final Land Division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning/AH)