



FINAL AGENDA

FORREST C. SOTH CITY COUNCIL CHAMBER  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

REGULAR MEETING  
MAY 7, 2007  
6:30 P.M.

CALL TO ORDER:

ROLL CALL:

PRESENTATIONS:

07084 Presentation of Shields and Swearing In of Newly Appointed Lieutenant and Sergeant and Five Officers to the Beaverton Police Department

VISITOR COMMENT PERIOD:

COUNCIL ITEMS:

STAFF ITEMS:

CONSENT AGENDA:

Minutes of the Regular Meeting of April 16, 2007

07085 Liquor License: Change of Ownership - Koreana Restaurant

07086 Revised Beaverton City Library Board Mission Statement, Supporting Goals, and By-Laws

07087 A Resolution Adopting a Revised Building Valuation Data Table (Resolution No. 3897)

Contract Review Board:

07088 Bid Award - Tualaway Sanitary Sewer Replacement Phase A Project No. 6040

07089 Bid Award - Allen Boulevard (Murray-Main) Water Service Replacement Project

PUBLIC HEARING:

07090 A Resolution Adopting Revised Building Permit Fee Tables (Resolution No. 3898)

WORK SESSION:

07091 Capital Improvements Plan for Fiscal Year 2007/08 for Transportation, Water, Sewer, and Storm Drain Projects

07092 Residential Property Maintenance - Presentation of Proposed Ordinance

ORDINANCES:

First Reading:

07093 ZMA 2006-0015, Progress Ridge Split Zoning Map Amendment (Ordinance No. 4435)

07094 ZMA 2006-0025, Tri-Met Elmonica Maintenance and Storage Area Expansion Zoning Map Amendment (Ordinance No. 4436)

EXECUTIVE SESSION:

In accordance with ORS 192.660 (2) (h) to discuss the legal rights and duties of the governing body with regard to litigation or litigation likely to be filed and in accordance with ORS 192.660 (2) (e) to deliberate with persons designated by the governing body to negotiate real property transactions and in accordance with ORS 192.660 (2) (d) to conduct deliberations with the persons designated by the governing body to carry on labor negotiations. Pursuant to ORS 192.660 (3), it is Council's wish that the items discussed not be disclosed by media representatives or others.

ADJOURNMENT:

This information is available in large print or audio tape upon request. In addition, assistive listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 503-526-2222/voice TDD.

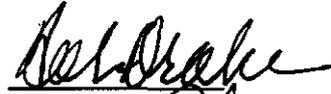
**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** Presentation of Shields and Swearing In of Newly Appointed Lieutenant and Sergeant and Five Officers to the Beaverton Police Department

**FOR AGENDA OF:** 05/07/07 **BILL NO:** 07084

**MAYOR'S APPROVAL:**



**DEPARTMENT OF ORIGIN:**

Police

**DATE SUBMITTED:**

04/24/07

**PRESENTATION:** Presentation

**EXHIBITS:**

**BUDGET IMPACT**

<b>EXPENDITURE REQUIRED \$ 0</b>	<b>AMOUNT BUDGETED \$ 0</b>	<b>APPROPRIATION REQUIRED \$ 0</b>
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**HISTORICAL PERSPECTIVE:**

The Beaverton Police Department is in the process of filling one lieutenant, one sergeant and five officer positions that are vacant as a result of attrition. As part of the hiring process, these individuals are sworn in before the City Council during a brief ceremony.

**INFORMATION FOR CONSIDERATION:**

The department is pleased to swear in John Gruber as the newly promoted lieutenant and Richard Rayniak as a sergeant. Both of the officers are being promoted from within the agency.

The department is also pleased to swear in Erin Berry, Aaron Enyeart, Randy Gottwald, Matthew Henderson, and Sean Hinkley.

**RECOMMENDED ACTION:**

City Council offer their support to the officers through a presentation made during the City Council meeting.

## DRAFT

BEAVERTON CITY COUNCIL  
REGULAR MEETING  
APRIL 16, 2007

### CALL TO ORDER:

The Regular Meeting of the Beaverton City Council was called to order by Mayor Rob Drake in the Forrest C. Soth City Council Chamber, 4755 SW Griffith Drive, Beaverton, Oregon, on Monday, April 16, 2007, at 6:30 p.m.

### ROLL CALL:

Present were Mayor Drake, Couns. Catherine Arnold, Betty Bode, Dennis Doyle and Cathy Stanton. Coun. Bruce S. Dalrymple was excused. Also present were City Attorney Alan Rappleyea, Chief of Staff Linda Adlard, Finance Director Patrick O'Claire, Interim Community Development Director Steven Sparks, Public Works Director Gary Brentano, Library Director Ed House, Human Resources Director Nancy Bates, Police Captain Stan Newland and Deputy City Recorder Catherine Jansen.

### VISITOR COMMENT PERIOD:

Henry Kane, Beaverton, submitted a letter to the Council objecting to the Community Development Director's Interpretation of Development Code Section 60.50.25.4 regarding an existing church building at 12255 SW Denney Road which was proposed to be converted to a religious center (DI 2007-0002).

Coun. Arnold asked City staff if this issue could come before Council by appeal.

Interim Community Development Director Steven Sparks explained that the appeal period for DI 2007-0002 would expire on April 23, 2007, at 5:00 p.m. He said the appeal fee was \$250.00 and the appeal would be heard by the City Council. He said that according to the Code, the appeal could only be filed by the applicant or parties of record (those who participated in the process). He said Kane was the only party who submitted comments to the record for DI 2007-0002, so he was the only party that could appeal the Director's Interpretation since the applicant would not appeal.

City Attorney Alan Rappleyea explained to Kane that an appeal would have to be filed so that this matter could be brought to Council to make a determination on the Director's Interpretation.

Kane said he would probably file an appeal.

COUNCIL ITEMS:

Coun. Stanton said that on April 18, 2007, at 8:30 a.m., the Vision Action Network would hold its Community Faith Forum; interested parties could call the Network at 503-846-5792 if they wished to attend. She said on April 19, at 7:30 a.m., the Essential Health Clinic would have its business breakfast at the Tuality Country Club; people could call 503-846-4904 if they wished to attend. Also, a Regional Livability Summit will be held at the Smith Center at Portland State University on April 19, from 8:00 a.m. to 4:00 p.m. She added that on Saturday, April 21, the City would hold its Neighborhood Summit on *Living Green*, from 9:00 a.m. to 12:00 p.m., in the City Hall Council Chamber; those who wished to attend could call the Neighborhood Office at 503-526-2343 to register.

STAFF ITEMS:

Rappleyea said that the Council had authorized a contract for outside legal counsel for the case of Police Officer Jessica Hull. He said Susan Isaacs would handle the case and it would go to trial tomorrow.

CONSENT AGENDA:

Coun. Doyle MOVED, SECONDED by Coun. Stanton, that the Consent Agenda be approved as follows:

Minutes from the Regular Meeting of April 2, 2007

07074 Social Service Funding Committee Recommendations

07075 Approval of the City of Beaverton 2007 Action Plan Submission to Washington County

Coun. Doyle thanked Coun. Bode and the Social Services Funding Committee members for their work to distribute these funds. He said he knew it was a soul-searching expedition.

Coun. Bode said that annually the City received State Shared Revenue that it used to fund social service non-profit groups. She said one of the Committee's funding criterion was how many Beaverton residents were served by the program offered by the non-profit group. She said this year there were 34 applications totaling over half a million dollars and the City had \$249,000 to distribute. She reviewed the services provided by the non-profit groups. She said she was delighted to see this go forward.

Coun. Stanton said the City was able to fund these social service groups using funds received from the Community Development Block Grant Program and a portion of the monies received from alcohol and tobacco taxes. She stressed no City tax dollars were used to fund these social services.

Coun. Stanton added that if the City were to lose a portion of its share of alcohol and tobacco taxes during the next legislative session it would impact the funds available for social services. She said in order to continue funding social service groups, citizens would need to advise the Council and Mayor that they want the City to find another funding source for these services. She said citizens could contact the Council and Mayor through the City's Web page at [www.beavertonoregon.gov](http://www.beavertonoregon.gov).

Question called on the motion. Couns. Arnold, Bode, Doyle and Stanton voting AYE, the MOTION CARRIED unanimously. (4:0)

#### PUBLIC HEARING:

07064 Harmony Investments Ballot Measure 37 Claim for Compensation M37 2006-0003 (*Rescheduled from 04/02/07 Council Meeting*)

Mayor Drake opened the public hearing.

Interim Community Development Director Steven Sparks read a prepared statement defining the process that needed to be followed for this hearing, including the various required disclosure statements (in the record).

Sparks asked if any Councilor had a potential or actual conflict of interest to declare.

No one declared a conflict of interest.

Sparks asked if any Councilor had an ex parte contact to declare.

No one declared an ex parte contact.

Sparks asked if any Councilor wished to declare any site visits.

No one declared any site visits.

Sparks asked if any members of the audience wished to challenge the right of the Council or Mayor to consider this matter or challenge the right of any Councilor or the Mayor to participate in this hearing, or wish to request a continuance of the hearing to a later date.

No one submitted a challenge or requested a continuance of the hearing.

Sparks said this claim was for property on the north side of Allen Boulevard, between Highway 217 and Western Avenue. He said the site was acquired by the claimant in July 1986. He said currently and at the time of acquisition, the site was zoned IP (Industrial Park). He said the 1986 Code was very similar and in some places identical to the 2007 Code. He said Dave Peterson, Tonkon Torp LLP, the claimant's representative, submitted a letter dated April 6, 2007, in which he disagreed with staff conclusions in the staff report about how the Code would be applied today.

Sparks said one issue Peterson raised was whether office or retail uses were permitted. He said in the report staff had responded to the retail and office use issue because the claimant submitted correspondence in the claim stating that office and retail uses have a value; Harmony Investments claimed that the City's regulations have devalued the property by over \$3 million. He said since those were the only regulations that were identified those were the regulations to which the City responded. He said the City staff recommendation was not to pay the compensation claim and waive the regulations back to the July 1986 Code.

Coun. Stanton said that in Peterson's April 6 letter, page two referred to purchase of the property on July 10, 1986. She asked if an application would be reviewed based on the regulations in effect on the day the application was submitted.

Sparks responded that was correct as far as the regulations apply to limitation of use.

Coun. Stanton asked if there was anything in M37 that would allow the claimant to pick a different date if he did not like the 1986 date.

Rappleyea said that was a difficult question to answer. He said generally what staff needs to see are the specific ordinances that the claimant wants to waive. He said that had not happened yet on any claim. He said that was why the recommended waiver that jurisdictions across the state were using was a generalized blanket waiver, where claimants identify the requirements that they believe are impacting the value of their property and the City waives those requirements.

Coun. Stanton asked if the waiver covered the requirements from 1986 to the present and whatever existed in 1986 was what would be used.

Rappleyea said the language of M37 was vague. He read from the report *"Furthermore, the waiver license shall be construed to mean that upon a land use application for a permit by Harmony Investments, LP, the City shall waive any land use regulations (as defined by M37) that were enacted after July 10, 1986, that the City believes restricts the use of the property."* He said the City wants to have the authority to say what sections restrict the use of the property since it has to waive the regulations.

Coun. Stanton said that though the waiver was back to 1986, the claimant really wanted the Code provision from 1994 because 1994 modified 1986. She asked if M37 allowed the claimant to state that they want to use the 1994 provision as opposed to what was available in 1986 when the property was purchased.

Rappleyea said that that was his best guess and that was how it had been interpreted for the pre-December 2006 claims. He said it was hoped that when applications were submitted the developer would let the City know which Code sections they wanted waived.

Sparks emphasized that these were limitations on use only; there was not a limit on the procedure. He said the application would go through the current design review process not the process that existed in the 1986 Code

Coun. Arnold questioned if a property went through several zoning changes would the property owner have to go back to the original density of the property when it was purchased.

Rappleyea said property owners get to "pick and choose" what Code they wish to apply under M37. He said the claimant would state what regulations they thought reduced their property value; the ultimate decision would be made by the body that would consider that application.

Coun. Arnold asked if that was what reduced the value of the property or was it the value of the property based on what could have been done with it in the ensuing years from when it was initially bought.

Rappleyea said the conservative approach was to say it reduced the value. He said there were many arguments about how to interpret value in M37. He said the measure was very skewed and local governments were better off not challenging the claims because if the claim went to court they could end up paying attorney's fees.

#### CLAIMANT:

David J. Peterson, Tonkon Torp LLP, attorney representing the claimant, said in listening to the discussion, the claimant was in agreement with the collective opinion of the City of Beaverton. He said the only distinction that they were concerned about in the staff report was the idea of wholesale trading of the current Code for the 1986 Code. He said this was a one way street kind of law. The land owner has the benefit of waiver as to regulations that would decrease value, but there was no corresponding obligation on their part to accept regulations that may have existed in 1986 that were subsequently changed in such a way that increased the value. He said this was a prospective waiver and what was really being done with the pre-December 2006 claims was fixing the date on which the claimant acquired the property. He said this was done so that in the future when the claimant submits an application they can identify the regulations that negatively affect the value of the property so they would be entitled to the waiver at that time. He said he thought it was incumbent on the claimant, at the time the development application would be submitted, to identify for the City the regulations that are subject to the waiver and how they would affect the value. He said M37 was clear that the only regulations that can be waived are those that negatively impact the value of the property. He said the value of the pre-December claim for the owner was the prospective waiver of the regulations that negatively impact property value.

There were no Council questions for Peterson.

No one else wished to testify on this matter.

Mayor Drake closed the public hearing.

Coun. Doyle MOVED, SECONDED by Coun. Bode, that Council deny the claim for compensation and grant the limited waiver of the Development Code as identified in the staff report attached to Agenda Bill 07064, Harmony Investments Ballot Measure 37 Claim for Compensation M37 2006-0003. Couns. Arnold, Bode, Doyle and Stanton voting AYE, the MOTION CARRIED unanimously. (4:0)

RECESS:

Mayor Drake called for a brief recess at 7:16 p.m.

RECONVENED:

Mayor Drake reconvened the meeting at 7:26 p.m.

WORK SESSION:

07076 Ordinance to Adopt Procedures for Reviewing Candidate Statements in City Voters' Pamphlet

Rappleyea explained that last year there was an issue about how to interpret Chapter VI, Section 30.B of the City Charter. He said that Charter section stated that the City shall prepare a voter's pamphlet and if the Council found that there was a material misstatement of fact published in the voter's pamphlet which was submitted by or in behalf of a person nominated or elected to the Council, the nomination or election of that person would be nullified. He said staff had to determine how to apply this section of the Charter.

Rappleyea said he drafted a proposed ordinance that was distributed to Council last month for review (attached to Agenda Bill 07076). He said last Friday he developed a second draft of the ordinance which he distributed to Council (in the record). He reviewed both versions of the ordinance. He said the first draft provided a detailed procedure about how the Council would hear the matter of a misstatement and make a determination; it would follow the Constitutional due process and would ensure that all rights would be protected. He said as he thought more about the issue he realized this could be a difficult matter as it could involve a challenge to an incumbent Councilor and the other Councilors would have to make a decision about a fellow Councilor.

Rappleyea said because of the reasons previously stated he prepared a second draft ordinance whereby a candidate who makes a false statement in the voter's pamphlet would be subject to civil and criminal causes of action found in ORS 260.532 and ORS 260.715 (in the record). He said ORS 260.532 provides that a challenge to a voter's pamphlet statement would be handled in Circuit Court; ORS 260.715 provides the District Attorney a potential criminal cause of action because a false statement was made under oath under the City's election laws. He said this would provide a strong incentive for candidates to be careful in their voter's pamphlet statement. He said the remedy for both ordinances was that the election would be nullified.

Mayor Drake confirmed with Rappleyea that the City Charter currently calls for the removal of a candidate but there was no procedure provided in the City Code. He said that by adopting an ordinance there would be a direct link with State law. He said the second draft would remove the Council from having to take all of the action and the challenger would need to go to Circuit Court and rely on the City Code as the authority to take that action.

Rappleyea said in the second draft ordinance the initial decision would be made by the judge and the final decision to nullify the election would be made by the Council. He said that was also in agreement with the Charter.

Coun. Stanton said on the face of it going to Circuit Court looked fine; however, a citizen would not be able to go to the Council to register their complaint which would be easier and less costly. She said Circuit Court would be costlier and could take more time. She said the Circuit Court makes more sense except that this is a local issue and not of the same magnitude as a Federal or State election law violation. She asked what would be the cost to go through Circuit Court.

Rappleyea said the first ordinance was more hands on; the City handles the investigation and makes the decisions. He said there would be a cost to file the complaint and the cost for staff time to handle the matter would be substantial. He said the cost for going to Circuit Court was a \$360 filing fee and cost for attorneys. He said under the first ordinance where the investigation was handled by the City, the City would end up as the defendant in Circuit Court. He said under the second ordinance, the aggrieved person would file in Circuit Court and would face the candidate; the City would be the final arbitrator of the result of the case.

Coun. Stanton asked if someone challenged her voters' pamphlet statement and took it to Circuit Court would she be covered by the City under CCIS.

Rappleyea replied that he doubted she would be covered for that would not be within the scope of the insurance.

Coun. Stanton said she was concerned about making this a civil matter because she felt the Council could better determine a material misstatement of fact rather than a judge.

Coun. Bode said the ordinance did not preclude a candidate from submitting written proof for the statements in the voter's pamphlet at the time of filing.

Rappleyea said that was correct.

Coun. Arnold said that she thought of this ordinance as a deterrent so that candidates would know they were liable for false statements. She asked if there was a way the City Attorney could screen a complaint to see if it was legitimate. She said she had a false claim filed against her during the election and candidates should not have to be subjected to that.

Mayor Drake said that one concern was that under the City Charter the Council appoints and removes the city attorney and municipal judge. He said if someone accused a sitting City Councilor of a material misstatement, then that would put the city attorney in a difficult spot of having to challenge his employer.

Coun. Arnold said she thought that would be moving in grayer territory. She said she was trying to prevent outrageous claims.

Coun. Stanton said material misstatement of fact was in the Charter and was easy to determine versus a simple mistake such as a wrong date. She said she did not want to send a person to Circuit Court if a fact could be easily verified. She said she was not comfortable with shifting the responsibility from the City Council to the legal system.

Rappleyea said the second ordinance (Circuit Court) was how the counties or State handled such matters; it was not an unusual process. He said there was a provision for recovery of attorney fees in the case of bogus claims.

Coun. Bode said she was leaning toward having it go to Circuit Court; for she did not want to put the city attorney in the position of having to challenge one of the Councilors. She said it was more likely that such claims would deal with a substantial issue and should be handled in Circuit Court.

Coun. Stanton added that nothing being considered under this matter would preclude someone from filing a complaint with the Secretary of State's Office.

Coun. Arnold said she could not see that a city attorney's job would be in jeopardy for something as straight forward as a material misstatement of fact.

Coun. Bode said it would not be possible to predict what would happen in the future. She said it would not be possible to know what future elections would be like; would accuracy be a priority or would it be viewed as micro-management of elections. She said that should be considered.

Coun. Stanton read from Section 2.05.487.2 of the Circuit Court ordinance which provided that *"a signed statement attesting to the truthfulness of the voter's pamphlet submission statement, shall also contain a provision that the candidate agrees to provide supporting information if requested by the City and shall release authorized third parties to participate in an investigation under this ordinance."* She asked if that meant that though this would go to Circuit Court, the City still wanted to make a determination if there was a material misstatement.

Rappleyea replied that was correct; that would still allow the City to obtain the information needed to make a determination.

Coun. Stanton said that relieved her concerns about the Circuit Court, for Council would be able to look at the information available and make a determination if there was a material misstatement separate from the Circuit Court.

Rappleyea said that was possible but it would not preclude the Circuit Court from acting. He said the City would be able to obtain the information and provide it to the parties who requested it.

Mayor Drake said the safest solution politically and from a hands-off position, so the Council would not be investigating one of its own members, was the Circuit Court. He said it was the safest solution for it would take it out of the Council's hand and would not be political. He said the other side was that though it was consistent with the County process, the process could look daunting to a citizen if they could not start locally. He said if someone had done something wrong, a citizen should have the opportunity to address the Council. He added the Council was available almost every Monday evening; a citizen would not have to go far to access the Council and cost would be limited. He said going to the County or the State was a bigger hurdle. He advised the Council could take more time to think about the issue; the ordinance could be brought back later. He said Coun. Dalrymple may have comments to submit. He said the Council's best asset was that it was always available to its citizens and he did not want to lose that.

Coun. Bode said she did not think the Circuit Court ordinance precluded a citizen from going to the City and questioning a statement. She said the City could still check the validity of the statement.

Mayor Drake said he wanted to be sure that it would not be too hard for people to access information and that it would be addressed publicly.

Coun. Bode said regarding the \$360 cost to file in Circuit Court, it currently costs \$350 for candidates to submit a statement into the Washington County Voter's Pamphlet and the City had a separate cost for its own pamphlet.

Coun. Doyle said he needed to reflect further on the ordinance. He agreed that Section 2.05.487.2 of the Circuit Court ordinance would allow citizens to bring this issue to Council and it would allow the City to obtain information to determine if there was a material misstatement. He agreed that it was important that citizens could have access to the Council on such matters. He said unless the issue went to Circuit Court he would not support the ordinance. He said the Council should not be judging its own members or an opposing candidate.

Rappleyea said this could be brought back to Council in a month or so.

Coun. Stanton said she wanted additional time for review. She said per the City Charter it was the Council's responsibility to determine if there was a material misstatement of fact. She said she liked the rebuttal presumption that was in the first draft ordinance (Section 2.06.486), except that the last sentence "*The burden rests with a challenger to the veracity of a fact to overcome this presumption*" negated the signed statement that allowed for supporting information and investigation. She said she was not sure how the two balanced. She said she also liked the section in the first draft ordinance on the verification of facts. She said she wanted the policy without the constraint of saying that the burden rests with the challenger and at the same time the candidate has to provide the proof.

Rappleyea said that was how due process hearings were setup; the presumption of innocence means the challenger has to prove that a statement is false.

Coun. Stanton noted that last year a citizen with specific knowledge challenged a candidate (not Coun. Arnold); there was no way that anyone other than the candidate could obtain the information and the candidate chose not to do so. She asked how she could challenge someone if she could not access the information and the candidate refused to do so. She said that going to Circuit Court would not help in that situation.

Rappleyea said that the language in the submission requires a signed statement authorizing a third party to access information. He said that statement could be submitted to an outside organization for release of information. He said the City did not have that statement when this occurred last year.

Coun. Arnold asked how long it would take to go through the Circuit Court route and if it was found that an incumbent made a material misstatement would they be required to give up their Council seat.

Rappleyea replied that if there was a material misstatement, the Council could then remove the person. He said the Circuit Court might do this on its own, but if it did not then the Council could. He said the City could request an expedited review and the court would probably agree because this was an election matter. He said his experience was that election disputes are handled quickly by the courts.

Coun. Stanton confirmed with Rappleyea that the City Charter section regarding material misstatement applies only to the voter's pamphlet.

Mayor Drake said this would be brought back in about a month.

Coun. Arnold confirmed with Rappleyea that this would only affect current elections.

#### ORDINANCES:

Second Reading:

Rappleyea read the following ordinance for the second time by title only:

07073 An Ordinance Amending Beaverton Code Section 8.02.015(A) and Repealing a Portion of Beaverton Code Section 8.02.015(E) and Declaring an Emergency. (Ordinance No. 4434)

Coun. Doyle MOVED, SECONDED by Coun. Bode, that the ordinance embodied in Agenda Bill 07073 now pass. Roll call vote. Couns. Arnold, Bode, Doyle and Stanton voting AYE, the MOTION CARRIED unanimously. (4:0)

#### ADJOURNMENT:

There being no further business to come before the Council at this time, the meeting was adjourned at 8:04 p.m.

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Catherine Jansen, Deputy City Recorder

APPROVAL:

Approved this    day    , 2007,

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Rob Drake, Mayor

**AGENDA BILL**

Beaverton City Council  
Beaverton, Oregon

**SUBJECT:** LIQUOR LICENSE

**FOR AGENDA OF:** 05/07/07 **BILL NO:** 07085

**CHANGE OF OWNERSHIP**

Koreana Restaurant  
9955 SW Beaverton-Hillsdale Hwy #140

**MAYOR'S APPROVAL:** 

**DEPARTMENT OF ORIGIN:** Police 

**DATE SUBMITTED:** 04/24/07

**PROCEEDING:** Consent Agenda

**EXHIBITS:** None

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$ 0	AMOUNT BUDGETED \$ 0	APPROPRIATION REQUIRED \$ 0
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**HISTORICAL PERSPECTIVE:**

A background investigation has been completed and the Chief of Police finds that the applicant meets the standards and criteria as set forth in B.C. 5.02.240. The City has published in a newspaper of general circulation a notice specifying the liquor license request.

