



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission
FROM: Lina Smith, Associate Planner
DATE: October 4, 2023
SUBJECT: Westgate + Hall Mixed Use Development – Supplemental Memorandum from Applicant
ATTACHMENT: Exhibit 3.20 Supplemental Memorandum from Applicant

This memorandum is intended to supplement the staff report dated September 27, 2023 for the Westgate + Hall Mixed Use Development (CU2023-0003 / DDR2023-0008 / LLD2023-0002 / TP2023-0002).

The staff report and applicant's narrative (Exhibit 3.2) reference the incorrect number of residential units and long-term bicycle parking spaces. However, the applicant's architectural plans (Exhibit 3.3) provide the correct number of residential units and long-term bicycle parking spaces. These discrepancies are addressed in detail below and in the attached memorandum from the applicant.

- Number of Residential Units: The staff report and applicant's narrative state the development will have 248 residential units, but the applicant states the final proposed design will have 242 residential units.
 - Because the proposal is for a mixed-use development in the RC-MU zone, there are no minimum or maximum density requirements that apply to this project.
 - The proposal will continue to comply with the requirements in Chapter 60.30 for minimum vehicle parking, maximum vehicle parking, and short-term bicycle parking.
- Number of Long-Term Bicycle Parking Spaces: The staff report and applicant's narrative state the development will have 250 long-term bicycle parking spaces, but the applicant states the final proposed design will have 254 long-term bicycle parking spaces.
 - As outlined in Table 60.30.10.5.B, the project is required to provide 242 long-term bicycle parking spaces for the residential portion of the project and 2 spaces for the commercial portion of the project, for a total of 244 spaces. The proposal will continue to comply with these minimum requirements, with 254 long-term bicycle parking spaces provided.

Therefore, no additional design considerations or conditions of approval are recommended by staff.

memo

Exhibit 3.20

to City of Beaverton Planning Commission

from Shayna Rehberg, MIG|APG

cc Lina Smith, City of Beaverton
Westgate + Hall Project Team

re Westgate + Hall Mixed Use Development (CU2023-0003 / DDR2023-0008 / LLD2023-0002 / TP2023-0002)
Application Addendum

date October 3, 2023

In preparing a presentation for the Planning Commission Hearing, we have discovered some small differences between numbers reported in our final application package (application narrative and Sheets G0.02, A2.01, and A2.02 in application Exhibit A) and the current design.

Please note the following differences:

- **Actual residential unit count: 242 units**
 - This count is 6 units less than reported in our final application package (248 units).
 - Any calculations based on the number of units (e.g., maximum vehicle parking, minimum bike parking, and minimum open space) are therefore stated higher in the application than actually required. The proposed development continues to comply with those requirements.
- **Actual long-term bike parking count: 254 spaces** (on the ground floor/Level 1: 186 spaces; on the second floor/Level 2: 68 spaces)
 - This count is 4 spaces more than reported in our final application package (250 spaces).
 - This number of spaces exceeds the minimum requirement, which is 242 spaces for the proposed residential use and 2 spaces for the proposed commercial use.

Please contact Shayna Rehberg (srehberg@migcom.com; 503-297-1005 x2320) if you have any questions or need additional information.

Thank you for your time and consideration.