**INFORMATION FOR CONSIDERATION:**

Koreana Restaurant, formerly licensed by the OLCC to Koreana Restaurant, LLC, is undergoing a change of ownership. Tae K. Han, has made application for a Full On-Premises Sales License under the same trade name of Koreana Restaurant. The establishment will serve Korean food. It will operate Monday through Friday from 10:00 a.m. to 10:00 p.m., Saturday from 10:00 a.m. to 11:00 p.m., and Sunday from 4:00 p.m. to 10:00 p.m. There will be no entertainment offered. A Full On-Premises Sales License allows the sale of distilled spirits, malt beverages, wine and cider for consumption at the licensed business.

**RECOMMENDED ACTION:**

The Chief of Police for the City of Beaverton recommends City Council approval of the OLCC license.

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** Revised Beaverton City Library Board  
Mission Statement, Supporting Goals, and  
By-Laws.

**FOR AGENDA OF:** 05-07-2007 **BILL NO:** 07086

**Mayor's Approval:** *Bob Drake*

**DEPARTMENT OF ORIGIN:** Library *Howe*

**DATE SUBMITTED:** 04-24-07

**CLEARANCES:** City Attorney *MR*

**PROCEEDING:** Consent Agenda

**EXHIBITS:** Beaverton City Library Board  
Mission Statement, Supporting  
Goals, and By-Laws with Proposed  
Revisions.

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

The current By-Laws of the Beaverton City Library Board were adopted in 1989. Over the subsequent years the goals, officers and work of the Library Board have changed. The proposed By-Laws revisions reflect and incorporate these changes. An example of a goal that is out of date is the "seek facilities" task in Supporting Goals, Section 3; the new facility opened in September of 2000. There has not been a Board Secretary for a number of years; the duties of taking and distributing minutes being assigned to the Library's Administrative Assistant. The office of Vice-Chair would run meetings in the absence of the Chair. Other significant changes are in Article V, changing Annual Report to Annual Presentation, the presentation consisting of pertinent Library related issues. The WCCLS Advisory Board and the Friends of the Library ex-officio members have been deleted from Article VIII. The County Library Advisory Board no longer exists and the Friends of the Library do not provide an ex-officio member.

**INFORMATION FOR CONSIDERATION:**

The Beaverton City Library Board began working on the revised Mission Statement, Supporting Goals and By-Laws at its January 10, 2007 meeting. The final version was submitted to the Board at its March 14, 2007 meeting and received unanimous approval at the April 11, 2007 meeting. In accordance with the Article IX, Amendments, the Library Board is requesting approval of the changes by the Beaverton City Council.

**RECOMMENDED ACTION:**

Council approval of the revised Beaverton City Library Board Mission Statement, Supporting Goals, and By-Laws.

**City of Beaverton**  
BEAVERTON CITY LIBRARY BOARD

MISSION STATEMENT, SUPPORTING GOALS,  
AND BY-LAWS

MISSION STATEMENT

The mission of the Beaverton City Library Board is to promote the development of library service in Beaverton and, in accordance with the Powers and Duties of the Board as specified in the Beaverton Code, Section 2.03.196, to consult with the City Librarian on matters pertaining to the City Library and to make recommendations to the Mayor and the Council regarding matters pertaining to the City Library.

SUPPORTING GOALS

1. The Board will periodically review library policies (confidentiality of records, meeting room use, materials selection, exhibits and displays, cooperation with other libraries, etc.).
2. The Board will review the library budget annually, become familiar with the city budget process, and participate in the annual budget review in accordance with Budget Committee and City Council policies and procedures.
3. The Board will ~~promotes~~seek facilities and services for the library that meet state and national standards for space, collections, and library related services and that also meet the reading and information needs of the inquiring public, ~~and residents of the city.~~
4. The Board will be involved with long-range planning for the library.

BY-LAWS

Article I. NAME AND PURPOSE

This organization shall be called "The Beaverton City Library Board" and shall assume and perform the functions delegated to it in the Beaverton Code, Chapter 2, and in the Board's Mission Statement and its Supporting Goals.

Article II. MEMBERSHIP

- Section 1. The Board shall consist of seven members who are not City Council members, officers, or employees of the City and who shall be appointed by the Mayor and confirmed by the City Council.

Article II. MEMBERSHIP (continued)

Section 2. Appointments shall be for a term of three years or until successors are appointed. Terms of office shall commence on the first day of the calendar year. Any vacancy shall be filled for the remainder of the unexpired term.

Section 3. A member may be removed by the Mayor with the approval of the City Council for misconduct, nonperformance, or other cause. Unexcused absences from three consecutive meetings, including regular and special work sessions or unexcused absences for more than 50% of such meetings held during the calendar year shall constitute nonperformance. An excused absence may be obtained by contacting the Chair or City Librarian prior to any scheduled meeting. ~~No member of the Board may be excused for more than three meetings during any calendar year.~~

Article III. OFFICERS

Section 1. The officers shall be a Chair and a ~~Vice-Chair~~Secretary to be elected at the first meeting of the calendar year. The term of office shall be one year. No office can be held longer than two years. Partial terms of office shall be considered one full year.

Section 2. If the offices of Chair or ~~Vice-Chair~~Secretary become vacant, the Board shall elect a successor from its membership who shall serve the unexpired term of the predecessor.

Section 3. The ~~Vice-Chair~~Secretary shall preside in the Chair's absence and a ~~Vice-Chair~~secretary pro-tem appointed in such a case or in the absence of the ~~Vice-Chair~~Secretary.

Section 4. ~~The Chair does not vote except in the case of a tie vote.~~A tie vote causes the Motion to fail. Voting in absentia or by proxy is not permitted.

Article IV. MEETINGS

Section 1. The regular meetings of the Board shall be held once a month according to a schedule adopted by the Board at the first meeting of the calendar year. A decision to change the date or cancel a scheduled monthly meeting may be made at a prior monthly meeting. Other meetings may be called by the Chair or by a majority of the Board members.

Section 2. The Board shall adopt and periodically review and amend rules of procedure. The rules shall govern the conduct of business and participation of Board members in matters coming before the Board. In the absence of a rule governing a particular issue, Robert's Rules of Order shall be followed by the Board.

Section 3. An agenda shall be prepared by the Chair in consultation with the City Librarian and distributed to Board members before scheduled meetings.

Article IV. MEETINGS (continued)

Section 4. A quorum for the transaction of business shall consist of four members of the Board present. No action shall be taken in the absence of a quorum except to adjourn the meeting or set a time for a future meeting. Members abstaining from voting on a particular issue shall be counted for purpose of a quorum.

Article V. ANNUAL PRESENTATION~~REPORT~~

Section 1. An annual ~~presentation work plan~~ shall be made to the City Council. The annual presentation shall consist of library related items the Board considers pertinent, prepared by the Board at the beginning of the calendar year.

~~Section 2. An annual report shall be presented to the City Council by the outgoing Chair. The annual report shall consist of the work plan set by the Board at the beginning of the calendar, steps taken to implement the work plan, and other items the Chair considers pertinent.~~

Article VI. COMMITTEES

Committees may be appointed by the Chair consisting of one or more Board members as needed. Such appointments shall be made with the concurrence of a majority of the Board.

Article VII. CITY LIBRARIAN

The City Librarian serves as an ex-officio, non-voting member of the Board and reports to the Board at each of its regular meetings. The Librarian shall bring information to the Board and respond to requests for information from the Board. The Board shall work with the Librarian who is the liaison with other city department heads and with the library staff.

Article VIII. EX-OFFICIO MEMBERS

In addition to the City Librarian, as cited in Article VII, the liaison to the Board from the City Council ~~from the WCCLS Advisory Board, and from the Friends of the Library~~ shall serve as ex-officio, non-voting member of the Board and report to the Board on a regular basis.

Article IXVI. AMENDMENTS

~~Amendments to the by laws shall be drawn up at one meeting, read at a second meeting, and voted upon at a third meeting.~~ There shall be at least one month between original statement and final approval of an amendment to the by-laws. An amendment must be approved by a majority of the Board and by the City Council. Notwithstanding this provision, any rule of procedure not required by law may be suspended temporarily at any meeting by majority vote of those members present and voting.

Adopted by the Library Board for the City of Beaverton, Oregon, with a quorum in attendance at its regular meeting of April 11, 2007~~June 14, 1989~~ and signed by the Chair this eleventh~~thirtieth~~ day of April, 2007~~June, 1989~~.

Adopted by the Council this \_\_\_\_\_ day of \_\_\_\_\_ 2007~~1989~~.

ATTEST:

APPROVED:

Recorder

Mayor

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** A Resolution Adopting a Revised Building Valuation Data Table

**FOR AGENDA OF:** 5-07-07 **BILL NO:** 07087

**Mayor's Approval:** [Signature]

**DEPARTMENT OF ORIGIN:** CDD [Signature]

**DATE SUBMITTED:** 3-12-07

**CLEARANCES:** Finance [Signature]  
City Attorney [Signature]

**PROCEEDING:** Consent

**EXHIBITS:** Resolution  
Current and Proposed Valuation Data Tables

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

Municipalities with building code programs in the Tri-County Area (Washington, Multnomah, and Clackamas counties) are required by Oregon Administrative Rules (OAR) 918-050-100 and 918-050-110 to provide consistency in permit fee calculations. These rules require the use of a standard "Building Valuation Data Table" for determining the value of new building construction. The rules have been amended to replace a building valuation data table that is outdated.

**INFORMATION FOR CONSIDERATION:**

OARs 918-050-100 and 918-050-110 have been amended to require the use of the most current "International Code Council Building Valuation Data Table" (ICC Table), replacing an outdated "International Conference of Building Officials Building Valuation Data Table" (ICBO Table) that has not been updated since 2002 and is no longer published. The current building valuation data table used by the City differs from the methods prescribed in OARs 918-050-100 and 918-050-110 and, therefore, must be updated to be consistent with the OAR's. The ICC Building Valuation Data Table is updated in February and August of each year; therefore, when the most recent table is published, it becomes the most current Building Valuation Data Table. The proposed resolution has been developed to be consistent with the requirements of OARs 918-050-100 and 918-050-110, so that the most current Building Valuation Data Table is adopted for use by the City.

**RECOMMENDED ACTION:**

Council to adopt the attached resolution on consent agenda.

RESOLUTION NO. 3897

A RESOLUTION ADOPTING REVISED BUILDING VALUATION DATA TABLE

**WHEREAS**, Oregon Administrative Rules 918-050-100 and 918-050-110 require all municipalities in Washington, Multnomah, and Clackamas counties to use the same building valuation data tables for determining building valuations used to calculate permit fees; and

**WHEREAS**, recently amended Oregon Administrative Rules 918-050-100 and 918-050-110 change the building valuation data table required to be used for determining building valuations; and

**WHEREAS**, the current building valuation data table used by the City differs from the table adopted by Oregon Administrative Rules 918-050-100 and 918-050-110; and

**WHEREAS**, the City desires to comply with Oregon Administrative Rules 918-050-100 and 918-050-110; therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY BEAVERTON, OREGON:**

Section 1. The Council hereby adopts the Building Valuation Data Table in accordance with Oregon Administrative Rules 918-050-100 and 918-050-110. The Building Valuation Data Table as identified in Oregon Administrative Rules 918-050-100 and 918-050-110 shall be effective on June 4, 2007 as to any building permit applications received on or after that date and, thereafter, shall become effective 30 days after the published date of the most current Building Valuation Data Table.

Section 2. This resolution shall take effect on June 4, 2007

Adopted by the Council this \_\_\_\_\_ day of May, 2007.

Approved by the Mayor this \_\_\_\_\_ day of May, 2007.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

ATTEST:

APPROVED:

\_\_\_\_\_  
SUE NELSON, City Recorder

\_\_\_\_\_  
ROB DRAKE, Mayor

## BUILDING VALUATION DATA

**Proposed Valuation Data Table**

**Square Foot Construction Costs<sup>a,b,c,d</sup>**

Group (2006 International Building Code)		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
<b>A-1</b>	Assembly, theaters, w/stage	190.99	184.82	180.21	172.74	160.21	159.43	167.13	148.15	142.63
<b>A-1</b>	Assembly, theaters, w/o stage	176.23	170.05	165.44	157.97	145.44	144.66	152.37	133.39	127.86
<b>A-2</b>	Assembly, nightclubs	147.10	142.97	139.34	133.91	124.28	124.03	129.21	114.30	110.46
<b>A-2</b>	Assembly, restaurants, bars, banquet halls	146.10	141.97	137.34	132.91	122.28	123.03	128.21	112.30	109.46
<b>A-3</b>	Assembly, churches	176.78	170.61	165.99	158.53	145.96	145.18	152.92	133.90	128.38
<b>A-3</b>	Assembly, general, community halls, libraries, museums	150.51	144.34	138.73	132.26	118.68	118.90	126.65	106.63	102.10
<b>A-4</b>	Assembly, arenas	175.23	169.05	163.44	156.97	143.44	143.66	151.37	131.39	126.86
<b>B</b>	Business	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
<b>E</b>	Educational	162.06	156.56	152.07	145.29	134.07	130.89	140.53	119.73	115.17
<b>F-1</b>	Factory and industrial, moderate hazard	90.96	86.79	82.13	79.44	68.74	69.66	76.24	58.56	55.46
<b>F-2</b>	Factory and industrial, low hazard	89.96	85.79	82.13	78.44	68.74	68.66	75.24	58.56	54.46
<b>H-1</b>	High Hazard, explosives	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	NP
<b>H234</b>	High Hazard	85.25	81.08	77.42	73.73	64.21	64.13	70.53	54.03	49.93
<b>H-5</b>	HPM	152.75	147.34	142.69	136.02	121.77	120.96	130.77	108.80	104.41
<b>I-1</b>	Institutional, supervised environment	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
<b>I-2</b>	Institutional, hospitals	253.93	248.52	243.87	237.20	222.34	NP	231.95	209.39	NP
<b>I-2</b>	Institutional, nursing homes	177.55	172.14	167.49	160.82	147.00	NP	155.58	134.05	NP
<b>I-3</b>	Institutional, restrained	173.39	167.98	163.32	156.66	143.67	141.88	151.41	130.72	124.33
<b>I-4</b>	Institutional, day care facilities	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
<b>M</b>	Mercantile	109.31	105.19	100.56	96.13	86.08	86.83	91.43	76.10	73.26
<b>R-1</b>	Residential, hotels	150.84	145.71	141.85	136.14	125.10	125.05	135.31	115.12	110.57
<b>R-2</b>	Residential, multiple family	126.43	121.30	117.44	111.73	100.81	100.77	111.02	90.83	86.28
<b>R-3</b>	Residential, one- and two-family	119.76	116.47	113.63	110.52	105.39	105.13	108.64	99.79	94.06
<b>R-4</b>	Residential, care/assisted living facilities	150.33	145.20	141.34	135.63	124.49	124.44	134.70	114.51	109.96
<b>S-1</b>	Storage, moderate hazard	84.25	80.08	75.42	72.73	62.21	63.13	69.53	52.03	48.93
<b>S-2</b>	Storage, low hazard	83.25	79.08	75.42	71.73	62.21	62.13	68.53	52.03	47.93
<b>U</b>	Utility, miscellaneous	64.30	60.80	57.19	54.31	47.22	47.22	50.70	38.76	36.91

a. Private garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15 per square foot

c. For shell only buildings, deduct 20 percent

d. NP = not permitted

**Current Valuation Data Table**

**BUILDING VALUATION DATA TABLE (Effective 6-01-02)**

Occupancy and Type	Cost per Square Feet	Occupancy and Type	Cost per Square Foot	Occupancy and Type	Cost per Square Feet
<b>1 APARTMENT HOUSES</b>	\$ 88 70	<b>9 HOMES FOR THE ELDERLY</b>		<b>18 PUBLIC BUILDINGS</b>	
Type I or II F.R. *		Type I or II F.R.	\$ 103 70	Type I or II F.R. *	\$ 123.40
(Good) \$109 20		Type II-I Hour	\$ 84 20	Type II-I Hour	\$ 100.00
Type V - Masonry	\$ 72 40	Type II-N	\$ 80 60	Type II-N	\$ 95.60
(or Type III)		Type III-I Hour	\$ 87 70	Type III-I Hour	\$ 103.80
(Good) \$88.70		Type III-N	\$ 84 10	Type III-N	\$ 100.20
Type V - Wood Frame	\$ 63 80	Type V-I-Hour	\$ 84 70	Type V-I-Hour	\$ 95.00
(Good) \$82.00		Type V-N	\$ 81 80	Type V-N	\$ 91.60
Type I - Basement Garage	\$ 37 40				
<b>2 AUDITORIUMS</b>		<b>10 HOSPITALS</b>		<b>19 PUBLIC GARAGES</b>	
Type I or II F.R.	\$ 104 80	Type I or II F.R. *	\$ 163 20	Type I or II F.R.*	\$ 48 90
Type II-I Hour	\$ 75 90	Type III-I Hour	\$ 135 10	Type I or II Open Parking*	\$ 36 70
Type II-N	\$ 71 80	Type V-I-Hour	\$ 128 90	Type II-N	\$ 28 00
Type III-I Hour	\$ 79.80			Type III-I Hour	\$ 37.00
Type III-N	\$ 75 70	<b>11 HOTELS AND MOTELS</b>		Type III-N	\$ 32 90
Type V-I-Hour	\$ 76 30	Type I or II F.R. *	\$ 101.00	Type V-I-Hour	\$ 33 70
Type V-N	\$ 71 20	Type III-I Hour	\$ 87 50		
		Type III-N	\$ 83.40	<b>20 RESTAURANTS</b>	
<b>3 BANKS</b>		Type V-I-Hour	\$ 76.20	Type III-I Hour	\$ 97.40
Type I or II F.R.*	\$ 148.10	Type V-N	\$ 74 70	Type III-N	\$ 94.10
Type II-I Hour	\$ 109.10			Type V-I-Hour	\$ 89.20
Type II-N	\$ 105.60	<b>12 INDUSTRIAL PLANTS</b>		Type V-N	\$ 85.70
Type III-I Hour	\$ 120.40	Type I or II F.R.	\$ 56 90		
Type III-N	\$ 116.10	Type II-I Hour	\$ 39 60	<b>21 SCHOOLS</b>	
Type V-1-Hour	\$ 109.10	Type II-N	\$ 36 40	Type I or II F.R.	\$ 111.20
Type V-N	\$ 104 50	Type III-I Hour	\$ 43 60	Type II-I Hour	\$ 75.90
		Type III-N	\$ 41 10	Type III-I Hour	\$ 81.20
<b>4 BOWLING ALLEYS</b>		Tilt-Up	\$ 30 00	Type III-N	\$ 78.10
Type II-I Hour	\$ 51 00	Type V-I-Hour	\$ 41 10	Type V-I-Hour	\$ 76.10
Type II-N	\$ 47 60	Type V-N	\$ 37 60	Type V-N	\$ 72.60
Type III-I Hour	\$ 55 50				
Type III-N	\$ 51 90	<b>13 JAILS</b>		<b>22 SERVICE STATIONS</b>	
Type V-1-Hour	\$ 37.40	Type I or II F.R.	\$ 159.10	Type II-N	\$ 67.20
		Type III-I Hour	\$ 145.50	Type III-I Hour	\$ 70.10
<b>5 CHURCHES</b>		Type V-1-Hour	\$ 109.10	Type V-I-Hour	\$ 59 70
Type I or II F.R.	\$ 99 20			Canopies	\$ 28 00
Type II-I Hour	\$ 74 50	<b>14 LIBRARIES</b>			
Type II-N	\$ 70.80	Type I or II F.R.	\$ 116 40	<b>23 STORES</b>	
Type III-I Hour	\$ 81.00	Type II-I Hour	\$ 85.20	Type I or II F.R. *	\$ 82 40
Type III-N	\$ 77.40	Type II-N	\$ 81 00	Type II-I Hour	\$ 50.40
Type V-1-Hour	\$ 75 70	Type III-I Hour	\$ 90 00	Type II-N	\$ 49 30
Type V-N	\$ 71 20	Type III-N	\$ 85 50	Type III-I Hour	\$ 61 30
		Type V-1-Hour	\$ 84 50	Type III-N	\$ 57 50
<b>6 CONVALESCENT HOSPITALS</b>		Type V-N	\$ 81.00	Type V-I-Hour	\$ 51.60
Type I or II F.R. *	\$ 139 20	<b>15 MEDICAL OFFICES</b>		Type V-N	\$ 47.70
Type II-I Hour	\$ 96 60	Type I or II F.R.	\$ 119.50		
Type III-I Hour	\$ 99 00	Type II-I Hour	\$ 92 20	<b>24 THEATERS</b>	
Type V-1-Hour	\$ 93 30	Type II-N	\$ 87 60	Type I or II F.R.	\$ 109 80
		Type III-I Hour	\$ 100.00	Type III-I Hour	\$ 80 00
<b>7 DWELLINGS</b>		Type III-N	\$ 93 10	Type III-N	\$ 76.20
Type V - Masonry		Type V-1-Hour	\$ 90.20	Type V-I-Hour	\$ 75.30
(or Type III)	\$ 96.90	Type V-N	\$ 87 00	Type V-N	\$ 71.20
Type V - Wood Frame	\$ 92.40	<b>16 OFFICES**</b>		<b>25 WAREHOUSES***</b>	
		Type I or II F.R. *	\$ 106.80	Type I or II F.R.	\$ 49.40
Basements		Type II-I Hour	\$ 71.50	Type II or V-I - Hour	\$ 29 30
Semi-Finished	\$ 23 20	Type II-N	\$ 68 10	Type II or V-N	\$ 27 50
		Type III-I Hour	\$ 77 20	Type III-I Hour	\$ 33 20
Unfinished	\$ 17 70	Type III-N	\$ 73.80	Type III-N	\$ 31.60
		Type V-1-Hour	\$ 72 30		
<b>8 FIRE STATIONS</b>		Type V-N	\$ 68 10	<b>EQUIPMENT</b>	
Type I or II F.R.	\$ 114.40	<b>17 PRIVATE GARAGES</b>		<b>AIR CONDITIONING</b>	
Type II-I Hour	\$ 75 30	Wood Frame	\$ 24 30	Commercial	\$ 4 20
Type II-N	\$ 71 00	Masonry	\$ 27 40	Residential	\$ 3.50
Type III-I Hour	\$ 82 40	Open Carports	\$ 16 60	<b>SPRINKLER SYSTEMS</b>	\$ 2 60
Type III-N	\$ 78 90				
Type V-I-Hour	\$ 77.30				
Type V-N	\$ 73 30				

\* Add 0 5 percent to total cost for each story over three

\*\* Deduct 20 percent for shell-only buildings

\*\*\* Deduct 11 percent for mini-warehouses.

**AGENDA BILL**

Beaverton City Council  
Beaverton, Oregon

**SUBJECT:** Bid Award – Tualaway Sanitary Sewer  
Replacement Phase "A" Project No. 6040

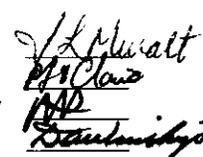
**FOR AGENDA OF:** 5-7-07 **BILL NO:** 07088

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** Public Works 

**DATE SUBMITTED:** 4-23-07

**CLEARANCES:** Purchasing  
Finance  
City Attorney  
Engineering



**PROCEEDING:** CONSENT AGENDA  
(CONTRACT REVIEW BOARD)

**EXHIBITS:** 1. CIP Data Sheet  
2. Bid summary

**BUDGET IMPACT**

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$156,560.00	BUDGETED \$292,000*	REQUIRED \$0

\*502-75-3811-682, \$42,000 - Sewer Collection System; 502-75-3850, \$250,000 – Sewer Maintenance and Replacement

**HISTORICAL PERSPECTIVE:**

The Public Works Department has identified this line as needing replacement through maintenance inspections. The line is very shallow and requires a high level of maintenance to keep functioning. This replacement project is broken into two phases. Phase "A" is a 128-foot bore under TV Highway and P&W Railroad connecting to the Clean Water Services Trunk "D" located north of Rose Lane. This bore includes a 24-inch diameter steel casing and a 12-inch diameter sanitary sewer line sized for future capacity. Phase "B" is the construction of 742 feet of 8-inch sanitary sewer pipe and associated laterals and structures to be constructed by City forces.

**INFORMATION FOR CONSIDERATION:**

The project was advertised on April 4, 2007, in the Daily Journal of Commerce. A voluntary pre-bid meeting was held in the Finance Conference Room on April 11, 2007, and was attended by two (2) contractors. The bid opening was held on April 18, 2007, at 2:00 PM in the Finance Conference Room and two (2) bids were received. Landis & Landis Construction LLC submitted the lowest responsive bid in the amount of \$156,560.00. This project is funded by a combination of Sewer SDC and Sewer Maintenance and Replacement. Landis & Landis Construction LLC is currently constructing the South Central Area A for the City of Beaverton and has proven to have the equipment and personnel to complete this project within the contract budget and schedule.

**RECOMMENDED ACTION:**

Council, acting as Contract Review Board, authorize a contract to Landis & Landis Construction LLC of Marylhurst, Oregon in the amount of \$156,560.00 as the lowest responsive and responsible bid for the Tualaway Sanitary Sewer Replacement Phase "A" Project No. 6040, in a form approved by the City Attorney.

-

Project Number: 6040

Project Name: Tualaway Ave Sanitary Sewer Improvement

Project Description: Construct approximately 153 feet of 12-inch sanitary sewer pipe in a 24-inch casing from Tualaway Ave/Canyon Rd to CWS Trunk Sewer "D" located north of Rose Ln. In addition, construct 742 feet of 8-inch pipe on Tualaway Ave, and associated laterals and structures.

Map:



Project Justification: The Public Works Dept has identified this sanitary sewer line as needing replacement due to a deteriorated condition.

Project Status: The project is under design by City staff. Design is expected to be complete by 1-30-2007. Construction is scheduled for the Spring of 2007 and completed in two phases: Phase 1 is a 128-foot bore and installation of a 24-inch casing and 12-inch pipe under the P&W Railroad and TV Hwy. Phase 2 includes the remainder of the sanitary sewer improvements and is scheduled to be constructed by City forces.

Estimated Date of Completion: 06/30/2007

Estimated Project Cost: \$325,000

First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6040	3811	Sewer SDC	\$42,000	FY2006/07
	3850	Sewer Maint/Replacement	\$250,000	FY2006/07
<b>Total for FY:</b>			<b>\$292,000</b>	

**BID SUMMARY**

**CITY OF BEAVERTON**

**TO:** Mayor & City Council

**FROM:** Purchasing Division

**SUBJECT:** Bid Opening

Bids were opened on APRIL 18, 2007 at 2:00PM in the FINANCE DEPARTMENT

For: "TUALAWAY SANITARY SEWER REPLACEMENT - PHASE A PROJECT A" FY 06-07

Witnessed by: **BEN SHAW**

VENDOR NAME AND CITY, STATE	PRE- QUAL	ACK ADDEN	BID BONDS	BID AMOUNT
EMERY & SONS CONSTRUCTION INC. STAYTON, OREGON	X	N/A	X	\$173,188.00
LANDIS & LANDIS MARYLHURST, OR	X	N/A	X	\$156,560.00

The Purchasing process has been confirmed.

Signed: *Amy L. Muralt*  
Purchasing Division-Finance Dept.

The above amounts have been checked: YES NO

Date: 4-18-07

Exhibit 2

2

## AGENDA BILL

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** Bid Award – Allen Boulevard (Murray-Main) Water Service Replacement Project

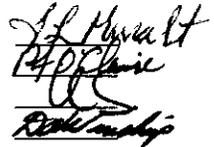
**FOR AGENDA OF:** 05/07/2007 **BILL NO:** 07089

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** Public Works 

**DATE SUBMITTED:** 04/30/2007

**CLEARANCES:** Purchasing  
Finance  
City Attorney  
Capital Proj



**PROCEEDING:** Consent Agenda  
(Contract Review Board)

**EXHIBITS:** 1. CIP Project Data Sheet/Map  
2. Bid Summary  
3. Funding Plan

### **BUDGET IMPACT**

EXPENDITURE REQUIRED *	AMOUNT BUDGETED *	APPROPRIATION REQUIRED *
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- See attached Funding Plan (Exhibit 3).

### **HISTORICAL PERSPECTIVE:**

The Allen Boulevard (Murray-Main) Water Service Replacement project, CIP Project # 4077, was added to the FY2006-07 CIP in order to rehabilitate existing water and storm drain utilities prior to pavement overlays.

The water services on Allen Boulevard are old, galvanized pipe that frequently break. The galvanized pipe needs to be replaced prior to the overlay. The fire hydrants on Erickson Avenue need to be replaced because of age or because the location of the hydrant in the sidewalk does not allow the minimum 36 inches clearance for ADA access. The catch basins in Allen Boulevard will double the number of catchbasins at low points in order to more quickly remove storm water from the roadway.

The work on Allen Boulevard consists of replacing 26 water services and adding 7 catchbasins. The work on Erickson Avenue consists of relocating 4 fire hydrants.

The capital improvement work in Allen Boulevard and Erickson Avenue will be done in two phases. Phase 1 is the utility improvement work listed above. Phase 2 is street rehabilitation work that will be completed by City forces. The Erickson Avenue (Allen to 5<sup>th</sup>) overlay is scheduled for the last three weeks in June 2007 and the Allen Boulevard (Murray to Main) is scheduled for August 2007. Street rehabilitation by City forces is listed in the Street Rehabilitation Section of the FY2006/07 CIP and is separate from the contract work contained in this agenda bill.

**INFORMATION FOR CONSIDERATION:**

The invitation for bid was advertised in the *Daily Journal of Commerce* on April 12, 2007. A mandatory pre-bid meeting was held on April 19, 2007. Four contractors attended the pre-bid meeting. Two (2) bids were received and opened on April 26, 2007 at 2:00 p.m. in the Finance Department conference room (Exhibit 2). Haystack Construction, Incorporated of Tigard, Oregon, submitted the lowest responsive bid in the amount of \$135,145.75. The overall bid amount is \$17,028 or 15% more than the Engineer's Estimate (Exhibit 3). The two bid items that accounted for the majority of the cost difference were Mobilization and Traffic Control.

Haystack Construction is a new construction contractor that grew out of Northwest Earthmovers Incorporated (NEI). The owner of Haystack Construction is Tim Looney who was the Project Manager for NEI on the Henry Street Extension project and the Cedar Hills Boulevard Utility Improvement Phase 1 in the City of Beaverton. Both projects were demanding and completed in an outstanding manner due in large part to the knowledge and organizational skills of the NEI Project Manager. Staff finds Haystack Construction has satisfied the bid requirements to construct the required utility improvements on Allen Boulevard and Erickson Avenue.

With City Council approval of the bid award, a Notice to Proceed (NTP) would be issued to the Contractor on or about May 14, 2007. The project contract requires substantial completion of work on Erickson Avenue within seven (7) calendar days from the written NTP and all remaining work to be done under the Contract within thirty five (35) calendar days from the NTP. This means the project's estimated substantial completion date is June 17, 2007.

**RECOMMENDED ACTION:**

Council, acting as Contract Review Board, award the bid to Haystack Construction, Incorporated in the amount of \$135,145.75, in a form approved by the City Attorney, as the lowest responsive bid received for the Allen Boulevard (Murray-Main) Water Service Replacement project.

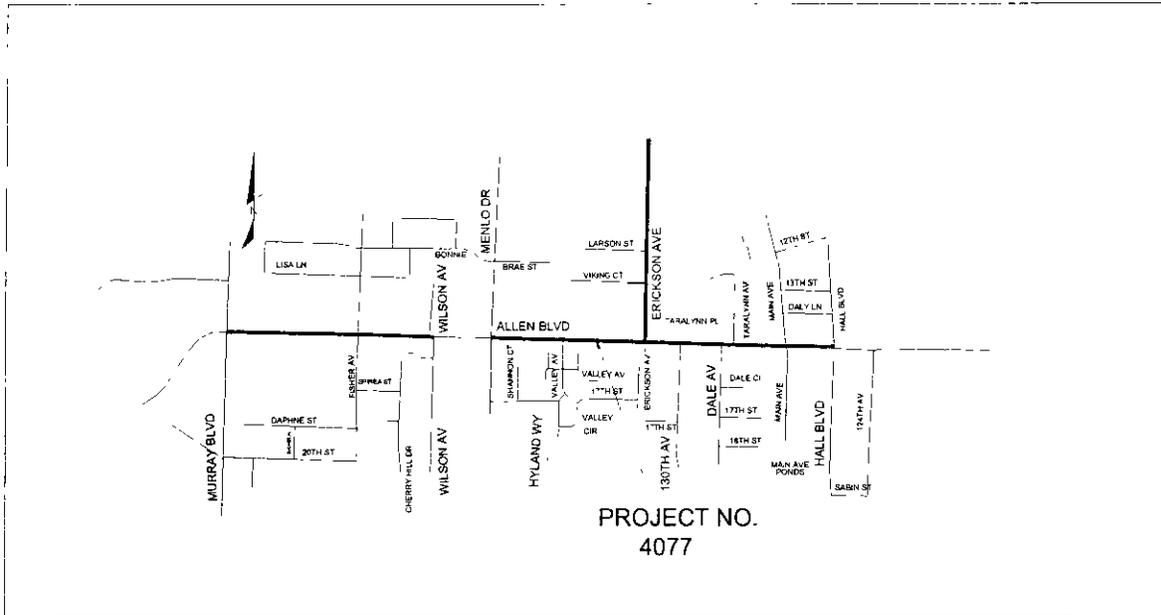
City of Beaverton  
2006-2007 CIP

**Revised Project Data**

Water

**Project Number:** 4077  
**Project Name:** Allen Blvd (Murray-Hall) Water Service Replacement  
**Project Description:** Replace approximately 26 water services and add 7 catchbasins in Allen Blvd (Murray Blvd to Hall Bvd) prior to a pavement overlay scheduled for Aug 2007. Also relocate 4 fire hydrants in Erickson Ave prior to a pavement overlay scheduled for mid June 2007.

Map:



**Project Justification:** This project was originally budgeted for FY2007-08; however, the project was advanced to the FY2006-07 CIP in order to rehabilitate existing water and storm drain utilities prior to pavement overlays. The water services on Allen Blvd are old galvanized pipe that frequently break. The galvanized pipe needs to be replaced prior to the overlay. The fire hydrants on Erickson Ave need to be replaced because of age or because the location of the hydrant in the sidewalk does not allow the minimum 36 inches clearance for ADA access. The catch basins in Allen Blvd will double the number of catchbasins at low points in order to more quickly remove storm water from the roadway.

**Project Status:** Complete project design and advertise for bid in Apr 2007, open bids on 04/26/2007, begin project in May 2007, and complete project no later than 06/24/2007.

**Estimated Date of Completion:** 06/30/2007

**Estimated Project Cost:** \$145,000

**First Year Budgeted:** FY06/07

**Funding Data:**

Project No.	Fund No.	Fund Name	Amount	FY
4077	3700	Water Maint/Replacement	\$25,000	FY2006/07
	3701	Water Improvements	\$75,000	FY2006/07
	3950	Storm Maint/Replacement	\$32,000	FY2006/07
<b>Total for FY:</b>			<b>\$132,000</b>	

BID SUMMARY

EXHIBIT 2

CITY OF BEAVERTON

TO: Mayor & City Council

FROM: Purchasing Division

SUBJECT: Bid Opening

Bids were opened on APRIL 26, 2007 at 2:00PM in the ENGINEERING DEPARTMENT

For: ALLEN BLVD (MURRAY-MAIN) WATER SERVICE REPLACEMENT PROJECT #4077 FY 2006-07

Witnessed by: JIM BRINK

VENDOR NAME AND CITY, STATE	PRE-BID MEETING	ACK ADDEM	PRE- QUAL	BID BOND	BID AMOUNT
CANBY EXCAVATING INC CANBY OR	X	X	X	X	\$213,124.05
HAYSTACK CONSTRUCTION INC TIGARD OR	X	X	X	X	\$135,145.75

The Purchasing process has been confirmed.

Signed: *Larry L. Murralt*  
Purchasing Division-Finance Dept.

The above amounts have been checked: YES NO

Date: 4-26-07

Funding Plan - Allen Blvd (Murray-Main) Water Service Replacement Project					
Project No. 4077					
Fund Number and Name	FY2006-07 Fund Budget	FY2006-07 Project Budget	Engineer's Estimate	Project Cost As Bid	
501-75-3700-682 (2) Water Maintenance & Replacement	\$40,000	\$25,000	\$16,000	\$22,073	(1)
501-75-3701-682 Water System Improvements	\$1,185,000	\$75,000	\$71,736	\$82,764	(1)
513-75-3950-682 Storm Maintenance & Replacement	\$760,000	\$30,000	\$30,382	\$30,309	(1)
Totals		\$130,000	\$118,118	\$135,146	
(1) After the FY06/07 CIP was approved, water and storm drain improvements were added to the project to address utility improvements prior to pavement overlays. The expenses can be absorbed within the existing appropriations for FY 2006-07.					
(2) For fire hydrant replacement on Erickson Ave					

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** A Resolution Adopting Revised Building Permit Fee Tables

**FOR AGENDA OF:** 5-07-07 **BILL NO:** 07090

**Mayor's Approval:** *[Signature]*

**DEPARTMENT OF ORIGIN:** CDD *[Signature]*

**DATE SUBMITTED:** 03-12-07

**CLEARANCES:** Finance *[Signature]*  
City Attorney *[Signature]*

**PROCEEDING:** Public Hearing

**EXHIBITS:** Resolution  
Current and Proposed Fee Tables  
Fee Analysis Data (Information Only)

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
-----------------------------	------------------------	-------------------------------

**HISTORICAL PERSPECTIVE:**

Municipalities with building code programs in the Tri-County Area (Washington, Multnomah, and Clackamas counties) are required by Oregon Administrative Rules (OAR) 918-050-100 and 918-050-110 to provide consistency in permit fee calculations. These rules require the use of a standard "Building Valuation Data Table" for determining the value of new building construction. The rules have been amended to replace valuation data table that is outdated.

**INFORMATION FOR CONSIDERATION:**

OARs 918-050-100 and 918-050-110 have been amended to require the use of the most current "International Code Council Building Valuation Data Table" (ICC Table), replacing an outdated "International Conference of Building Officials Building Valuation Data Table" (ICBO Table) that has not been updated since 2002 and is no longer published. The ICC Table will in most cases establish substantially higher valuations for new building construction.

Building permit fees are determined by the value of the building. The area of a proposed building is multiplied by the applicable per square foot factor (from the building valuation data table) to determine the value of the building. The value is applied to the City's building permit fee table to determine a permit fee. The ICC Table has significantly higher per square foot factors than those of the ICBO table. If the City's building permit fee tables are not adjusted (reduced), the cost of many building permits would increase unnecessarily. The proposed fee schedules and tables have been adjusted so the building permit fees determined by the ICC Table will result in no more or no less fees collected by the City.

**RECOMMENDED ACTION:**

Council to hold a public hearing and adopt attached resolution.

**RESOLUTION NO.** 3898

**A RESOLUTION ADOPTING REVISED BUILDING PERMIT FEE TABLES**

**WHEREAS**, the City adopted its current building permit fee tables in 2007; and

**WHEREAS**, Oregon Administrative Rules 918-050-100 and 918-050-110 require all municipalities in Washington, Multnomah, and Clackamas counties to use the same methods with which to calculate building permit fees; and

**WHEREAS**, recently enacted changes to Oregon Administrative Rules 918-050-100 and 918-050-110 will increase the building permit fees collected by the City; and

**WHEREAS**, the City desires to comply with Oregon Administrative Rules 918-050-100 and 918-050-110 but not increase building permit fees and finds that the Fee Tables attached as Exhibit A to this resolution fulfill that purpose; therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON:**

Section 1. The Council hereby adopts the Building Permit Fee Tables attached as Exhibit A to this Resolution. The listed fees shall be effective on June 4, 2007 as to any building permit applications received on or after that date.

Section 2. This resolution shall take effect on June 4, 2007.

Adopted by the Council this \_\_\_\_\_ day of May, 2007.

Approved by the Mayor this \_\_\_\_\_ day of May, 2007.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

ATTEST:

APPROVED:

\_\_\_\_\_  
SUE NELSON, City Recorder

\_\_\_\_\_  
ROB DRAKE, Mayor

**Exhibit A**

**CITY OF BEAVERTON**

**NEW ONE AND TWO FAMILY DWELLING BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$48.00
\$501.00 to \$2,000.00 valuation .....	\$48.00 for the first \$500.00 and \$2.15 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$80.25 for the first \$2,000.00 and \$7.30 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$248.15 for the first \$25,000.00 and \$6.40 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$408.15 for the first \$50,000.00 and \$5.15 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$665.65 for the first \$100,000.00 and \$3.05 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$1,885.65 for the first \$500,000.00 and \$2.15 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and over valuation .....	\$2,960.65 for the first \$1,000,000.00 and \$1.45 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours  
(minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of  
Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated  
(minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions,  
or revisions to proposed or approved plans  
(minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Utility Locate Fee.....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

Valuation is determined by multiplying the square footage of the dwelling and garage by the “per square foot cost factor” identified in the Building Valuation Data Table.

(New one and two family dwelling building permit fee table, continued.)

**Building Permit Fee Schedule For Stand-Alone Residential Fire Sprinkler Systems**

Square Footage of Dwelling (including garage)	Permit/Plans Review Fee
0-2,000 square feet .....	\$147.20
2,001-3,600 square feet .....	\$187.40
3,601-7,200 square feet .....	\$254.25
Greater than 7,200 square feet.....	\$321.20

**Exhibit A**

**CITY OF BEAVERTON**

**NEW MULTI-FAMILY BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$72.40
\$501.00 to \$2,000.00 valuation .....	\$72.40 for the first \$500.00 and \$2.85 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$115.15 for the first \$2,000.00 and \$11.55 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$380.80 for the first \$25,000.00 and \$8.65 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$597.05 for the first \$50,000.00 and \$6.15 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$904.55 for the first \$100,000.00 and \$4.55 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$2,724.55 for the first \$500,000.00 and \$4.00 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 to \$10,000,000.00 valuation.....	\$4,724.55 for the first \$1,000,000.00 and \$2.65 for each additional \$1,000.00 or fraction thereof
\$10,000,001.00 and over valuation.....	\$28,574.55 for the first \$10,000,000.00 and \$2.55 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
Fire and Life Safety Plans Review Fee .....	40 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

(Commercial, multi-family, and industrial building permit fee table for new buildings, continued.)

*Valuation is determined by multiplying the square footage of the building (based on use and construction type) by the "per square foot cost factor" identified in the Building Valuation Data Table.*

**Phased Projects:** There shall be a minimum plans review phasing fee of \$165.40 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$123.70. This fee is in addition to the project plans review fee based on total project value.

**Exhibit A**

**CITY OF BEAVERTON**

**NEW COMMERCIAL AND INDUSTRIAL BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$52.85
\$501.00 to \$2,000.00 valuation .....	\$52.85 for the first \$500.00 and \$2.05 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$83.60 for the first \$2,000.00 and \$8.40 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$276.80 for the first \$25,000.00 and \$6.30 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$434.30 for the first \$50,000.00 and \$4.50 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$659.30 for the first \$100,000.00 and \$3.35 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$1,999.30 for the first \$500,000.00 and \$2.90 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 to \$10,000,000.00 valuation.....	\$3,449.30 for the first \$1,000,000.00 and \$1.95 for each additional \$1,000.00 or fraction thereof
\$10,000,001.00 and over valuation.....	\$20,999.30 for the first \$10,000,000.00 and \$1.85 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
Fire and Life Safety Plans Review Fee.....	40 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

(Commercial, multi-family, and industrial building permit fee table for new buildings, continued.)

Valuation is determined by multiplying the square footage of the building (based on use and construction type) by the "per square foot cost factor" identified in the Building Valuation Data Table.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$165.40 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$123.70. This fee is in addition to the project plans review fee based on total project value.

**Current Fee Table**

**CITY OF BEAVERTON**

**NEW ONE AND TWO FAMILY DWELLING BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$49.45
\$501.00 to \$2,000.00 valuation .....	\$49.45 for the first \$500.00 and \$2.20 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$82.45 for the first \$2,000.00 and \$7.50 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$254.95 for the first \$25,000.00 and \$6.60 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$419.95 for the first \$50,000.00 and \$5.30 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$684.95 for the first \$100,000.00 and \$3.15 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$1,944.95 for the first \$500,000.00 and \$2.20 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and over valuation .....	\$3,044.95 for the first \$1,000,000.00 and \$1.50 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Utility Locate Fee.....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

Valuation is determined by multiplying the square footage of the dwelling and garage by the “per square foot cost factor” identified in the Building Valuation Data Table.

(New one and two family dwelling building permit fee table, continued.)

**Building Permit Fee Schedule For Stand-Alone Residential Fire Sprinkler Systems**

Square Footage of Dwelling (including garage)	Permit/Plans Review Fee
0-2,000 square feet .....	\$147.20
2,001-3,600 square feet .....	\$187.40
3,601-7,200 square feet .....	\$254.25
Greater than 7,200 square feet.....	\$321.20

**Current Fee Table**

**CITY OF BEAVERTON**

**COMMERCIAL, MULTI-FAMILY, AND INDUSTRIAL BUILDING PERMIT FEE TABLE FOR NEW BUILDINGS**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$75.30
\$501.00 to \$2,000.00 valuation .....	\$75.30 for the first \$500.00 and \$2.95 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$119.55 for the first \$2,000.00 and \$12.00 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$395.55 for the first \$25,000.00 and \$9.00 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$620.55 for the first \$50,000.00 and \$6.40 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$940.55 for the first \$100,000.00 and \$4.75 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$2,840.55 for the first \$500,000.00 and \$4.15 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 to \$10,000,000.00 valuation.....	\$4,915.55 for the first \$1,000,000.00 and \$2.75 for each additional \$1,000.00 or fraction thereof
\$10,000,001.00 and over valuation.....	\$29,665.55 for the first \$10,000,000.00 and \$2.65 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour) ..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour) ..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
Fire and Life Safety Plans Review Fee.....	40 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

(Commercial, multi-family, and industrial building permit fee table for new buildings, continued.)

Valuation is determined by multiplying the square footage of the building (based on use and construction type) by the "per square foot cost factor" identified in the Building Valuation Data Table.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$165.40 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$123.70. This fee is in addition to the project plans review fee based on total project value.

**Proposed Fee Table**

**CITY OF BEAVERTON**

**NEW ONE AND TWO FAMILY DWELLING BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$48.00
\$501.00 to \$2,000.00 valuation .....	\$48.00 for the first \$500.00 and \$2.15 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$80.25 for the first \$2,000.00 and \$7.30 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$248.15 for the first \$25,000.00 and \$6.40 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$408.15 for the first \$50,000.00 and \$5.15 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$665.65 for the first \$100,000.00 and \$3.05 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$1,885.65 for the first \$500,000.00 and \$2.15 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 and over valuation .....	\$2,960.65 for the first \$1,000,000.00 and \$1.45 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Utility Locate Fee.....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

Valuation is determined by multiplying the square footage of the dwelling and garage by the “per square foot cost factor” identified in the Building Valuation Data Table.

(New one and two family dwelling building permit fee table, continued.)

**Building Permit Fee Schedule For Stand-Alone Residential Fire Sprinkler Systems**

Square Footage of Dwelling (including garage)	Permit/Plans Review Fee
0-2,000 square feet .....	\$147.20
2,001-3,600 square feet .....	\$187.40
3,601-7,200 square feet .....	\$254.25
Greater than 7,200 square feet.....	\$321.20

**Proposed Fee Table**

**CITY OF BEAVERTON**

**NEW MULTI-FAMILY BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$72.40
\$501.00 to \$2,000.00 valuation .....	\$72.40 for the first \$500.00 and \$2.85 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$115.15 for the first \$2,000.00 and \$11.55 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$380.80 for the first \$25,000.00 and \$8.65 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$597.05 for the first \$50,000.00 and \$6.15 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$904.55 for the first \$100,000.00 and \$4.55 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$2,724.55 for the first \$500,000.00 and \$4.00 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 to \$10,000,000.00 valuation.....	\$4,724.55 for the first \$1,000,000.00 and \$2.65 for each additional \$1,000.00 or fraction thereof
\$10,000,001.00 and over valuation.....	\$28,574.55 for the first \$10,000,000.00 and \$2.55 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours (minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
Fire and Life Safety Plans Review Fee .....	40 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

(Commercial, multi-family, and industrial building permit fee table for new buildings, continued.)

Valuation is determined by multiplying the square footage of the building (based on use and construction type) by the “per square foot cost factor” identified in the Building Valuation Data Table.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$165.40 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$123.70. This fee is in addition to the project plans review fee based on total project value.

**Proposed Fee Table**

**CITY OF BEAVERTON**

**NEW COMMERCIAL AND INDUSTRIAL BUILDING PERMIT FEE TABLE**

(See below for determining valuation.)

\$0.00 to \$500.00 valuation .....	\$52.85
\$501.00 to \$2,000.00 valuation .....	\$52.85 for the first \$500.00 and \$2.05 for each additional \$100.00 or fraction thereof
\$2,001.00 to \$25,000.00 valuation .....	\$83.60 for the first \$2,000.00 and \$8.40 for each additional \$1,000.00 or fraction thereof
\$25,001.00 to \$50,000.00 valuation.....	\$276.80 for the first \$25,000.00 and \$6.30 for each additional \$1,000.00 or fraction thereof
\$50,001.00 to \$100,000.00 valuation.....	\$434.30 for the first \$50,000.00 and \$4.50 for each additional \$1,000.00 or fraction thereof
\$100,001.00 to \$500,000.00 valuation.....	\$659.30 for the first \$100,000.00 and \$3.35 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to \$1,000,000.00 valuation.....	\$1,999.30 for the first \$500,000.00 and \$2.90 for each additional \$1,000.00 or fraction thereof
\$1,000,001.00 to \$10,000,000.00 valuation.....	\$3,449.30 for the first \$1,000,000.00 and \$1.95 for each additional \$1,000.00 or fraction thereof
\$10,000,001.00 and over valuation.....	\$20,999.30 for the first \$10,000,000.00 and \$1.85 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Inspections outside of normal business hours  
(minimum charge – two hours) ..... \$80.00 per hour\*
2. Reinspection fees assessed under provisions of  
Building Division Administrative Rules Section 309.10..... \$80.00
3. Inspections for which no fee is specifically indicated  
(minimum charge – one-half hour)..... \$80.00 per hour\*
4. Additional plans review required by changes, additions,  
or revisions to proposed or approved plans  
(minimum charge – one-half hour)..... \$80.00 per hour\*

\*Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Structural Plans Review Fee .....	65 percent of building permit fee
Fire and Life Safety Plans Review Fee .....	40 percent of building permit fee
State Surcharge .....	8 percent of building permit fee
Development Code Review Fee .....	\$75.00
Sidewalk/Driveway/Approach Fee .....	\$25.00
Engineering Division Review Fee .....	\$40.00

Erosion Control Fee – Value:	\$0 to \$25,000.00 .....	\$50.00
	\$25,001.00 to 50,000.00.....	\$75.00
	\$50,001.00 to \$100,000.00.....	\$100.00
	\$100,001.00 and over.....	\$100.00 plus \$75.00 per
	\$100,000.00 of valuation or fraction thereof over \$100,000.00	

(Commercial, multi-family, and industrial building permit fee table for new buildings, continued.)

Valuation is determined by multiplying the square footage of the building (based on use and construction type) by the "per square foot cost factor" identified in the Building Valuation Data Table.

**Phased Projects:** There shall be a minimum plans review phasing fee of \$165.40 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.

**Deferred Submittals:** The plans review fee for processing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$123.70. This fee is in addition to the project plans review fee based on total project value.

CITY OF BEAVERTON BUILDING SERVICES DIVISION  
ICC BUILDING VALUATION DATA TABLE FEE ANALYSIS  
MAY 7, 2007

For the purposes of determining the building permit fees for the construction of new buildings, Oregon Administrative Rules (OAR) 918-050-100 and 918-050-110 requires the City to use a specific Building Valuation Data Table (Table). The Table is used to determine the value of a building, which is applied to the building permit fee tables adopted by the City to establish a permit fee. The Table provides a per square foot cost of construction for a variety of building types. Recent changes to the OARs require use of a new table that has (in most cases) a substantially higher per square foot cost than the one currently used by the City. If the building permit fee tables adopted by the City are not adjusted, the resulting building permit fees for most new buildings would be increased. Since the City increased building permit fees on January 1, 2007, it is not necessary to increase fees at this time. The analysis used a sampling of the typical types of buildings constructed in the City as the basis for determining how building permit fee collection will be affected by adoption of the new Table.

The attached spreadsheet identified as Exhibit 1 shows the building permit fees that would be collected using the current and new Building Valuation Data and Building Permit Fee Tables without any adjustments.

The attached spreadsheet identified as Exhibit 2 shows a comparison of the building permit fees that would be collected using the current Building Valuation Data and Building Permit Fee Tables, the new Building Valuation Data, and a building permit fee table that has been reduced so the amount of building permit fees collected are generally the same.

For the typical commercial and industrial buildings, a 42½-percent reduction in the building permit fee table was necessary in order to be fee neutral; however, multifamily buildings only require a 4-percent reduction, and single-family buildings require only a 3-percent reduction.

**Exhibit 1**

Description: Office			
	Occ Group: B		Const: II-B
	ICBO		ICC
Area	100000		100000
Valuation Factor	\$68.10		\$136.02
Value	\$6,810,000.00		\$13,602,000.00
Permit Fee	\$26,393.05		\$39,210.85
Struct Plan Check	\$17,155.48		\$25,487.05
FLS Plan Check	\$10,557.22		\$15,684.34
Total	\$54,105.75		\$80,382.24

Description: Store			
	Occ Group: M		Const:II-B
	ICBO		ICC
Area	50000		50000
Valuation Factor	\$49.30		\$96.13
Value	\$2,465,000.00		\$4,806,500.00
Permit Fee	\$8,944.30		\$15,384.80
Struct Plan Check	\$5,813.80		\$10,000.12
FLS Plan Check	\$3,577.72		\$6,153.92
Total	\$18,335.82		\$31,538.84

Description: School			
Permit No:	Occ Group: E		Const: V-A
	ICBO		ICC
Area	50000		50000
Valuation Factor	\$76.10		\$119.73
Value	\$3,805,000.00		\$5,986,500.00
Permit Fee	\$12,629.30		\$18,629.80
Struct Plan Check	\$8,209.05		\$12,109.37
FLS Plan Check	\$5,051.72		\$7,451.92
Total	\$25,890.07		\$38,191.09

Description: Church			
	Occ Group: A-2		Const: V-B
	ICBO		ICC
Area	6000		6000
Valuation Factor	\$71.20		\$128.38
Value	\$427,200.00		\$770,280.00
Permit Fee	\$2,498.55		\$3,965.20
Struct Plan Check	\$1,624.06		\$2,577.38
FLS Plan Check	\$999.42		\$1,586.08
Total	\$5,122.03		\$8,128.66

Description: Store			
	Occ Group: M		Const: V-B
	ICBO		ICC
Area	20000		20000
Valuation Factor	\$47.70		\$73.26
Value	\$954,000.00		\$1,465,200.00
Permit Fee	\$4,724.65		\$6,197.05
Struct Plan Check	\$3,071.02		\$4,028.08
FLS Plan Check	\$1,889.86		\$2,478.82
Total	\$9,685.53		\$12,703.95

Description: Restaurant			
	Occ Group: A-2		Const: V-B
	ICBO		ICC
Area	5000		5000
Valuation Factor	\$85.70		\$109.46
Value	\$428,500.00		\$547,300.00
Permit Fee	\$2,503.30		\$3,039.75
Struct Plan Check	\$1,627.15		\$1,975.84
FLS Plan Check	\$1,001.32		\$1,215.90
Total	\$5,131.77		\$6,231.49

Description: Medical Office			
	Occ Group: B		Const: III-B
	ICBO		ICC
Area		50000	50000
Valuation Factor		\$93.10	\$120.96
Value		\$4,655,000.00	\$6,048,000.00
Permit Fee		\$14,966.80	\$18,797.55
Struct Plan Check		\$9,728.42	\$12,218.41
FLS Plan Check		\$5,986.72	\$7,519.02
Total		\$30,681.94	\$38,534.98

Description: Fire Station			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area		7000	7000
Valuation Factor		\$73.30	\$104.41
Value		\$513,100.00	\$730,870.00
Permit Fee		\$2,898.65	\$3,799.20
Struct Plan Check		\$1,884.12	\$2,469.48
FLS Plan Check		\$1,159.46	\$1,519.68
Total		\$5,942.23	\$7,788.36

Description: Parking Garage			
	Occ Group: S-2		Const: II-B
	ICBO		ICC
Area		50000	50000
Valuation Factor		\$28.00	\$71.73
Value		\$1,400,000.00	\$3,586,500.00
Permit Fee		\$6,015.55	\$12,029.80
Struct Plan Check		\$3,910.11	\$7,819.37
FLS Plan Check		\$2,406.22	\$4,811.92
Total		\$12,331.88	\$24,661.09

Description: Service Station			
	Occ Group: S-1		Const: II-B
	ICBO		ICC
Area		2000	2000
Valuation Factor		\$67.20	\$72.73
Value		\$134,400.00	\$145,460.00
Permit Fee		\$1,106.80	\$1,159.05
Struct Plan Check		\$719.42	\$753.38
FLS Plan Check		\$442.72	\$463.62
Total		\$2,268.94	\$2,376.05

Description: Warehouse			
	Occ Group: S-2		Const: III-B
	ICBO		ICC
Area		50000	50000
Valuation Factor		\$31.60	\$63.13
Value		\$1,580,000.00	\$3,156,500.00
Permit Fee		\$6,510.55	\$10,847.30
Struct Plan Check		\$4,231.86	\$7,050.75
FLS Plan Check		\$2,604.22	\$4,338.92
Total		\$13,346.63	\$22,236.97

Description:			
	Occ Group:		
Area		0	0
Valuation Factor		0	\$0.00
Value		\$0.00	\$0.00
Permit Fee		\$0.00	\$0.00
Struct Plan Check		\$0.00	\$0.00
FLS Plan Check		\$0.00	\$0.00
Total		\$0.00	\$0.00

Description: Bank			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$104.50	\$104.41
Value		\$522,500.00	\$522,050.00
Permit Fee		\$2,936.00	\$2,936.00
Struct Plan Check		\$1,908.40	\$1,908.40
FLS Plan Check		\$1,174.40	\$1,174.40
Total		\$6,018.80	\$6,018.80

Description: Bank			
	Occ Group: B		Const: II-B
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$105.60	\$129.77
Value		\$528,000.00	\$648,850.00
Permit Fee		\$2,956.75	\$3,458.90
Struct Plan Check		\$1,921.89	\$2,248.29
FLS Plan Check		\$1,182.70	\$1,383.56
Total		\$6,061.34	\$7,090.75

Description: Public Building			
	Occ Group: B		Const: III-A
	ICBO		ICC
Area		20000	20000
Valuation Factor		\$103.80	\$121.77
Value		\$2,076,000.00	\$2,435,400.00
Permit Fee		\$7,874.55	\$8,864.55
Struct Plan Check		\$5,118.46	\$5,761.96
FLS Plan Check		\$3,149.82	\$3,545.82
Total		\$16,142.83	\$18,172.33
	ICBO	ICC	Difference
<b>Total Fees</b>	<b>\$220,036.44</b>	<b>\$314,106.95</b>	<b>\$94,070.50</b>

Description: Medical Office			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area		10000	10000
Valuation Factor		\$87.00	\$99.62
Value		\$870,000.00	\$996,200.00
Permit Fee		\$4,376.05	\$4,903.10
Struct Plan Check		\$2,844.43	\$3,187.02
FLS Plan Check		\$1,750.42	\$1,961.24
Total		\$8,970.90	\$10,051.36

**Exhibit 2**

Description: Office			
	Occ Group: B		Const: II-B
	ICBO		ICC
Area		100000	100000
Valuation Factor		\$68.10	\$136.02
Value		\$6,810,000.00	\$13,602,000.00
Permit Fee		\$26,393.05	\$27,663.00
Struct Plan Check		\$17,155.48	\$17,980.95
FLS Plan Check		\$10,557.22	\$11,065.20
Total		\$54,105.75	\$56,709.15

Description: Store			
	Occ Group: M		Const:II-B
	ICBO		ICC
Area		50000	50000
Valuation Factor		\$49.30	\$96.13
Value		\$2,465,000.00	\$4,806,500.00
Permit Fee		\$8,944.30	\$10,872.95
Struct Plan Check		\$5,813.80	\$7,067.42
FLS Plan Check		\$3,577.72	\$4,349.18
Total		\$18,335.82	\$22,289.55

Description: School			
Permit No:	Occ Group: E		Const: V-A
	ICBO		ICC
Area		50000	50000
Valuation Factor		\$76.10	\$119.73
Value		\$3,805,000.00	\$5,986,500.00
Permit Fee		\$12,629.30	\$13,173.95
Struct Plan Check		\$8,209.05	\$8,563.07
FLS Plan Check		\$5,051.72	\$5,269.58
Total		\$25,890.07	\$27,006.60

Description: Church			
	Occ Group: A-2		Const: V-B
	ICBO		ICC
Area		6000	6000
Valuation Factor		\$71.20	\$128.38
Value		\$427,200.00	\$770,280.00
Permit Fee		\$2,498.55	\$2,785.20
Struct Plan Check		\$1,624.06	\$1,810.38
FLS Plan Check		\$999.42	\$1,114.08
Total		\$5,122.03	\$5,709.66

Description: Store			
	Occ Group: M		Const: V-B
	ICBO		ICC
Area		20000	20000
Valuation Factor		\$47.70	\$73.26
Value		\$954,000.00	\$1,465,200.00
Permit Fee		\$4,724.65	\$4,358.00
Struct Plan Check		\$3,071.02	\$2,832.70
FLS Plan Check		\$1,889.86	\$1,743.20
Total		\$9,685.53	\$8,933.90

Description: Restaurant			
	Occ Group: A-2		Const: V-B
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$85.70	\$109.46
Value		\$428,500.00	\$547,300.00
Permit Fee		\$2,503.30	\$2,138.50
Struct Plan Check		\$1,627.15	\$1,390.03
FLS Plan Check		\$1,001.32	\$855.40
Total		\$5,131.77	\$4,383.93

Description: Medical Office			
	Occ Group: B		Const: III-B
	ICBO		ICC
Area	50000		50000
Valuation Factor	\$93.10		\$120.96
Value	\$4,655,000.00		\$6,048,000.00
Permit Fee	\$14,966.80		\$13,292.90
Struct Plan Check	\$9,728.42		\$8,640.39
FLS Plan Check	\$5,986.72		\$5,317.16
Total	\$30,681.94		\$27,250.45

Description: Fire Station			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area	7000		7000
Valuation Factor	\$73.30		\$104.41
Value	\$513,100.00		\$730,870.00
Permit Fee	\$2,898.65		\$2,669.20
Struct Plan Check	\$1,884.12		\$1,734.98
FLS Plan Check	\$1,159.46		\$1,067.68
Total	\$5,942.23		\$5,471.86

Description: Parking Garage			
	Occ Group: S-2		Const: II-B
	ICBO		ICC
Area	50000		50000
Valuation Factor	\$28.00		\$71.73
Value	\$1,400,000.00		\$3,586,500.00
Permit Fee	\$6,015.55		\$8,493.95
Struct Plan Check	\$3,910.11		\$5,521.07
FLS Plan Check	\$2,406.22		\$3,397.58
Total	\$12,331.88		\$17,412.60

Description: Service Station			
	Occ Group: S-1		Const: II-B
	ICBO		ICC
Area	2000		2000
Valuation Factor	\$67.20		\$72.73
Value	\$134,400.00		\$145,460.00
Permit Fee	\$1,106.80		\$813.40
Struct Plan Check	\$719.42		\$528.71
FLS Plan Check	\$442.72		\$325.36
Total	\$2,268.94		\$1,667.47

Description: Warehouse			
	Occ Group: S-2		Const: III-B
	ICBO		ICC
Area	50000		50000
Valuation Factor	\$31.60		\$63.13
Value	\$1,580,000.00		\$3,156,500.00
Permit Fee	\$6,510.55		\$7,655.45
Struct Plan Check	\$4,231.86		\$4,976.04
FLS Plan Check	\$2,604.22		\$3,062.18
Total	\$13,346.63		\$15,693.67

Description:			
	Occ Group:		
Area	0		0
Valuation Factor	0		\$0.00
Value	\$0.00		\$0.00
Permit Fee	\$0.00		\$0.00
Struct Plan Check	\$0.00		\$0.00
FLS Plan Check	\$0.00		\$0.00
Total	\$0.00		\$0.00

Description: Bank			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$104.50	\$104.41
Value		\$522,500.00	\$522,050.00
Permit Fee		\$2,936.00	\$2,066.00
Struct Plan Check		\$1,908.40	\$1,342.90
FLS Plan Check		\$1,174.40	\$826.40
<b>Total</b>		<b>\$6,018.80</b>	<b>\$4,235.30</b>

Description: Bank			
	Occ Group: B		Const: II-B
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$105.60	\$129.77
Value		\$528,000.00	\$648,850.00
Permit Fee		\$2,956.75	\$2,431.40
Struct Plan Check		\$1,921.89	\$1,580.41
FLS Plan Check		\$1,182.70	\$972.56
<b>Total</b>		<b>\$6,061.34</b>	<b>\$4,984.37</b>

Description: Public Building			
	Occ Group: B		Const: III-A
	ICBO		ICC
Area		20000	20000
Valuation Factor		\$103.80	\$121.77
Value		\$2,076,000.00	\$2,435,400.00
Permit Fee		\$7,874.55	\$6,249.50
Struct Plan Check		\$5,118.46	\$4,062.18
FLS Plan Check		\$3,149.82	\$2,499.80
<b>Total</b>		<b>\$16,142.83</b>	<b>\$12,811.48</b>
	<b>ICBO</b>	<b>ICC</b>	<b>Difference</b>
<b>Total Fees</b>	<b>\$220,036.44</b>	<b>\$221,613.20</b>	<b>\$1,576.76</b>

Description: Medical Office			
	Occ Group: B		Const: V-B
	ICBO		ICC
Area		10000	10000
Valuation Factor		\$87.00	\$99.62
Value		\$870,000.00	\$996,200.00
Permit Fee		\$4,376.05	\$3,440.60
Struct Plan Check		\$2,844.43	\$2,236.39
FLS Plan Check		\$1,750.42	\$1,376.24
<b>Total</b>		<b>\$8,970.90</b>	<b>\$7,053.23</b>

Description: Apartment Building			
	Occ Group: R-2		Const: VA
	ICBO		ICC
Area		5000	5000
Valuation Factor		\$82.00	\$86.28
Value		\$410,000.00	\$431,400.00
Permit Fee		\$2,413.05	\$2,415.15
Struct Plan Check		\$1,568.48	\$1,569.85
FLS Plan Check		\$965.22	\$966.06
<b>Total</b>		<b>\$4,946.75</b>	<b>\$4,951.06</b>
	<b>ICBO</b>	<b>ICC</b>	<b>Difference</b>
<b>Total Fees</b>	<b>\$4,946.75</b>	<b>\$4,951.06</b>	<b>\$4.31</b>

Description: Single-Family Home			
	Occ Group: R-3		Const: V-B
	ICBO		ICC
Area (House)		2000	2000
Valuation Factor		\$92.40	\$94.06
Value		\$184,800.00	\$188,120.00
Area Garage		500	500
Valuation Factor		\$24.30	\$36.91
Value		\$12,150.00	\$18,455.00
<b>Total Value</b>		<b>\$196,950.00</b>	<b>\$206,575.00</b>
Permit Fee		\$990.50	\$992.00
Struct Plan Check		\$643.83	\$644.80
FLS Plan Check		\$0.00	\$0.00
<b>Total</b>		<b>\$1,634.33</b>	<b>\$1,636.80</b>
	<b>ICBO</b>	<b>ICC</b>	<b>Difference</b>
<b>Total Fees</b>	<b>\$1,634.33</b>	<b>\$1,636.80</b>	<b>\$2.48</b>

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** Capital Improvements Plan for Fiscal Year 2007/08 for Transportation, Water, Sewer, and Storm Drain Projects

**FOR AGENDA OF** 05-07-07 **BILL NO:** 07091

**MAYOR'S APPROVAL:** 

**DEPARTMENT OF ORIGIN:** Public Works 

**DATE SUBMITTED:** 4-30-07

**CLEARANCES:** Finance  
Capital Proj. 

**PROCEEDING:** Work Session

**EXHIBITS:** 1. Draft Capital Improvements Plan for Fiscal Year 2007/08

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0*	AMOUNT BUDGETED \$0*	APPROPRIATION REQUIRED \$0*
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**HISTORICAL PERSPECTIVE:**

Each year, the City conducts a review of capital project needs, costs, benefits, and priorities for the coming fiscal year. The review includes mailing a copy of the draft Capital Improvements Plan (CIP) to NAC Chairpersons and Board and Committee members for their comments typically in mid May. The result of the review is a draft Capital Improvements Plan (CIP) that is presented to Council at a public hearing, typically in June, along with the proposed City budget.

**INFORMATION FOR CONSIDERATION:**

The purpose of this presentation is to familiarize the Council with the proposed *Capital Improvements Plan for Fiscal Year 2007/08*.

The presentation will cover:

A. Capital Improvement Project (CIP) Process – Big Picture

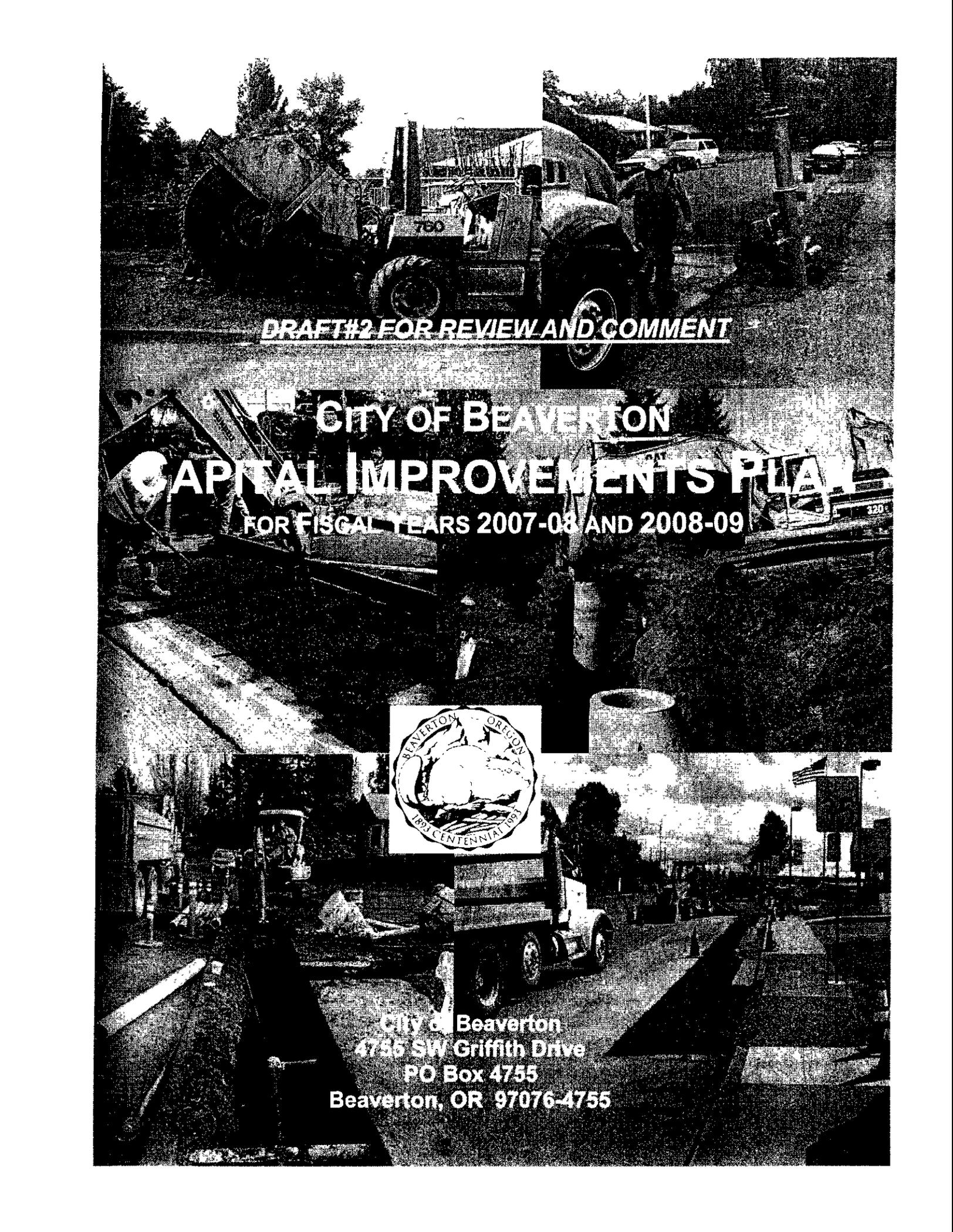
- The CIP and the City budget
- Project selection and prioritization process
- Project scheduling – single year or multiple years
- Project implementation – design, right of way acquisition, and construction
- Proposed changes in the presentation of the FY2007-08 CIP

B. Capital Improvement Projects proposed for FY2007/08 – Snap Shot in Time

- Transportation
- Water
- Sanitary Sewer
- Storm Drainage

**RECOMMENDED ACTION:**

Review and comment on the proposed FY2007-08 CIP prior to the public hearing scheduled for June 18, 2007.

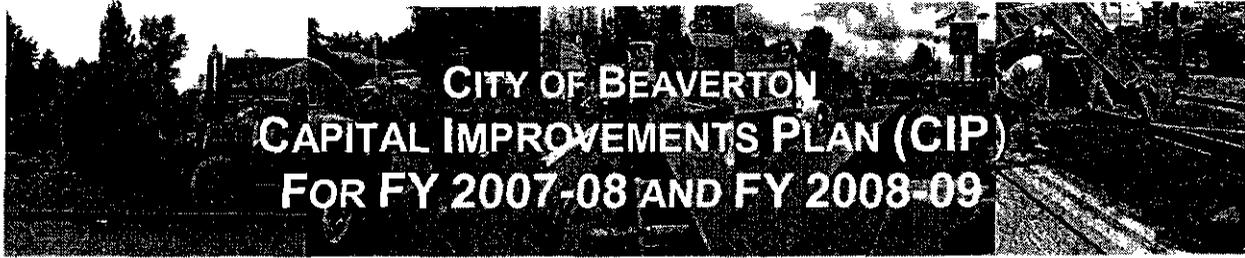


**DRAFT#2 FOR REVIEW AND COMMENT**

**CITY OF BEAVERTON**  
**CAPITAL IMPROVEMENTS PLAN**  
**FOR FISCAL YEARS 2007-08 AND 2008-09**



**City of Beaverton**  
**4755 SW Griffith Drive**  
**PO Box 4755**  
**Beaverton, OR 97076-4755**



## **Budget Committee and Officers**

Don Walton, Budget Committee Chair

Keith Parker, Budget Committee Vice Chair

Ian King, Budget Committee

Randy Blake, Budget Committee

Jose Galindez, Budget Committee

Catherine Arnold, Council Member

Betty Bode, Council Member

Cathy Stanton, Council Member

Dennis Doyle, Council Member

Bruce Dalrymple, Council Member

Rob Drake, Mayor

## **CIP Executive Review Committee**

Linda Adlard, Chief of Staff

Patrick O'Claire, Finance Director

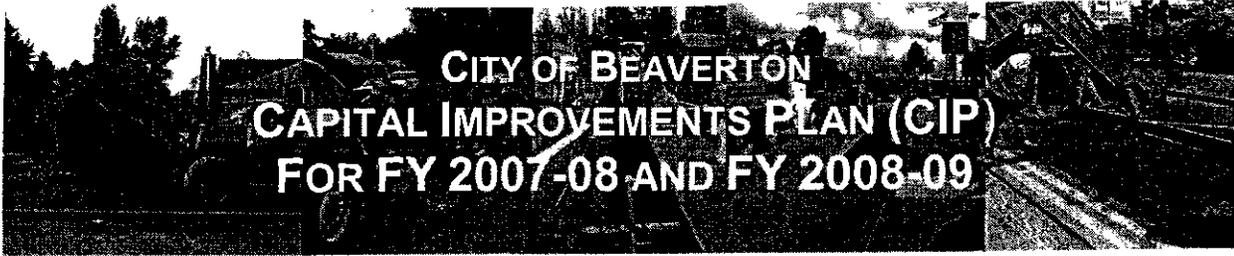
Gary Brentano, Public Works Director

Rob Drake, Mayor

## **Ex-Officio Members**

David Winship, City Utilities Engineer

Jabra Khasho, City Transportation Engineer



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to follow*

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- Street and Other Transportation Projects.....
- Street Rehabilitation Projects.....
- Water Projects.....
- Sanitary Sewer Projects.....
- Storm Drainage Projects.....

**FY 2008-09 Project Lists**

- Street and Other Transportation Projects.....
- Street Rehabilitation Projects.....
- Water Projects.....
- Sanitary Sewer Projects.....
- Storm Drainage Projects.....

CIP Project Location Maps .....

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**CIP Project Information under Separate Covers:**

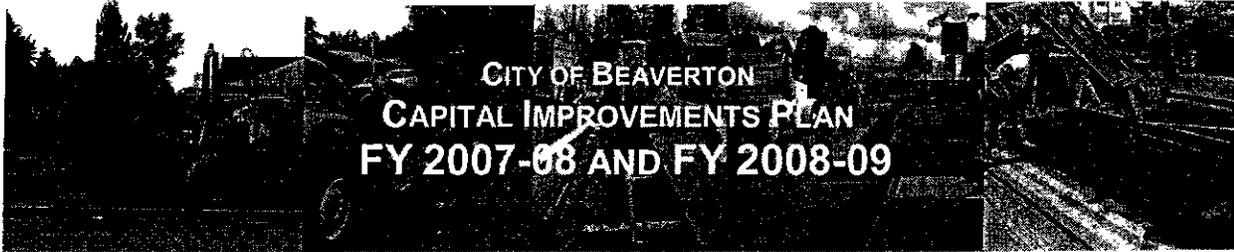
- City's Annual Budget (See Capital Projects Fund and other Funds)
- Annual CIP Report Supplement for Projects after FY 2008-09



# OVERVIEW

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- OVERVIEW OF CIP RECENT ACCOMPLISHMENTS AND FUTURE PROJECTS
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# OVERVIEW

## INTRODUCTION

A Capital Improvements Plan (CIP) is a multi-year plan for replacing, improving, and expanding a city's infrastructure. The City of Beaverton's CIP encompasses the City's facility, civic, and cultural facilities, transportation system, sanitary sewer system, drinking water system, storm drainage system, and the street rehabilitation program.

The City updates and upgrades its CIP annually through a process that provides opportunities for input from citizens and citizen advisory groups, local businesses, other government entities, economic development entities, and the development community. The City structures its CIP on a fiscal year basis (July 1 to June 30 of each year, and adopts the CIP concurrently with its fiscal year budget in June of each year. In previous years, the City of Beaverton's Annual CIP Report was a four-year plan, but this year, to simplify the CIP and improve its clarity and readability, it has been shortened to a two-year plan that focuses on Fiscal Years (FY) 2007-08 and 2008-09 and is supplemented by a new separate document for the years beyond FY 2008-09.

In the past, the City has published its CIP in two documents: (a) the City's Annual Budget and (b) the City's Annual CIP Report. This year, there are three CIP documents, as follows:

### THE FY 2007/08 CIP'S NEW 3-DOCUMENT FORMAT



The "Capital Projects" section of the City's "Annual Budget Document." (Updated for FY 2007-08.)



The "Annual CIP Report." (Updated for FY 2007-08 and 2008-09.)



The "Annual CIP Report Supplement." (New in FY 2007/08. This document will be distributed separately and only when specifically requested.)

## RELATIONSHIPS BETWEEN THE THREE CIP DOCUMENTS

The Annual CIP Budget. The CIP budget is contained in the City's overall Annual Budget Document. This year's annual CIP budget lists the CIP infrastructure projects that are funded in FY 2007-08, the cost of each project and the sources of funding for each project. CIP projects are listed in sections of the "Annual Budget Document" that address several sources of CIP funding, such as the General Fund, Street Fund, Water Fund, Sewer Fund, Storm Drain Fund, Capital Projects Fund, Traffic Impact Fund, and others. The funding for a specific CIP project may be distributed or "phased" over two or more fiscal years. Further, the funding proposed for a CIP project in any given fiscal year may be sufficient for only one phase of the project, such as the engineering phase (design of the project), the right-of-way acquisition phase, or one of a number of construction phases (physical segments of a project divided into sub-projects to be constructed over two or more fiscal years or divided into two or more contracts completed over two or more fiscal years). These phases are discussed in more detail in the "CIP Project Implementation Process" section of this Overview.

The Annual CIP Report. In contrast to the annual CIP budget, which addresses only one fiscal year, this year's Annual CIP Report forecasts the project costs and funding sources for two fiscal years: FY 2007-08 and FY 2008-09. For FY 2007-08, this year's Annual CIP Report provides details of the scope and physical

size of each project to be funded in FY 2007-08, an updated cost estimate for each project, a description of the need for and the benefits of each project, any unusual constraints on the development of the project, and the proposed budget amount included in the FY 2007-08 City budget for each project.

For projects planned for the next fiscal year, FY 2008-09, the Annual CIP Report provides less detailed information, which includes only the projects by name, their locations, their physical size, their estimated costs, and their anticipated sources of funding. FY 2008-09 projects are programmed but not funded. As in the Annual CIP budget, the funding proposed for a CIP project in the Annual CIP Report may be scheduled for an entire project or one or more phases of that project distributed over one or more years.

Projects anticipated beyond FY 2008-09 span a planning period of fifteen to twenty years and number in the hundreds. Until this year, these projects were listed in appendices in the Annual CIP Report. This year, the appendices have been transferred to a separate document called the "Annual CIP Report Supplement." The projects in the Supplement are listed primarily as an inventory of City infrastructure needs and potential projects to address those needs. However, the Supplement is also provided as a reference to inform the reader about the overall context of the process for selecting the projects proposed for the first two years of the CIP. (It should be noted that the estimated costs for the projects in the Supplement are very approximate and are far less accurate than those for the projects in the first two fiscal years of the Annual Budget or the Annual CIP Report.)

The "Annual CIP Report Supplement". As noted above, the Annual CIP Report Supplement it is a multi-year listing of project needs in the years after the two years included in the FY 2007-08 Annual CIP Report (FY 2007-08 and FY 2008-09), potential projects to meet those needs, including the approximate scope of each potential project, and a planning-level cost estimate for each project. The City has determined the potential projects listed in this document to be less critical than the projects included in the "Annual CIP Report" and therefore no funding has been included in the CIP for these potential projects. Each fiscal year, the City updates this document and evaluates the potential projects in it for possible transfer to the "Annual CIP Report" and possible funding in the CIP budget. The planning-level cost estimate for each of these potential projects is derived from a simplified cost database that allows City staff to generate cost estimates for tentative projects most consistent with the level of information about local project conditions and project scope available at the time.

The "Annual CIP Report Supplement" is an important CIP management tool because is an inventory of needed CIP projects identified in infrastructure master plans as being needed for infrastructure system rehabilitation, increased system capacity, or other upgrades, and it is a reflection of the City's inventory of potential infrastructure-related hazards. These potential hazards include known infrastructure conditions that are potential public health, safety or welfare hazards for which no funding is expected to be available for projects to remediate those hazards in the first two years of the CIP planning period. They may include potential flood hazards, geological hazards, traffic hazards, decreasing fire flows and pressure in the water system, insufficient water storage capacity, sewer backups due to excessive infiltration and inflow into the sanitary sewer system, and other potential hazards within the City. As an indicator of the City's recognition of those needs, the Supplement is adopted by the City Council as a part of the FY2007/08 through 2008/09 CIP.

## **THE ANNUAL CIP DEVELOPMENT PROCESS**

What is the process used by the City to develop the CIP each year? The City develops the CIP each year through a collaborative, iterative process that begins with stakeholder outreach involving each City department, other public entities, and citizens. The outreach phase is followed by data gathering, analysis, and coordination phases that produce an inventory of identified infrastructure needs and proposed publicly-funded CIP projects. The Public Works Department collects data on the urgency of infrastructure needs, existing priorities, proposed scopes of necessary work, budgets, funding sources, and schedules for the next two fiscal years), and known plans for other government agency and new private development projects that include public infrastructure improvements. Other government agency and private development projects sometimes trigger new publicly-funded CIP projects such as off-site water line upgrades or sewer line upgrades that are more cost-effective if constructed before street improvements adjacent to the development are constructed. The annual CIP development process runs from December through June of each fiscal year. The development process generally flows through its six-month cycle as shown in Exhibit "A" on the following page:

## EXHIBIT "A"

### THE ANNUAL CIP DEVELOPMENT PROCESS

This exhibit describes the general flow of the annual CIP process performed by City staff in coordination with other public and private entities responsible for public infrastructure improvements. This description is the process that has generally been followed over the past fifteen to twenty years, with periodic improvements as described in a later section of this Overview.

- ▶ Beginning in December of each year, the City's Public Works Department staff, using the information gathered in the previous year's CIP process as a starting point, collects information on infrastructure needs, and updates the existing information on proposed projects in the previous year's CIP.
- ▶ The staff then reviews previously identified infrastructure needs and newly-identified needs from citizens' communications, the City's Comprehensive Plan, infrastructure master plans, Public Works Department maintenance and repair records, the City's "Pavement Management System" ("PMS"), and other sources.
- ▶ The staff gathers information about projects proposed by "others" (land developers and other public agencies such as neighboring cities, water purveyors, the Washington County Department of Land Use and Transportation, the Clean Water Services District (CWS), the Oregon Department of Transportation, Metro and others.)
- ▶ The staff assesses the urgency of newly-identified needs, proposes new CIP projects in response to these newly-identified needs, and evaluates projects proposed by "others" for opportunities to incorporate needed City CIP projects. If the public infrastructure needs in the vicinity of a project proposed by "others" exceed the needs specific to that particular project, a new publicly-funded CIP project may be coordinated with the "others" project or the City may consider participating in the cost of the "others" public improvements as a CIP investment.
- ▶ In April-May of the year, the staff inventories the needs and potential projects, and updates any outdated information about CIP projects proposed in previous years that have not yet been constructed. Areas with pervasive needs such as drainage problems or sewer replacements may be classified as "study areas" for further analysis of the needs and potential projects to meet those needs.
- ▶ The staff analyzes the needs and justifications for all proposed CIP projects and, in a series of work sessions, maps the locations of previously- and newly-identified needs, any proposed study areas, and proposed projects or phases of projects not yet constructed.
- ▶ Using a database of historical construction costs, the staff estimates the costs of new proposed publicly-funded CIP projects based on a number of alternative scopes and schedules. Staff also updates the cost estimates for previously-listed CIP projects. Project estimates are composed of three major elements: (a) engineering, (b) right-of-way, and (c) construction. The staff updates the construction cost database and previously-prepared cost estimates using the Engineering News Record Construction (ENR) Cost Index for Seattle to reflect inflationary effects, and updates any cost estimates wherever other, usually local, conditions have changed since the projects' previous estimates.
- ▶ Through an iterative process of matching underground infrastructure improvement projects with paving rehabilitation, street improvement projects, traffic calming or signalization projects, the availability of City resources, the staff creates a manageable number of sets of potential project alternatives and evaluates and refines them using the following criteria.
  - Public/neighborhood support
  - Project constructability
  - Potential for phasing if necessitated by funding constraints
  - Possible grouping of projects into "contracting packages" to be awarded to consultants and construction contractors
  - Degree of design and construction contracting flexibility (such as in-house versus out-sourced construction, City purchasing of materials, etc.)
  - Cost-effectiveness and life-cycle analysis
  - Informal value engineering analysis to evaluate different project configurations, materials of construction, equipment, methods of construction and scheduling.

(Exhibit "A" Continued)

- ▶ The staff estimates revenues from the enterprise funds, the General Fund, transportation funding programs, and other sources (such as Intergovernmental Agreements) for the two coming fiscal years.
- ▶ For each project to be started in each of the two CIP years, the staff prioritizes potential projects by year of project implementation based on the estimated available funding and a set of prioritization criteria. The prioritization criteria include the evaluation criteria above and the following additional screening criteria:
  - Health, safety and welfare benefits
  - Potential for personal injury and property damage associated with each identified need
  - Public/neighborhood support
  - Neighborhood impacts
  - Impacts on City-wide quality-of-life
  - Cost impacts of phasing, due to loss of economies of scale and other factors
  - Impacts on economic development
  - Customer service benefits such as fulfilling perceived needs for increased pedestrian safety, increased travel convenience, improved traffic flow, community aesthetics and environmental quality, reduced flooding of neighborhoods, etc.
  - Coordination with other public and private entities' needs and schedules, such as private development projects requiring increased infrastructure capacity in order to be feasible.
  - Willingness of developers to partner with the City on funding of projects that will serve their projects
  - Availability of "enterprise funds" versus funding from the General Fund in each of the two fiscal years
  - Amount of cost escalation expected to result from delays of projects
  - The economies of scale and other benefits of grouping study area projects and construction projects into "contract packages" for outsourcing engineering, right-of-way negotiations, or construction, or any combination thereof.
  - The number of City personnel needed to implement each alternative project or contract package successfully
  - The relative balance of projects to be designed or constructed in-house versus those projects to be out-sourced.
- ▶ The staff performs a number of iterations of evaluating and screening potential alternative CIP projects for each fiscal year and formulates a preliminary recommended Capital Improvements Plan that fits within the amounts of funding projected to be available in each year. The projects that are not included in the two-year period are listed in the "Annual CIP Report Supplement".
- ▶ The staff publishes a draft Annual CIP Report for internal review and comment by the City's various departments.
- ▶ After receiving internal input, the staff revises the draft as necessary to respond to review comments and prepares internal draft #2, which is then mailed to a large list of public and private entities inviting public comment during a one-month review period.
- ▶ At the end of the review period, the staff prepares a final draft that reflects all comments received to date, and submits it to the City Council for approval concurrent with the City's annual budget.
- ▶ Upon obtaining City Council approval, the City publishes the approved Annual CIP Report and the corresponding sections of the annual budget.
- ▶ During the fiscal year, the CIP may be amended from time to time by Supplemental Budget request to increase project funding or add a new project to the CIP in response to any of a number of internal and external factors that influence the CIP.

## THE CIP PROJECT IMPLEMENTATION PROCESS

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Implementation of multiple CIP projects each year is an increasingly complex undertaking as the City tries to stretch its budget dollars to deliver more infrastructure improvements at less cost with less disruption of neighborhoods, the transportation system, and public access to businesses and public places, and without compromising project quality, public health, safety and welfare. As mentioned previously, projects are implemented in phases. For planning and budgeting purposes, project implementation is commonly portrayed as consisting of three primary phases, each of which consists of tasks that are too numerous to discuss in this Overview. These phases are:

- Engineering (including project management, surveying, design, construction engineering, and engineering inspection)
- Right-of-way Acquisition
- Construction

Management of these phases is the responsibility of the Public Works Department, while the performance of the tasks in each phase may be carried out by City staff or private contractors.

No matter how well the implementation process for a particular fiscal year is planned in the CIP, projects rarely proceed exactly as planned. This is due to the affects of many internal and external factors, some of which are beyond the City's control.

There are a number of internal and external factors that may influence CIP accomplishments during any year. Any of these factors can cause a project to be increased or reduced in scope, phased, or postponed to a later year due to a shortage of available funding. Also, any of these factors may delay a project's implementation in any phase of a project. Further, the interdependency of CIP projects means that a factor affecting one project and causes that project to be postponed to a later fiscal year, can as a result, make it possible to move another project up in the CIP schedule.

Some of the primary factors that influence CIP accomplishments and may disrupt the development of project scopes, priorities, funding, scheduling, engineering, right-of-way acquisition and construction during any fiscal year are listed below.

- Changed needs may change the scope and cost of a project,
- Evaluation of scope changes that could potentially reduce project costs may delay the project, increase its costs, and reduce support for the project,
- Changed project objectives,
- Changed existing field conditions,
- Updated cost estimates may require delaying of previously-scheduled projects,
- New funding sources or constraints,
- "Unfunded mandates" imposed by state and federal government agencies,
- New private developments that provide an opportunity or create a need for new publicly-funded infrastructure improvements that are not included in the new infrastructure funded by the development to meet its own needs and are not the responsibility of the development, such as improvements to a contiguous arterial street,
- Revised and/or new engineering and construction standards,
- Revised and/or new environmental laws, or new interpretations of them,
- New or increased levels of safety hazards,
- Conflicting schedules for underground and aboveground construction work on a project,
- Unusually inclement weather conditions,

- Unexpectedly long delivery times on materials or equipment
- Unforeseen geological conditions,
- Bidding and contract award issues, such as a lack of bidding competition,
- Contractor performance, and
- Changed staffing levels and staff turn-over.

For example, in the case of new private development projects precipitating a new CIP project, the City may fund contiguous infrastructure improvements that provide City-wide benefits, such as a portion of the cost of a street widening project or a new water transmission line. A similar opportunity may arise with public infrastructure projects funded by other public entities such as the Tualatin Valley Water District, Washington County DLUT, TriMet, and the Oregon Department of Transportation. When the City requests the sponsoring agency to enhance its project by adding features or upgrading the project, the requested enhancements are traditionally called "betterments" and are usually at the City's cost.

An example of the effects of an "internal" factor influencing a CIP is the repeated postponement of the \$11 million SW 125<sup>th</sup> Avenue Extension Project (referred to as the "N-S Arterial" in some planning and budgeting documents) due to the unavailability of transportation funds for such a large project. (For smaller, more critical projects, the City may inject funds from the General Fund into the project, but the amount of funds needed for the 125<sup>th</sup> Avenue Extension was far too large to draw from the General Fund.) Another example is the upgrading of numerous existing sidewalk ramps and the construction of new ramps needed to meet the standards of the Americans with Disabilities Act. These ramp improvements have been scheduled as a multi-year program due to insufficient funding for a one-year project. Yet another example is the proposed Hall Blvd/Allen Blvd Improvement (Widening) Project (between SW 12<sup>th</sup> St to Allen) that was to be partially funded with state transportation funds. This project stands out as an example of a project that was postponed indefinitely in response to opposition from business owners along this segment of Hall Blvd, whose businesses would have been severely impacted by the acquisition of needed additional right-of-way from them.

The factors described above can all influence to varying degrees the scope and number of projects scheduled and completed in the CIP and cause "ripple effects" in the CIP for several years. This is one of the major challenges of managing the CIP from year to year. It requires that all parties involved in developing the CIP and managing its implementation be well-informed of the needs underlying each project, the public's support of and opposition to each project, the reliability of the cost estimates

## TRENDS...

Over the past several years, funding for the City's transportation program has been shrinking, while funding for other CIP programs has been remaining relatively steady or increasing, when measured in constant dollars. The City's CIP's have reflected this trend through an annual reduction in the number and size of transportation projects relative to other CIP capital improvement projects. This has been caused by a combination of some of the factors listed above, including the reduction in available funding, the effects of inflation on construction costs which have averaged approximately three (3) percent each year over the past ten years and two and one-tenth (2.1) percent in 2006-07, non-inflationary increases in costs of infrastructure construction materials such as increases in construction costs due to increased traffic control costs caused by increased traffic volumes, stricter rules and regulations governing design, bidding, contracting and construction, and other factors. In response to reduced transportation funding, at the time of this CIP's writing, the City is considering alternative methods of increasing the funding for transportation projects.

However, despite the declining transportation funding, the average total budget for all CIP programs, when indexed to 2007 dollars, has been increasing. This is true primarily due to the funding of major improvements in the drinking water system funded by the Joint Water Commission, which distributes the cost among the City and other member agencies.

Another trend is that the number of water, sanitary and storm drain replacement and rehabilitation projects has been growing in comparison to the number of capacity-increasing projects. As the City's infrastructure gets older, many underground facilities reach the end of their service life and require replacement.

## CIP PROCESS IMPROVEMENTS

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In the past twenty years, the City of Beaverton has steadily improved its CIP to make it a more effective planning, budgeting, scheduling, and construction management tool:

- In 1995 for example, to provide more detail on each project scheduled for the coming fiscal year, data sheets for individual projects were added to the Annual CIP Report.
- In about 1997, the City improved the process for developing the CIP by improving and increasing the coordination of sewer, water, and storm drain projects with transportation projects and the pavement overlay program.
- In 1999, the City improved its mapping of CIP projects, began updating project information more thoroughly from year to year, and began posting CIP projects on the City's website.

Since 1999, additional, less conspicuous improvements have been made in this year's CIP process. These improvements include increasing the amount of information provided in the CIP to explain the need for, and benefit of, each project more fully, improving the accuracy of project cost estimates, and prioritizing and scheduling projects more cost-effectively using more powerful project management software to reflect the availability of resources more accurately.

The City is constantly seeking ways to improve the CIP project delivery process such as expanded use of the City's GIS system and the City's public works assets management system, known as GBA.

The City is planning additional improvements to the CIP process that will make it easier to coordinate the development of the CIP. *Envisioned in these improvements are new linkages between the City's GIS system and GBA.* These new linkages promise to bring the City's planning, budgeting, scheduling, and tracking of its CIP projects to state-of-the-art levels. Also, the City is considering purchasing (on a trial basis) new Pavement Management System software that is a module of the GBA software. These new software applications have features that will potentially enhance the City's ability to respond to changing conditions more quickly, creatively and effectively and thereby avoid delaying CIP projects and/or compromising their quality. The GBA software is expected to enhance the scheduling of CIP project construction tasks, reduce project delivery costs, and accelerate the completion of project construction.

GBA and project management software deployed in FY 2006-07 ("Microsoft Project Professional" and "Microsoft Project Server") is also expected to improve the accuracy and flexibility of CIP prioritization and scheduling, analyze alternative project implementation scenarios, facilitate unexpected changes in project priorities and schedules, recover from construction delays, and improve the quality of construction.

## OVERVIEW OF CIP ACCOMPLISHMENTS AND FUTURE PROJECTS

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Later in this Annual CIP Report there are maps of the FY07-08 CIP projects, projects proposed for FY08-09, and projects that have been completed since their respective Master Plans were last updated or in the past five years, whichever is less. These maps also show projects under design or construction and future programmed projects. It should be noted, however, that these maps (and the CIP in general), are subject to change whenever project priorities change or funding becomes available for a project that was programmed but not funded, including for example projects for which federal, state, or county funds unexpectedly become available to the City. Although this does not normally occur very often, it is important to note that the CIP and the aforementioned maps are subject to change due to such occurrences.

## FY 2007-08 PROJECTS AND THEIR FUNDING SOURCES

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This section provides highlights of the CIP projects included in this year's CIP. An index to the projects and their individual data sheets is provided in the next section of this Report.

## Facility, Civic, and Cultural Program

Projects in this category have ranged from modifications of existing buildings to the new City library. These projects are funded from a combination of funds from the General Fund, grants, donations and private development sources. This year's CIP includes a project to perform a seismic upgrade on City Hall, which is funded in part by a grant from the Federal Emergency Management Administration (FEMA). This project was begun in FY 2006/07.

## Transportation Program



Transportation  
Program  
Snapshot

*The City's transportation system consists of approximately 207 miles of streets, 16 bridges, 9 concrete box culverts, 4 foot bridges and 13 miles of pedestrian paths*

Past CIP projects in this category have ranged from simple sidewalk improvements to new bike lanes, street rehabilitation projects, street beautification projects, street widening projects, intersection safety improvements, new traffic signals, and multi-lane street extensions that include bridges, underground public and private utilities, signalization, street lighting, and other improvements.

**Funding** Transportation improvements are funded from a combination of sources. Traffic Impact Fees (TIF) may be used to fund capacity improvements to certain arterial and collector roadways listed in the countywide TIF ordinance.

The County's Major Streets Transportation Improvement Program (MSTIP) continues to fund improvements to selected regional arterial and collector roadways throughout the County, including projects in Beaverton. However, contrary to previous years, all of the MSTIP projects in Beaverton since FY 2005-06 have been, and are, on regional County roads within the City.

The Street Fund, which is the City's share of State and County motor vehicle fuel taxes and registration fees, may be used to fund improvements to public roadways; however, most Street Fund revenues are needed to fund street maintenance needs, including the pavement rehabilitation/resurfacing program.

Street improvements can also be funded by the owners of the benefited properties through the formation of a Local Improvement District.

The Traffic Enhancement Program uses General Fund monies to fund school safety projects, signal improvements, and traffic calming projects. This program has depleted its funding to the point where FY 2007-08 will probably be the last fiscal year that it will be funded, and projects will probably be limited to a small number of traffic calming projects

Various grant programs provide funding for safety, capacity, bicycle, and pedestrian improvements. Allocation of most Federal grant funding and some State grant funding is coordinated through Metro. Most grant programs require that the City provide funding for a portion of the project costs. Private development projects may also contribute funding toward a CIP project.

**Project Selection Process** The Transportation Element of the Comprehensive Plan identifies expected transportation improvement needs through 2020 and is the primary source for selecting potential transportation projects and defining each project's scope. The projects in the Transportation Element include projects from the Pedestrian, Bicycle, and Street Improvement Master Plans and Action Plans. The projects in these plans that have no identified sources of funding are listed in tables in the "Annual CIP Report Supplement".

**Restrictions of Project Eligibility** Most transportation funding sources have specific restrictions on project eligibility. These restrictions influence the selection of specific projects. For example, TIF funds can be used only on projects specifically listed in the County TIF ordinance. MSTIP funds are assigned to specific regional projects. Traffic enhancement funds are reserved for neighborhood traffic calming, school safety improvements, and improvements to the citywide traffic signal system. The various grant programs each have specific eligibility criteria. In addition, the City must typically compete regionally or statewide for grant funding. In applying for grant funding, the City selects projects that meet the eligibility criteria and potentially rank high in the established selection criteria of the grant program. Using the project list in the Transportation Element and the criteria of the various funding programs, the City selects projects that will most efficiently use the City's

limited transportation funds to meet its transportation needs, and submits grant applications as federal and state transportation funds become available.

Program 3226, Miscellaneous Transportation and Improvement Projects, is funded from the Street Fund and includes small projects that were not identified specifically in the Transportation Element of the Comprehensive Plan. This program provides a way for the City to respond promptly to resolve safety problems or to provide the City's matching share on small grants that cannot be anticipated at the time of adoption of the CIP.

Also included in the CIP is the Street Rehabilitation program, which schedules major maintenance on the 207 miles of City streets. This program designates the locations of and proposed funding for street repaving, slurry seals, crack sealing and joint sealing of pavement, and replacing concrete sidewalks and sidewalk ramps. In an effort to better coordinate street rehabilitation improvements with underground replacement and expansion projects for water, sewer, and storm drainage, the Street Rehabilitation program is shown in the CIP and identifies the street segments to be rehabilitated in the coming fiscal year. Sometimes emergencies require unscheduled excavation of streets, but it is the City's goal to carefully plan for replacement of underground utilities prior to constructing surface improvements. The City's Public Works Department strives to improve coordination and scheduling of street resurfacing and underground utility construction to minimize digging up streets that have been recently repaved.

**FY 2007-08 Projects.** In FY 2007-08, there are four Washington County MSTIP (Major Streets Transportation Improvement Program) projects within the City of Beaverton: **Oleson Rd**, Fanno Creek to Hall Blvd (scheduled for completion December 2008); **170<sup>th</sup>/173<sup>rd</sup> Ave**, Baseline Rd to Walker Rd (scheduled to begin in the summer of 2007); **Lombard Ave** realignment, Farmington Rd to Broadway (included in the construction of the Commuter Rail project and scheduled for completion in 2008); and **Cornell Road**, Bethany Blvd. to Evergreen Parkway (scheduled for completion in February 2008).

Federal funding will continue to play the primary role in the **Rose Biggi Ave Extension** (Millikan Wy to Crescent St) project. State funding has been allocated to the **Murray Blvd Extension**, Scholls Ferry Rd to Barrows Rd (scheduled for completion late in 2008).

Traffic enhancement projects include traffic calming, signal installation, and other traffic related improvements and are in their final phase. Specific projects have been chosen by the Traffic Commission and approved by the City Council. All Traffic Enhancement funds have now been allocated to specific projects. However, new requests for traffic calming projects continue to arise at the rate of 3 or 4 a year, and a small number of these projects are expected to be completed in FY 2007-08.

Traffic Impact Fees were identified as the primary funding source for the **125<sup>th</sup> Avenue Phase 2** project, but as a result of new development proposals on the north side of SW Green Street that might affect the alignment of the 125<sup>th</sup> Avenue Project at its north end, the design of the **125<sup>th</sup> Phase 2** project has been put on hold until the effects of the proposed development can be evaluated.

The Street Fund is the primary funding source for the Street Rehabilitation Program.

On occasion, the General Fund also provides funding for street improvements that have a broad community impact. For example, the General Fund contributed to the street improvements on the Hall Watson Beatification project.

In FY 2006-07, the City considered a list of twenty-three (23) transportation safety and capacity improvement projects from the Transportation Element of the Comprehensive Plan, each of which was estimated to cost \$2,000,000 or less, but for which no funding was available. The total estimated cost of these projects was approximately \$18,000,000. The Council also evaluated potential new funding sources for these projects. If the City finds or creates new funding sources, some or all of these projects can be added to the CIP budget at the appropriate time.

## Sanitary Sewer Program



Sanitary Sewer  
Program  
Snapshot

*The City's sanitary sewer system consists of approximately 263 miles of pipe ranging in size from 6 to 21 inches and 8,146 manholes.*

(TBP)

## Drinking Water Program



Drinking Water  
Program  
Snapshot

*The City's drinking water system consists of approximately 253 miles of pipe, five in-town storage reservoirs, four aquifer storage and recovery wells, and part ownership of the Joint Water Commissions water treatment, storage and transmission facilities.*

(TBP)

## Storm Drainage Program



Storm Drainage  
Program  
Snapshot

*The City's storm drainage system consists of approximately 201 miles of pipe, 3,900 manholes, 8,500 catchbasins, and 252 public drainage facilities such as detention ponds, water quality facilities, and others.*

(TBP)

## **FUTURE NEEDS – THE “ANNUAL CIP REPORT SUPPLEMENT”**

The “Annual CIP Report Supplement”, described previously in this Report, is a separate document that lists needed transportation and public utilities improvements planned for the future in the years following FY 2008-09. Interested residents and citizen groups may seek to add projects to the lists in the Supplement by sending their requests and/or recommendations to the City's Public Works Director, Gary Brentano, in writing at the following address:

Gary Brentano  
Director, Public Works Department  
City of Beaverton  
PO Box 4755  
Beaverton, OR 97076-4755

Upon receipt, City staff will evaluate each request and respond to the requestor in writing with the course of action proposed by the City. The City is particularly interested in recommendations that help eliminate or reduce the risk of personal injury or damage to private property such as perennial flooding problems. All requests and recommendations received prior to June 1, 2007 have been included and prioritized in the FY 2007-08 CIP process.

The FY 2007-08 CIP budget includes maintenance and repair projects that address all known, unreasonable risks to private property. The applicable projects for which funds have been budgeted in FY 2007-08 include 6018, 6038, 6040, 6043, 6059, 8052, 8052C, 8053, and 8068.

Additional information on the City's Capital Improvements Plan is available on the City's website (<http://beavertonoregon.gov/>) via the link to the City Projects / Capital Improvement page.

## **CIP OVERVIEW MAPS OF PROJECTS COMPLETED, UNDERWAY AND PLANNED**

Map 1 - FY2007-08 and FY2008-09 CIP Projects  
Map 2 – Sanitary Sewer Capital Improvements



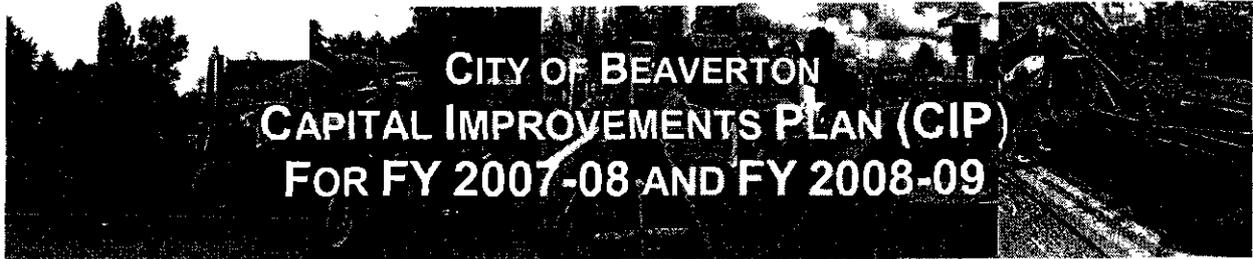
**PROJECT INDEX**

This index relates the Project Names and Funding Sources in the Financial Plan to the Project Numbers and Project Names in the FY2007/08 Project Description Section of the CIP.

<u>Project Name</u>	<u>Project No.</u>	<u>Funding Source(s)</u>	<u>Page No.</u>
110th Ave Traffic Calming	5058	3223	
155 <sup>TH</sup> Ave/Cormorant Dr Culvert Repair	8065	3950	
158 <sup>th</sup> Ave (1900 Block) Storm Water Quality Retrofit	8073	3917	
141 <sup>st</sup> Ave/Spirea St Sanitary Sewer Trunk Improvements	6059	3811, 3950	
170th Ave/173 <sup>rd</sup> Ave (Baseline Rd - Walker Rd), MSTIP3	5037	3226, WASHCO	
173rd Ave (Walker to Cornell) Street Lighting	5057	Street Lighting Fund	
Acquifer Storage & Recovery (ASR) Well No. 4	4021B	3639	
Alger Ave (5 <sup>th</sup> to 9 <sup>th</sup> ) Utility Improvements	4073	3620, 3850, 3950	
Alger Ave South of Allen Blvd Utility Improvements	6039	3620, 3701, 3811, 3850, 3950	
Allen Blvd (Murray-Main) Water Service replacement	4077	3700, 3701, 3950	
Allen Blvd (Hall to Alice) Utility Improvements	4049	3620, 3701, 3850, CWS	
Beaverton Creek Channel Enhancement (Hocken Ave - Cedar Hills Blvd)	8022B	3220, METRO	
Betts Ave (2 <sup>nd</sup> -Farmington) Storm Drain Repair	8068	3950	
Canyon Ln 7400 Block Near 75 <sup>th</sup> Ave Storm Drain Improvements	8052C	3915	
Colony Ct Waterline Improvement	4074	3701	
Cornell Rd (Evergreen Pkwy to Bethany Blvd), MSTIP3B	5051	WASHCO	
Erickson Creek Stormwater Quality Structure	8043	3917	

*pg #'s to follow*

<u>Project Name (Cont.)</u>	<u>Project No.</u>	<u>Funding Source(s)</u>	<u>Page No.</u>
Franklin Ave (2 <sup>nd</sup> to 12 <sup>th</sup> ) Utility Improvements	4010	3620	
Galena Wy Waterline & PRV Station Upgrade	4068	3620	
Hall Blvd (12th-Sabin) Waterline Improvement	4067	3701	
JWC Capacity Projects	3635	3611, 3635, 3638	
JWC Raw Water Pipeline (Scoggins Dam to WTP)	4063	3640	
Lombard Avenue – Farmington Rd to Broadway, MSTIP3	3306	3226, WASHCO	
Menlo Dr Water Quality Facility	8074	3915, 3917, METRO	
Menlo Dr Traffic Calming	5059	3223	
Murray Blvd Extension (Scholls Ferry Rd – Barrows Rd)	3229	101, 114, 3620	
Oleson Rd (Fanno Creek – Hall Blvd), MSTIP3	5036	WASHCO	
Park View Lp Storm Drain Improvements	8053	3915, 3917	
Progress Ridge PRV/Tigard Interconnect #2	4032A	3701	
Rollingwood Drive Meter/Fire Vault Improvements	4076	3701	
Rose Biggi Ave Extension (Millikan to LRT)	3309	114, 3620	
Rose Biggi Ave Extension (LRT to Crescent St)	3314	114	
Schiller Rd/85 <sup>th</sup> Ct Storm Drainage Improvements	8052	3916, 3950	
Scoggins Dam Raise	4051	3636	
Sexton Mountain Pump Station Upgrade	4078	3620, 3701	
Sorrento Pump Station Upgrade	4079	3620	
South Central Area “A” Utility Improvements	6038	3620, 3701, 3850, 3950, CWS	
South Central Area “C” Utility Improvements	6043	3701, 3811, 3950	
Sterling Park Pond Reconstruction	8046	3950	
Traffic Enhancement Projects	3223	3223	
Tualaway Ave Sanitary Sewer Improvement	6040	3811, 3850	
Twin Oaks Outfall Water Quality Retrofit	8072	3917	
Watson Ave/Farmington Rd Railroad Crossing Improvement	5015H	101	
Weir Rd Traffic Calming	5060	3223	
West Slope sanitary Sewer Improvements	6018	3811, 3852	



## FINANCIAL PLAN

### CONTENTS:

- Streets and Other Transportation Projects
- Water Projects
- Sanitary Sewer Projects
- Storm Drainage projects

**City of Beaverton**  
**CIP Financial Plan - Street Projects**  
**FY 07/08 Proposed**

Projects	Funding Sources					Total for Fiscal Year
	GF Taxes, Cash-in-lieu	101 Street		114 TIF Fund	Grants & IGA's	
		Const.	Overlay			
<b>Estimated Balance, 07/01/07</b>	461,135	2,916,747		5,261,706		8,639,588
<b>Proposed Additional Resources</b>	82,000	(207,144)	1,114,000	1,133,123	46,776	2,168,755
<b>Total Available in FY 07/08</b>	<b>543,135</b>	<b>2,709,603</b>	<b>1,114,000</b>	<b>6,394,829</b>	<b>46,776</b>	<b>10,808,343</b>
<b>Street Capital Improvement Projects:</b>						
3223 Traffic Enhancement Projects	493,135					493,135
3226 Miss. Transportation Improvements	40,000	169,000				209,000
3229 Murray Road Extension		900,000		1,238,839	46,776	2,185,615
3309 Rose Biggi - Millikan to LR				24,100		24,100
3312 Hall Watson Beautification Phase 3	10,000					10,000
3314 Rose Biggi LR to Crescent				37,700		37,700
<b>Street Overlay &amp; Maintenance Projects:</b>						
			1,114,000			1,114,000
<b>Total Project Cost FY 07/08</b>	<b>543,135</b>	<b>1,069,000</b>	<b>1,114,000</b>	<b>1,300,639</b>	<b>46,776</b>	<b>4,073,550</b>
Less Operating Contingency (2-mos.)		(864,666)		(24,813)		(889,479)
Less Equipment Replacement Reserve		(467,600)				(467,600)
<b>Estimated Ending Balance @ 6/30/08</b>	<b>0</b>	<b>308,337</b>	<b>0</b>	<b>5,069,377</b>	<b>0</b>	<b>5,377,714</b>

 Shaded projects to be completed by City workers, application of paving materials only.

**City of Beaverton  
CIP Financial Plan - Water  
FY 07/08 Proposed**

Projects	Funding Sources			Total for Fiscal Year
	SDC	Bond Proceeds **	Maint. & Repl.	
Estimated Beginning Balance, 07/01/07	6,205,955	0	0	6,205,955
Estimated addit'l Resources for FY 07/08	800,000		1,970,500	2,770,500
<b>Total Available in FY 07/08</b>	<b>7,005,955</b>	<b>0</b>	<b>1,970,500</b>	<b>8,976,455</b>
<b>Projects, FY 07/08</b>				
3620 Water Extra Capacity Projects				
Franklin Ave. Waterline Imp. (2nd to 12th St.)	450,000			450,000
Allen Blvd. Waterline Ph 2 (Lombard to Hall)	275,000			275,000
Sorrento Pump Sta. Upgrade/Elec. Undergrounding	260,000			260,000
Sexton Mtn. Pump Station Upgrade	195,000			195,000
Alger Ave. Utility Imp. (N. of Allen Blvd.)	170,000			170,000
ASR Well No. 3/ASR No. 5	110,000			110,000
Galena Way Waterline & PRV Station Upgrade	100,000			100,000
Murray Blvd. Extension - Scholls to Barrows	100,000			100,000
Upper Elevation Storage Siting Evaluation, Ph 2	40,000			40,000
Water System Telemetry (annual upgrade project)	35,000			35,000
So. Central "A" Utility Imp. (9th, 12th, 13th, 14th St.)	25,000			25,000
Water Extra-Capacity Projects	20,000			20,000
Rose Biggi Avenue Ext. Waterline LRT to Crescent	5,000			5,000
Program Total - 3620				1,785,000
3635 JWC Capacity projects	145,000			145,000
3636 Scoggins Dam Raise (CWS Project)	76,167			76,167
3638 Fernhill Reservoir No. 2 & Transmission Lines	350,000			350,000
3639 ASR #4	20,000			20,000
3640 Raw Water Pipeline - Scoggins/WTP	65,037			65,037
<b>Maintenance &amp; Replacement (1)</b>				
3611 JWC Projects			878,500	878,500
3700 Annual Water Line Maint. & Replacement Program			100,000	100,000
3701 Water System Improvements			1,425,000	1,425,000
3705 Fire Hydrant Replacement Program			20,000	20,000
<b>Total Project Cost in FY 07/08</b>	<b>2,441,204</b>	<b>0</b>	<b>1,970,500</b>	<b>4,411,704</b>
<b>Estimated Ending Balance @ 6/30/08</b>	<b>4,564,751</b>	<b>0</b>	<b>0</b>	<b>4,564,751</b>

(1) See attached schedule for detail.

Note: Shaded projects are to be completed by city workers, application or installation of materials only.

**City of Beaverton  
CIP Financial Plan - Water  
Maintenance & Replacement Projects Detail  
FY 07/08 Proposed**

Projects	Project Cost	Total for Fiscal Year
3611 Joint Water Commission Projects	<i>653,000</i>	
Water Transmission Pipeline Inspection/Repair	200,000	
WTP Interior Building Improvements	66,250	
Sludge Disposal/Scrubber Media Project	62,500	
Seismic analysis of JWC WTP Structures	62,500	
Water management & Conservation Plan Update	25,500	
Electrical Arc Flash Program	8,750	
Program Total - 3611		<i>878,500</i> 425,500
3700 Annual Water Line Maintenance & Replacement Projects		
Water System Hydraulic Modeling, Mapping, etc.	20,000	
Small Works - Misc Maintenance & Replacement	80,000	
Program Total - 3700		100,000
3701 Water System Improvements		
Sexton Mtn Pump Station Upgrade	300,000	
Hazel St. - Erickson to Menlo (S. Central "C")	200,000	
Hall Blvd Waterline Improvements	160,000	
Colony Court Waterline Improvements	140,000	
Progress Ridge PRV/Tigard Interconnect (Barrows)	130,000	
So Central "A" Utility Imp. (9th, 12th, 13th, 14th St.)	120,000	
Allen Blvd Waterline Ph 2 (Lombard to Hall)	115,000	
Allen Blvd. Hydrants/Water Svcs. Repl. (Murray to Main)	100,000	
Water System Security Upgrades	85,000	
Small Works - Misc. Maintenance & Repl. Projects	37,000	
Cooper Mtn. 5.5 MG and Sorrento 1 MG Res Maint.	30,000	
Spinnaker Dr., Windjammer Way/Ct	5,000	
Rollingwood Meter/Fire Vault Improvements	3,000	
Program Total - 3701		1,425,000

 Note: Shaded projects are to be completed by city workers, application or installation of materials only.

**City of Beaverton  
CIP Financial Plan - Sewer  
FY 07/08 Proposed**

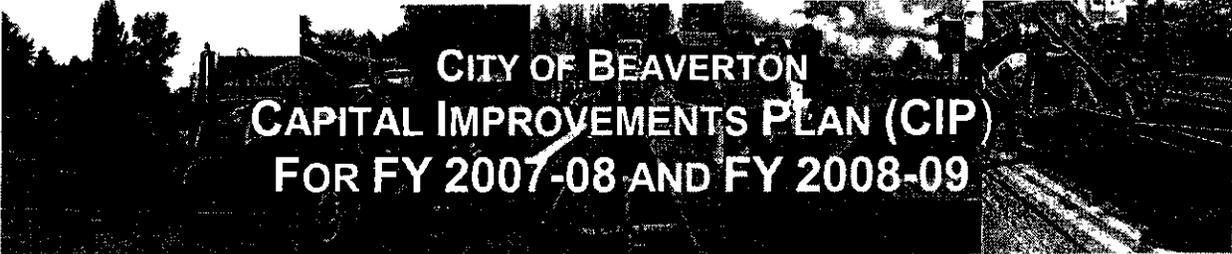
Projects	Funding Sources				Total for Fiscal Year
	SDC	Sewer Svc Sale	Renewal & Rehab	IGA w/CWS	
<b>Estimated Beginning Balance, 07/01/07</b>	3,280,304	4,282,109	939,450		8,501,863
<b>Estimated Additional Resources, FY 07/08</b>	500,071	39,720	1,105,991	815,000	2,460,782
<b>Total Available in FY 07/08</b>	<b>3,780,375</b>	<b>4,321,829</b>	<b>2,045,441</b>	<b>815,000</b>	<b>10,962,645</b>
<b>Projects for FY 07/08</b>					
<b>SDC Projects:</b>					
3811					
141st Ave. Trunk Sewer Imp. (Lisa Ln to 141st Ave )	1,200,000				1,200,000
South Central "C" (6th to Allen, Erickson to 141st)	860,000			300,000	1,160,000
West Slope Sanitary Sewer Renewal/Rehab	370,000				370,000
Alger Avenue Upgrade	50,000				50,000
Tualaway Avenue Sewer Improvement	29,400				29,400
Program 3811 Total					2,809,400
<b>Rehab Projects:</b>					
3850					
Allen Blvd. Improvements Ph 2, Sanitary Sewer, 50% CWS		322,500 ✓		322,500	645,000
South Central "A" Utility Improvement (and 9th St.), 50% CWS		192,500		192,500	385,000
Tualaway Avenue Sewer Improvement		180,600			180,600
Alger Ave Utility Improv. (N. of Allen Blvd )		55,000			55,000
Alger Avenue Upgrade		50,000			50,000
Program 3850 Total					1,315,600
<b>Renewal &amp; Rehab Projects:</b>					
3852					
West Slope Sanitary Sewer Renewal/Rehab			370,000		370,000
Program 3852 Total					370,000
<b>Total Project Costs in FY 07/08</b>	<b>2,509,400</b>	<b>800,600</b>	<b>370,000</b>	<b>815,000</b>	<b>4,495,000</b>
<b>Operating Contingency, 2-months' operation</b>		<b>459,783</b>			<b>459,783</b>
<b>Estimated Ending Balance @ 6/30/08</b>	<b>1,270,975</b>	<b>3,061,446</b>	<b>1,675,441</b>	<b>0</b>	<b>6,007,862</b>

Note. Shaded projects are to be completed by city workers, application or installation of materials only.

**City of Beaverton**  
**CIP Financial Plan - Storm Drain**  
**FY 07/08 Proposed**

Projects	Funding Sources				Total for Fiscal Year
	SDC		Maint. &	IGA	
	Conveyance	Q & Q	Repl.	w/CWS	
<b>Estimated Beginning Balance @ 07/01/07</b>	2,230,952	1,095,632	1,484,530		4,811,114
<b>Estimated Additional Resources for FY 07/08</b>	716,597	116,671	512,868	500,000	1,346,136
<b>Total Available in FY 07/08</b>	<b>2,947,549</b>	<b>1,212,303</b>	<b>1,997,398</b>	<b>500,000</b>	<b>6,157,250</b>
<b>Projects for FY 07/08</b>					
3915 Storm Water Conveyance Project, SDC					
Beaverton Creek Enhancement Project, Ph 2	410,000			500,000	910,000
Park View Loop Storm Drain Upsizing	225,000				225,000
7400 Block SW Canyon Ln SD Imp. (ROW & Design only)	20,000				20,000
Small Work Projects and In-House OH Charges	100,000				100,000
Outside Engineering Services	100,000				100,000
Program 3915 Total					1,355,000
3916 Storm Water Quantity Project, SDC					
Schiller Rd/85th Ct Storm Drainage Improvement		60,000			60,000
Small Works Projects, Eng Svcs., and In-house OH Charges		80,000			80,000
Program 3916 Total					140,000
3917 Storm Water Quality Project, SDC					
Outfall WQ retrofit Ph I - Erickson Ck Trib. (Carousel Ct)		130,000			130,000
Outfall WQ retrofit - Twin Oaks		40,000			40,000
End of pipe retrofit - 158th by Reesers		40,000			40,000
Outfall WQ retrofit - Park View Loop Storm Drain Upsizing		18,000			18,000
Small Work Projects and In-House OH Charges		80,000			80,000
Outside Engineering Services		100,000			100,000
Program 3917 Total					408,000
3950 Maintenance & Replacement Program					
Schiller Rd/85th Ct Storm Drainage Improvement			175,000		175,000
Sterling Park Storm Pd Repair w/ASR #3 Site Prep			170,000		170,000
Storm Improv. w/So. Central Area "C" Sewer Project			120,000		120,000
Belts Ave Storm System Repair			100,000		100,000
141st Ave. San Sewer/Storm Improvement			50,000		50,000
Culvert Repair SW 155th Culvert/Cormorant Dr			45,000		45,000
Alger Ave. Utility (5th to 9th) Replacement Proj			45,000		45,000
Small Work Projects and In-House OH Charges			100,000		100,000
Outside Engineering Services			80,000		80,000
Program 3950 Total					885,000
<b>Total Project cost in FY 07/08</b>	<b>855,000</b>	<b>548,000</b>	<b>885,000</b>	<b>500,000</b>	<b>2,788,000</b>
<b>Estimated Ending Balance @ 6/30/08</b>	<b>2,092,549</b>	<b>664,303</b>	<b>1,112,398</b>	<b>0</b>	<b>3,869,250</b>

 Note: Shaded projects are to be completed by city workers, application or installation of materials only.



## **FY 2007-08 PROJECT DESCRIPTIONS (PROJECT DATA SHEETS)**

### **CONTENTS:**

- STREET AND OTHER TRANSPORTATION PROJECT DATA SHEETS
- MISCELLANEOUS TRANSPORTATION PROJECTS
- WATER PROJECT DATA SHEETS
- SANITARY SEWER PROJECT DATA SHEETS
- STORM DRAINAGE PROJECTS DATA SHEETS
- STREET REHABILITATION PROGRAM (TABLE)

### **Note:**

On all project data sheets, the "Estimated Project Cost" figure shown is the total estimated cost for the project over its entire duration, which may be more than one fiscal year. Multi-fiscal year projects are identified by an asterisk beside their project names.

## Transportation Projects – Map Key

Project Descriptions and funding can be found in the following section.

<u>Project No.</u>	<u>Project Name</u>	<u>Map Location</u>
3223	Traffic Enhancement Projects	NA
3229	* Murray Blvd Extension (Scholls Ferry Rd – Barrows Rd)	I6/Pg
3306	* Lombard (Broadway to Farmington), MSTIP3	B4/Pg
3309	* Rose Biggi Ave (Millikan to LRT)	A5/Pg
3314	* Rose Biggi Ave Extension (LRT to Crescent Ave)	A5/Pg
5036	* Oleson Rd (Fanno Creek - Hall Blvd), MSTIP3	Pg
5037	* 170th Ave/173rd Ave (Baseline Rd-Walker Rd), MSTIP3	Pg
5051	* Cornell Rd (Bethany Rd to Evergreen Pkwy), MSTIP3B	Pg

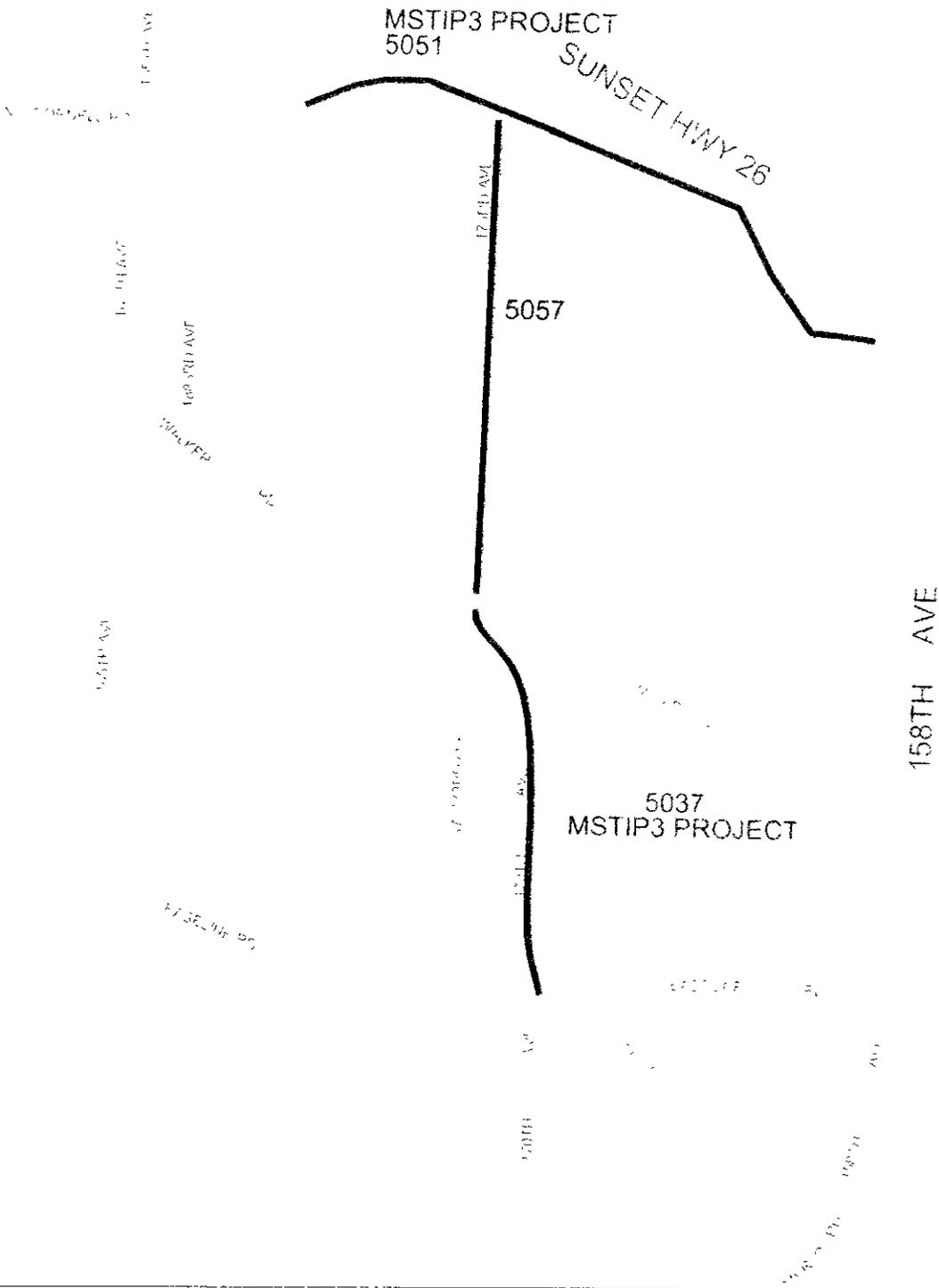
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to follow*

Miscellaneous Transportation Projects and Street Rehabilitation Projects are listed in subsequent sections of the CIP.

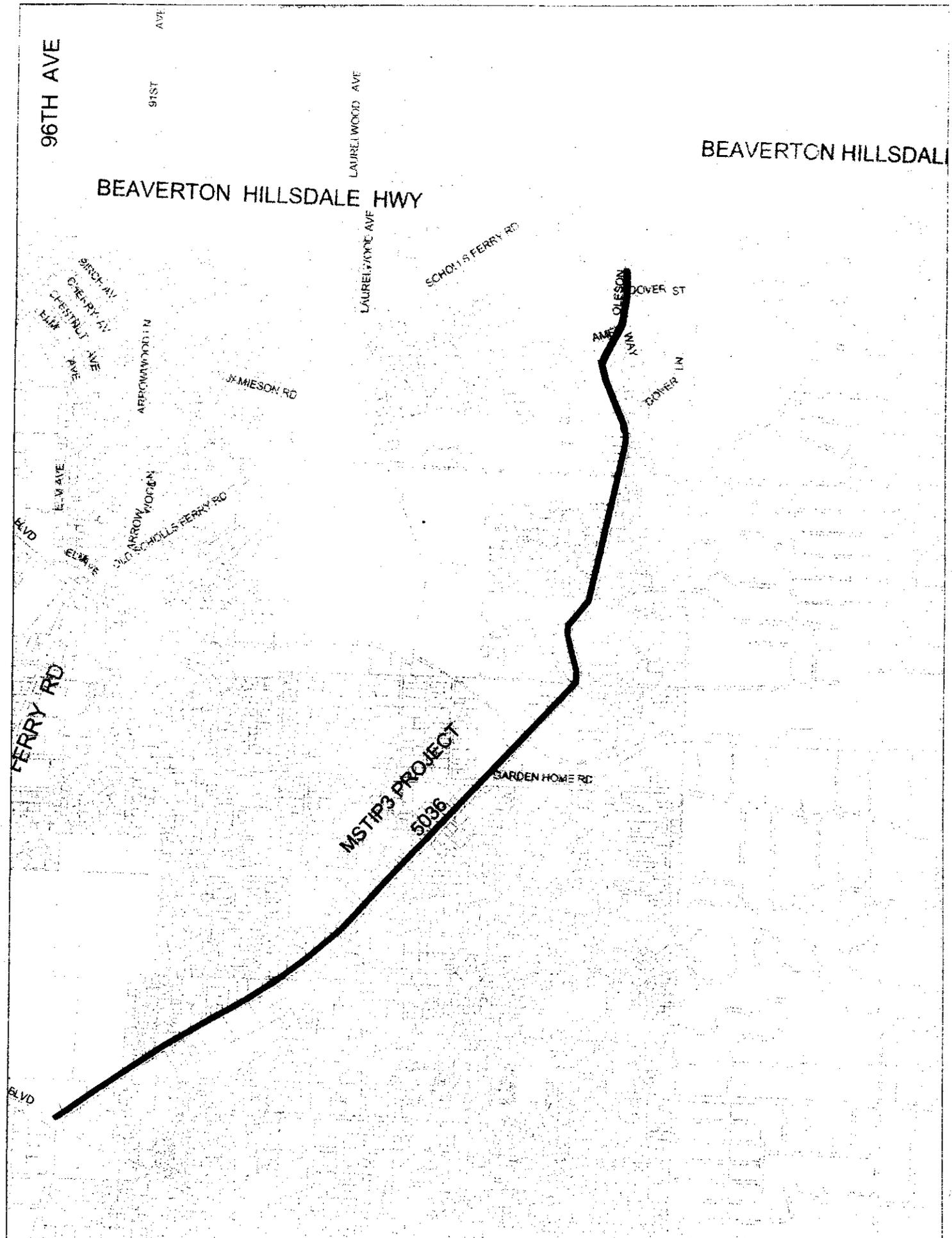
*\* Denotes multi-year project*



# Transportation Projects FY 2007 - 2008



# Transportation Projects FY 2007 - 2008



**Project Data**

Project Number: 3223

Project Name: Traffic Enhancement Projects

Project Description: This is a program for development and implementation of improved traffic signal timing plans, improvements to the existing traffic signal system, installation of new traffic signals, and traffic calming on neighborhood streets. See Attachment A for projects approved through January 2007.

Project Justification: Necessary to respond to an increase in traffic volumes resulting in increased delays on the arterial system and infiltration into neighborhoods with arterial traffic.

Project Status: Specific projects have been chosen by the Traffic Commission and approved by the City Council in accordance with a process approved by the Council. All funds in this account have now been allocated to specific projects.

Estimated Date of Completion: 06/30/2008

Estimated Project Cost: \$2,566,916

First Year Budgeted: FY97/98

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3223	001	General Fund	\$493,135	FY2007/08
			<b><u>Total for FY:</u></b>	\$493,135

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**Attachment A**  
**Traffic Enhancement Program**  
**Projected Expenditures**  
**01/22/2007**

<u>Project</u>	<u>Previous Budget</u>	<u>Cost to Date</u>	<u>Estimated Total Cost</u>
1. Traffic Calming Phase 1 (Waterhouse, Canyon Ln., 130th, Conestoga, Haystack/135th)	\$75,157	\$75,157	\$75,157 *
2. School Zone Flashing Beacons	217,073	217,073	217,073 *
3. Expert Panel	3,248	3,248	3,248 *
4. Signal Detection Improvements	323,817	323,817	323,817 *
5. Protected/Permitted Signal Mod.	50,000	41,239	42,000
6. Signal Modifications (Brockman/Bridletrail, Denney/King, 5th/Lombard, 5th/Hall)	177,774	177,774	177,774 *
7. New Signal at Murray & 6th	259,278	259,278	259,278 *
8. New Signal at Scholls Ferry & Davies	0	0	0 *
9. Traffic Calming Phase 2 (Bel Aire, 152nd)	88,747	88,747	88,747 *
10. In-house Engineering Costs (Surveying and other staff time outside Transportation Division)	20,000	17,031	20,000
11. Traffic Calming Phase 3 (Laurelwood/Birchwood/87th, Sorrento, Davies)	187,960	187,960	187,960 *
12. Traffic Calming Phase 4 (Erickson/17th, 141st, Fieldstone, Nora, 6th)	34,566	34,566	34,566 *
13. New Signals			
Cedar Hills/Fairfield	210,779	210,779	210,779 *
Farmington/Erickson	144,081	144,081	144,081 *
(To be determined)	225,000	0	225,000
14. Pedestrian Countdown Signals	13,816	13,816	13,816 *
15. Traffic Calming Phase 5 (Heather Lane; 170th Dr.)	29,612	29,612	29,612 *

16. Signal Revisions at B-H & Griffith	36,428	36,428	36,428 *
17. Traffic Calming Phase 6 (Indian Hill, 6th, Davies, 155th)	7,240	7,240	7,240 *
18. Accessible Pedestrian Signals	9,540	9,540	9,540 *
19. Advance Street Name Signing	0	0	0 *

**NEW PROJECTS**

20. Beacons at Southridge & Sunset	20,000	17,150	17,150 *
21. Upgrade Controls for Ex. Beacons	20,000	14,026	14,026 *
22. Ped Countdown Signals Phase 2	20,000	16,645	16,645 *
23. Accessible Ped Signals Reserve	15,000	0	15,000
24. Signal Interconnect on Hall & Millikan	30,000	4180	30,000
25. Detect. Replace. at Allen & Erickson	35,000	18,694	35,000
26. Signal Software Upgrade	30,000	0	70,000
27. Canyon Road Signal Timing	50,000	0	60,000
28. Signal Revisions at Hall & Nimbus	50,000	0	50,000
29. Mid-Block Ped Safety Improvements	25,000	2,783	35,000
30. Traffic Counting Equipment	13,688	13,688	13,688 *
31. Traffic Calming Reserve	144,112	0	104,291
<b>Estimated Totals</b>	<b>2,566,916</b>	<b>1,964,552</b>	<b>2,566,916</b>

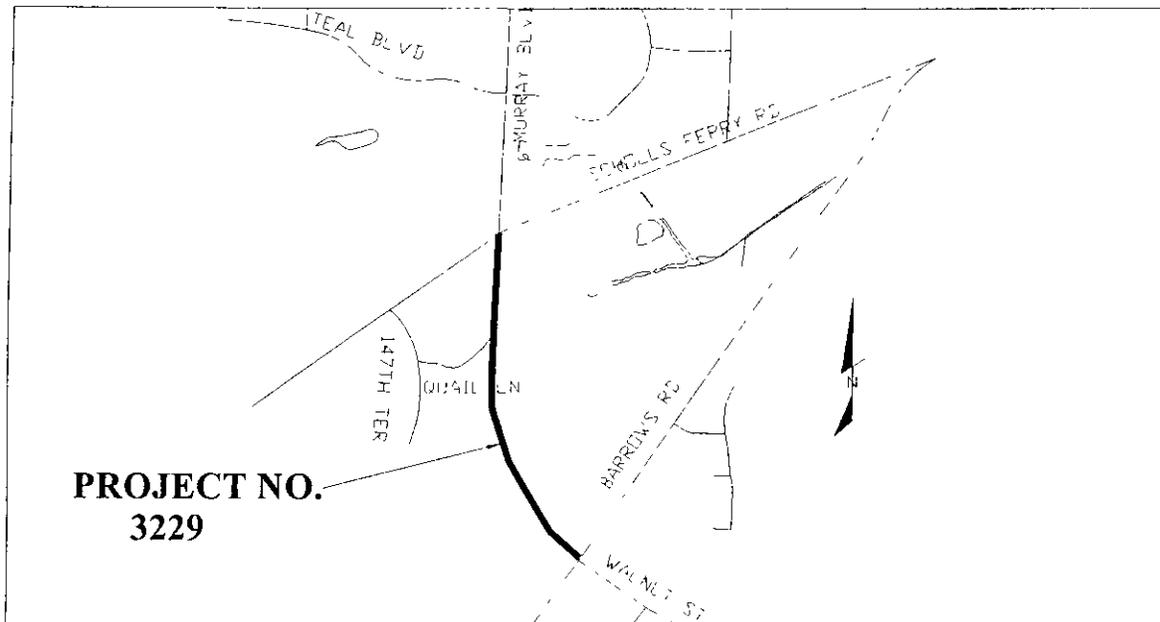
*\* Asterisk indicates that the project is complete and that cost shown is final cost.*

**Project Number:** 3229

**Project Name:** Murray Blvd Extension (Scholls Ferry Rd - Barrows Rd)

**Project Description:** This project completes the extension of Murray Blvd from Scholls Ferry Rd to Barrows Rd. The project includes two 12-foot wide travel lanes, a 12-foot wide turn lane at Springbrook Ln, two 12-foot wide turn lanes at Barrows Rd, two 10.5-foot wide sidewalks, a 300 foot long bridge, 600 lineal feet of retaining walls, 1700 lineal feet of 8-inch diameter waterline line, 1200 lineal feet of 12-inch storm drain, and landscaping and irrigation.

Map:



**Project Justification:** The need for the connection and the route location were identified in the 1988 Urban Planning Area Agreement with Washington County and the City of Tigard. The extension of Murray Blvd from Scholls Ferry Rd to Barrows Rd is a condition of approval for the Regional Center development at Progress Quarry. Funding is proposed as a public-private partnership with the developer of the Progress Quarry Regional Center.

**Project Status:** FY05-06: Complete design. FY06-07: Complete waterline installation and construct the section from the south bridge approach to Barrows Rd. FY07-08: Begin bridge construction.

**Estimated Date of Completion:** 11/15/2008

**Estimated Project Cost:** \$3,600,000

**First Year Budgeted:** FY01/02

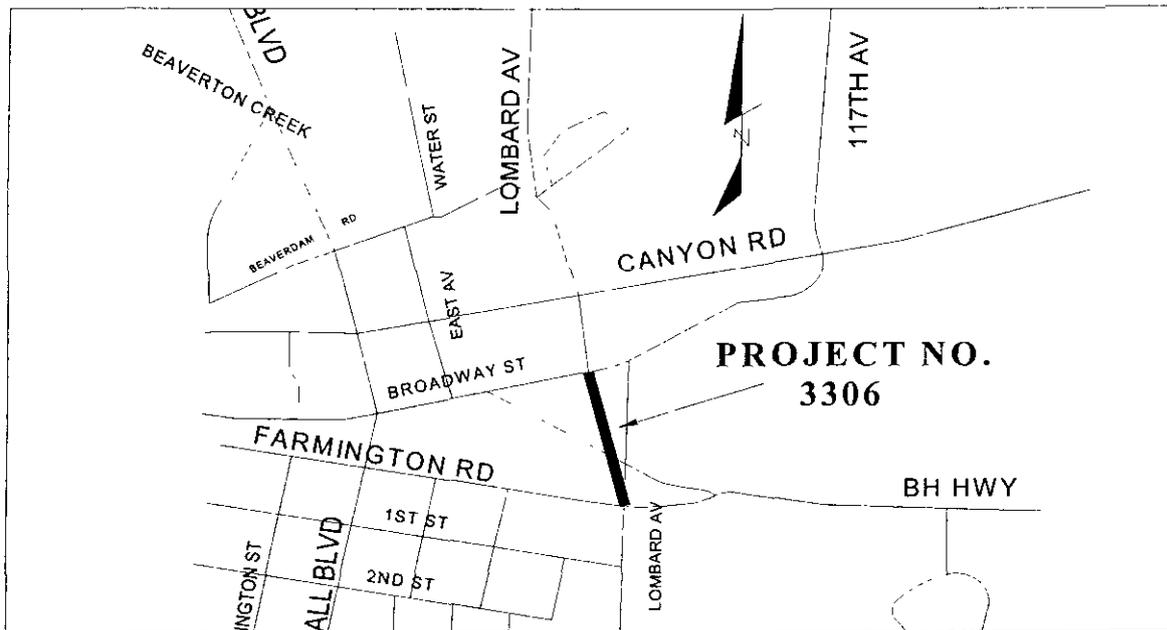
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3229	101	Street Fund	\$900,000	FY2007/08
	114	TIF Fund	\$1,238,839	FY2007/08
	3620	Water Extra Capacity Supply	\$100,000	FY2007/08
	MSTIP3-Co	Major Streets Transportation Improvement 3 (County)	\$46,776	FY2007/08
<b>Total for FY:</b>			<b>\$2,285,615</b>	

Project Number: 3306  
Project Name: Lombard (Broadway to Farmington) Realignment, MSTIP3  
Project Description: Realign and widen approximately 572 feet of Lombard Ave between Broadway and Farmington Rd to 3 lanes and install curbs, bike lanes, planter strips, sidewalks, storm drainage, street lighting, and landscaping. Additional information on the Lombard street project is available at [www.co.washington.or.us/deptmts/lut/cap\\_proj/lombar.htm](http://www.co.washington.or.us/deptmts/lut/cap_proj/lombar.htm).

This street project is being coordinated with the Commuter Rail (Wilsonville-Beaverton) project as shown on Exhibit A. Additional information on the Commuter Rail project is available from TriMet at <http://www.trimet.org/commuterrail/index.htm> and Washington County at <http://www.trimet.org/commuterrail/index.htm>.

Map:



Project Justification: A MSTIP3 project approved by Washington County voters in 1995 to improve vehicle, bike and pedestrian safety.

Project Status: This road project will be constructed together with Commuter Rail construction of which is underway. For updates on commuter Rail construction go to [www.trimet.org/commterrail](http://www.trimet.org/commterrail). The Lombard Ave realignment is scheduled to begin in the Spring of 2007. The former Wells Fargo Bank building was demolished in Feb 2007.

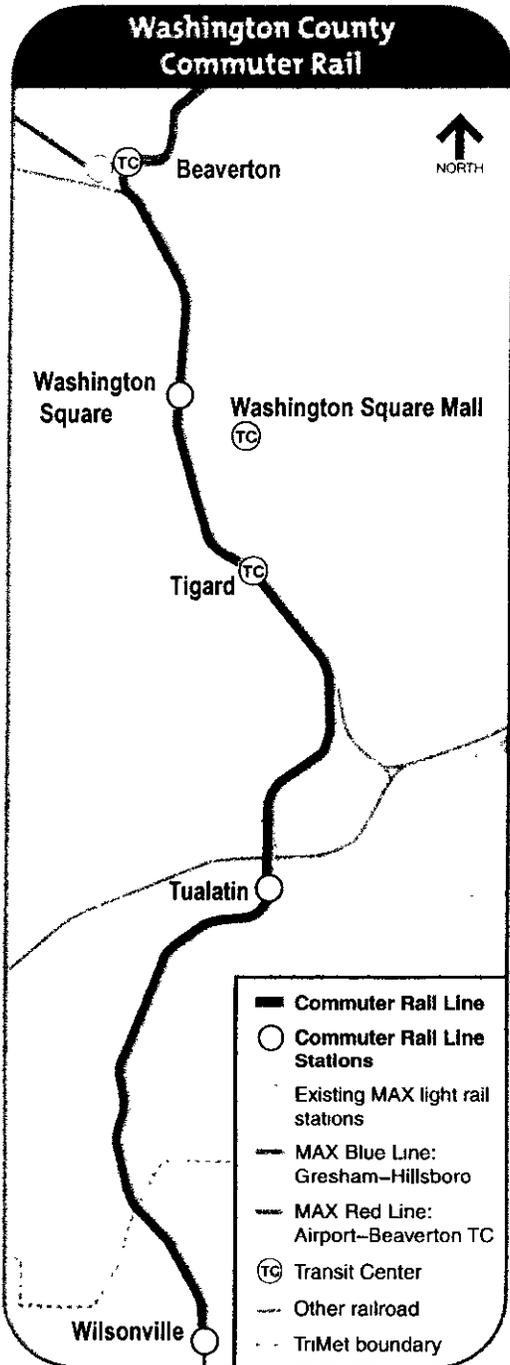
Estimated Date of Completion: 9/30/2008

Estimated Project Cost: \$3,200,000

First Year Budgeted: FY01/02

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3306	3226	Misc Transportation Improvements	\$75,000	FY2007/08
	MSTIP3-City	Major Streets Transportation Improvement 3 (City)	\$3,200,000	FY2007/08
<b>Total for FY:</b>			\$3,275,000	



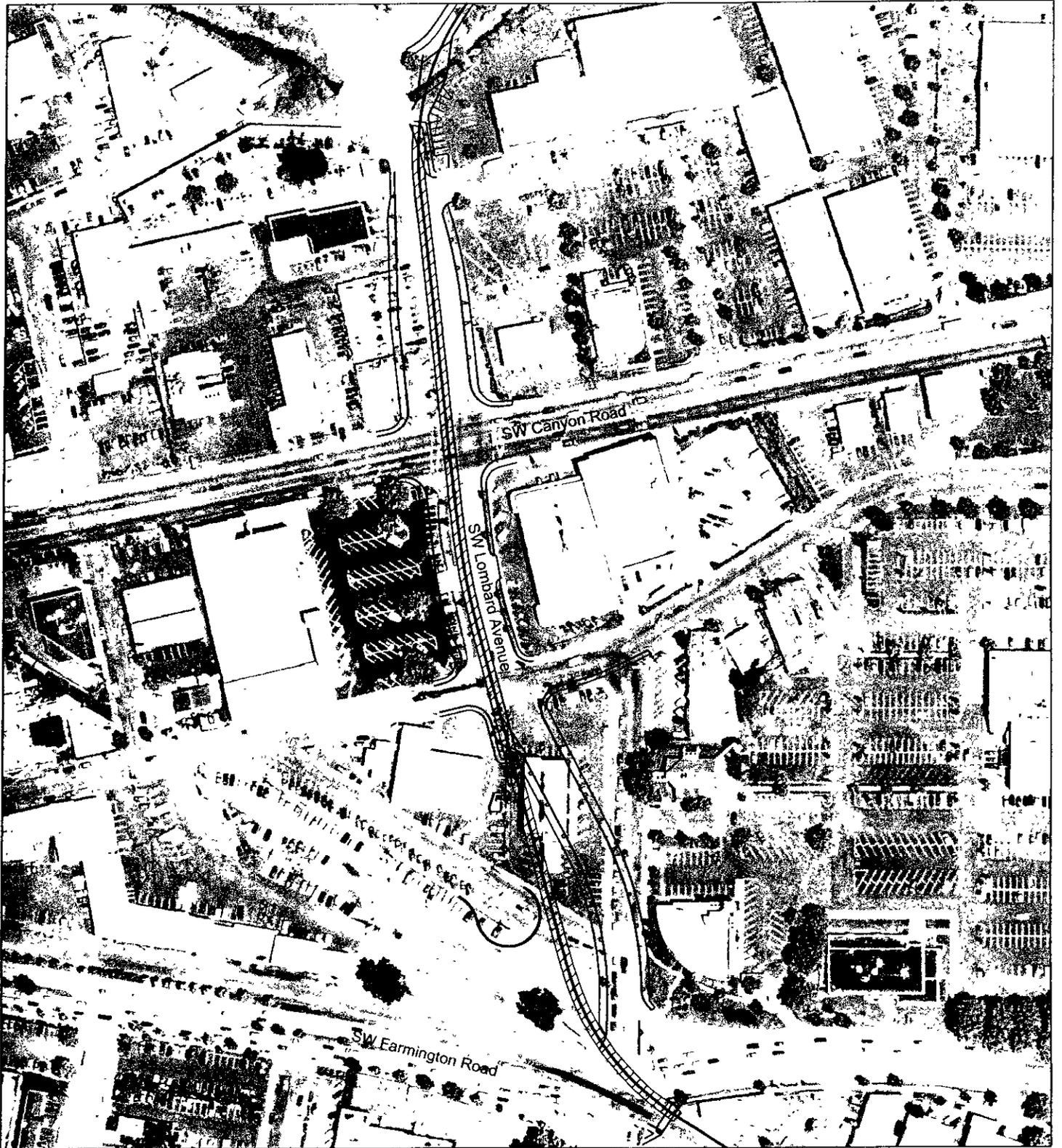


Exhibit A  
Wilsonville to Beaverton Commuter Rail Project  
Realignment of SW Lombard Avenue  
Intergovernmental Agreement

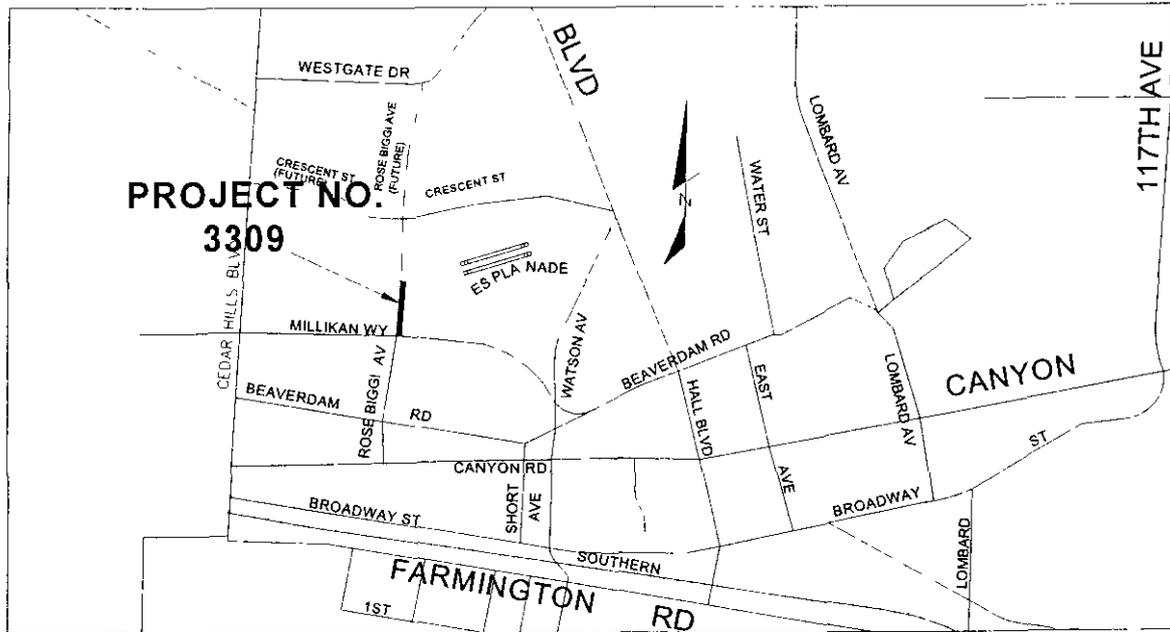
Commuter Rail  
Trackway 

**Project Number:** 3309

**Project Name:** Rose Biggi Ave Extension (Millikan to LRT)

**Project Description:** This project extends Rose Biggi Ave northerly approximately 160 feet from Millikan Wy to the north side of the Light Rail Tracks (LRT). The project will increase roadway capacity, safety, and pedestrian and bicycle accessibility. The project also includes TriMet signal system improvements for the at-grade crossing of the light rail tracks approved under ODOT RR Crossing Order No. 98-040.

**Map:**



**Project Justification:** Required to increase accessibility to the Westside Light Rail and City's Beaverton Central Transit Station. A portion of the crossing was completed in 1998 as part of the Westside MAX line construction in order to minimize impacts to rail operations.

**Project Status:** Council approved Amendment 1 to IGA with TriMet on 2-7-05. 90% design complete 2-17-06. Final design complete 5-15-06. Construction contract was awarded to All Concrete Specialties in Sep 2006. Construction began in Oct 2006 and is scheduled to be substantially complete in Aug 2007. TriMet will install the signal system improvements after City completes the street improvements in the summer of 2007. The cost estimate for the construction of the signal system and other associated safety improvements is \$540,000.

**Estimated Date of Completion:** 09/15/2007

**Estimated Project Cost:** \$970,000

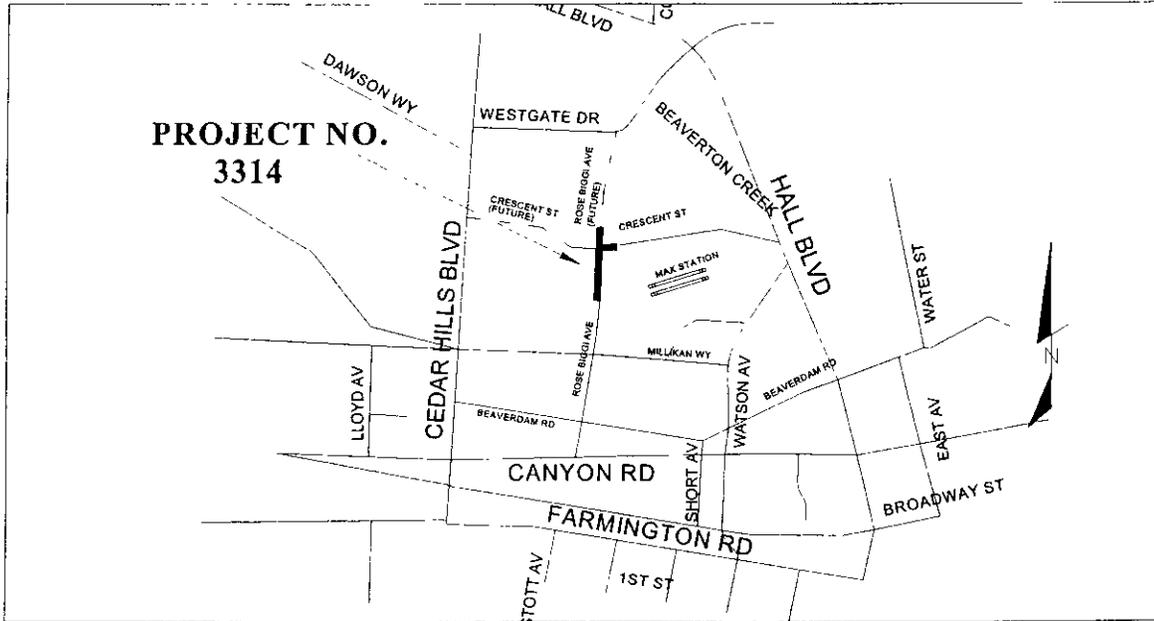
**First Year Budgeted:** FY04/05

**Funding Data:**

Project No.	Fund No.	Fund Name	Amount	FY
3309	114	TIF Fund	\$24,100	FY2007/08
	3620	Water Extra Capacity Supply	\$5,000	FY2007/08
<b>Total for FY:</b>			<b>\$29,100</b>	

Project Number: 3314  
Project Name: Rose Biggi Ave Extension (LRT to Crescent St)  
Project Description: Construct a 300-foot extension of Rose Biggi Ave from the north side of the MAX tracks to Crescent St. The street extension will connect to the existing LRT crossing constructed in 1998 and will match the street section at the crossing (RX873) approved on 8-21-1998 under ODOT Order No. 98-040. The street section will be composed of two 14-foot travel lanes and two 10-foot sidewalks with trees planted in tree wells. Other improvements include 292 feet of storm drainage pipe, 500 feet of water pipe, 363 feet of sanitary sewer pipe, street light to include 11 ornamental street lights, landscaping and irrigation.

Map:



Project Justification: As described in the Transportation Element of the City's Comprehensive Plan, the project will complete a loop from Rose Biggi Ave at the LRT crossing to Hall Blvd via Crescent St by filling in the 300-foot gap in Rose Biggi Ave between the LRT and Crescent St. The project is approved for Federal funding in both the Metro Transportation Improvement Plan and the State Transportation Improvement Plan.

Project Status: Westgate Theater was demolished 5-12-06. Final design complete 5-15-06. Construction contract was awarded to All Concrete Specialties in Aug 2006. Construction began 11-16-06 and is scheduled to be substantially complete in Aug 2007. As of the end of April 2007 all of the private and public utility improvements were complete, roadway excavation and fill were 90% complete, and the retaining wall and curb on the west side of the street were complete.

Estimated Date of Completion: 08/31/2007

Estimated Project Cost: \$1,648,000

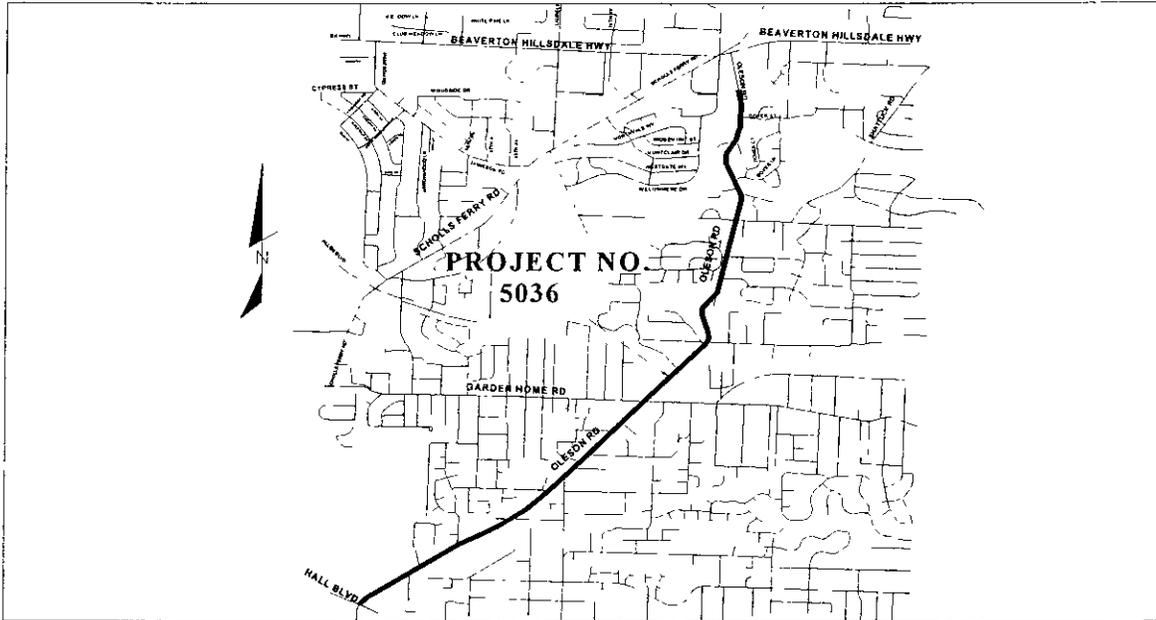
First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3314	114	TIF Fund	\$37,700	FY2007/08
<b>Total for FY:</b>			\$37,700	

**Project Number:** 5036  
**Project Name:** Oleson Rd (Fanno Creek - Hall Blvd), MSTIP3  
**Project Description:** This MSTIP3 project includes two improved travel lanes, intersection and safety improvements, and bike and sidewalk facilities the length of the corridor. The project limits extend from approximately 575 feet north of SW Hall Boulevard to the south side of the Fanno Creek bridge, approximately 800 feet south of the intersection with the Beaverton-Hillsdale Hwy. This segment of SW Oleson Road is a Washington County minor arterial that runs through three jurisdictions: unincorporated Washington County, the City of Beaverton, and the City of Portland. The total project length is 2.63 miles. Additional project information is available on the Washington County Web site at [http://www.co.washington.or.us/deptmts/lut/cap\\_proj/oleson.htm](http://www.co.washington.or.us/deptmts/lut/cap_proj/oleson.htm).

Map:



**Project Justification:** Remedy safety and congestion problems identified by the County and community in the Major Streets Transportation Improvement Program (MSTIP 3) approved by the voters approved in May 1995.

**Project Status:** Project construction of the South Section (Garden Home Rd to Hall Blvd) began in June 2006 and will continue through Oct 2007 with final paving scheduled for Oct 2008. Contractor is constructing a 16-inch waterline from Hall to Garden Home. Beginning in Jan 2007 NW Natural Gas will begin installation of a 6-inch gas line from Garden Home to BH Hwy and PGE will begin to relocate utility poles. Construction of the North Section (Garden Home Rd to Fanno Creek) is scheduled to begin in Oct 2007 and be complete in Nov 2008 to include final paving. Project is being managed by Washington County.

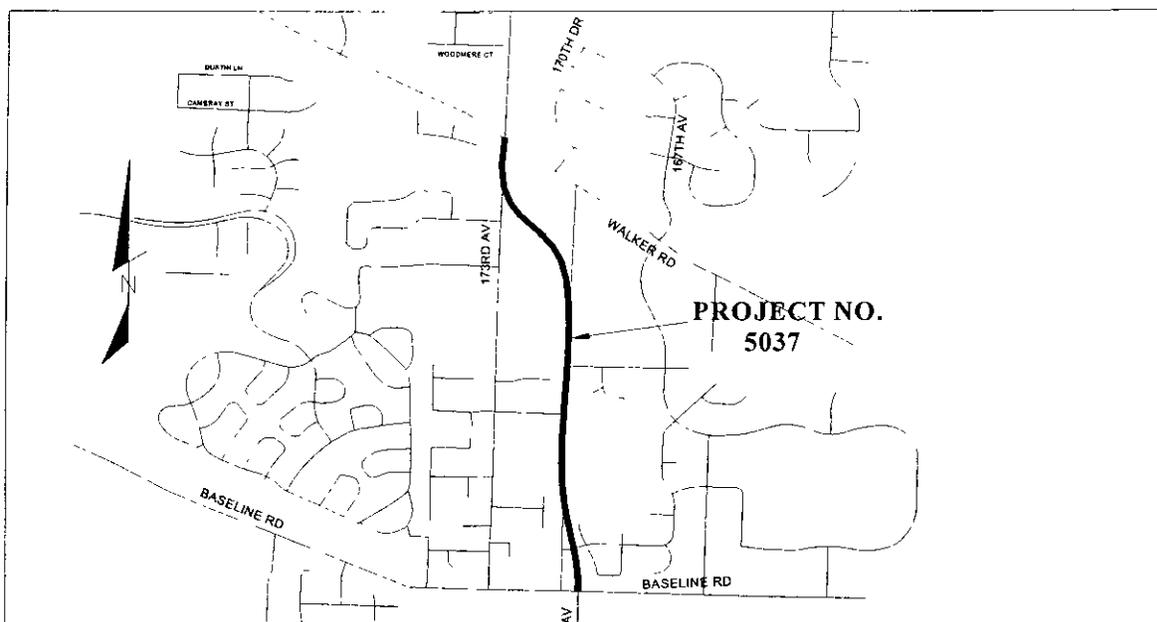
**Estimated Date of Completion:** 11/30/2008  
**Estimated Project Cost:** \$17,841,137  
**First Year Budgeted:** FY01/02

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5036	MSTIP3-Co	Major Streets Transportation Improvement 3 (County)	\$17,841,137	FY2007/08
<b>Total for FY:</b>			<b>\$17,841,137</b>	

Project Number: 5037  
Project Name: 170th Ave/173rd Ave (Baseline Rd-Walker Rd), MSTIP3  
Project Description: This MSTIP3 project includes approximately 3800 feet of street improvements on 170th Ave and 173rd Ave consisting of two 12-foot travel lanes, one 12-foot left turn lane, two 5-foot bike lanes, and two 6-foot sidewalks, and intersection and safety improvements. Additional project information is available on the Washington County Web site at [http://www.co.washington.or.us/deptmts/lut/cap\\_proj/170173.htm](http://www.co.washington.or.us/deptmts/lut/cap_proj/170173.htm).

Map:



Project Justification: Remedy safety and congestion problems identified by the County and community in the Major Streets Transportation Improvement Program (MSTIP 3) approved by the voters approved in May 1995.

Project Status: 6-2-03 Open House 1; 8-5-03 Partnering Session; 9-25-03 PAC mtg #1; 10-30-03 PAC mtg #2; 12-4-03 PAC mtg #3; 1-22-04 PAC mtg #4; 2-5-04 PAC mtg #5; 3-4-04 PAC mtg #6; 4-22-04 PAC mtg #7; 6-3-04 PAC mtg #8, PAC selected recommended alignment. 75% plans completed 9-16-05. 90% plans completed 2-21-06. Project schedule - Construction: Winter 2007 to Fall 2008. Project is being managed by Washington County.

Estimated Date of Completion: 10/15/2008

Estimated Project Cost: \$8,100,000

First Year Budgeted: FY03/04

**Funding Data:**

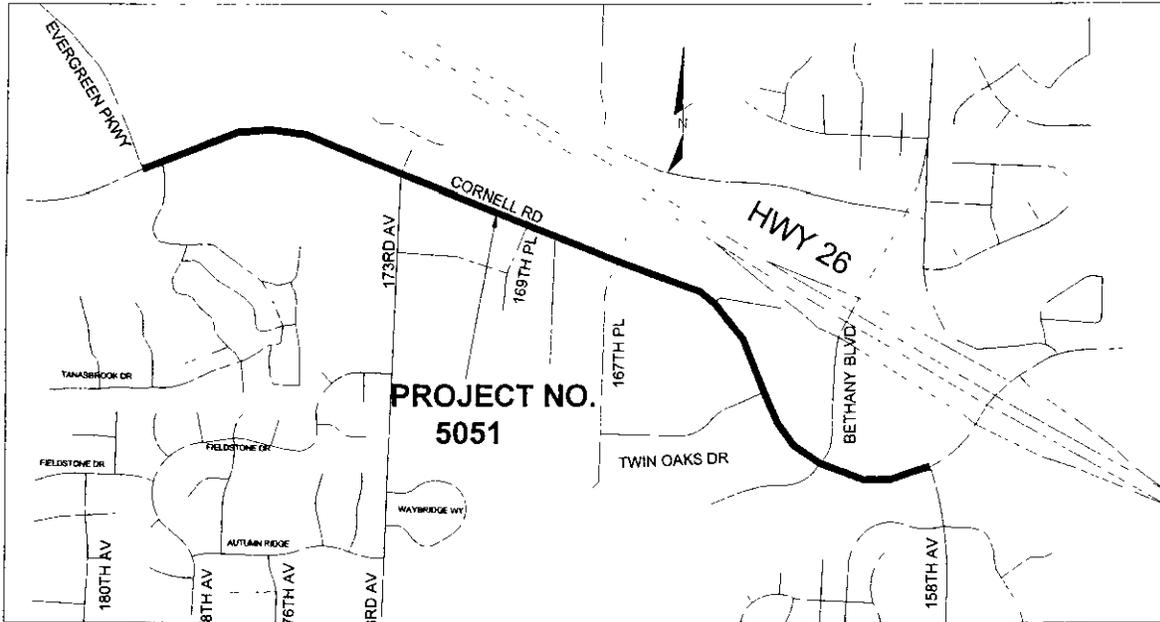
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5037	3226	Misc Transportation Improvements	\$39,000	FY2007/08
	MSTIP3-Co	Major Streets Transportation Improvement 3 (County)	\$4,800,000	FY2007/08
<b>Total for FY:</b>			<b>\$4,839,000</b>	

**Project Number:** 5051

**Project Name:** Cornell Rd (Evergreen Pkwy to 158th Ave), MSTIP3B

**Project Description:** This project will rebuild and widen Cornell Road to five lanes from NW Evergreen Pkwy to NW 158th Ave. Work will include a portion of Bethany Blvd from Cornell Rd to the Hwy 26 (Sunset Hwy) right-of-way. Improvements will include bicycle lanes, curbs, sidewalks, landscape strips, three traffic signal modernizations, signing, striping and sound wall installations where appropriate. Additional project information is available on the Washington County Web site at [http://www.co.washington.or.us/deptmts/lut/cap\\_proj/crnl\\_nxt/](http://www.co.washington.or.us/deptmts/lut/cap_proj/crnl_nxt/)

Map:



**Project Justification:** Remedy safety and congestion problems identified by the County in the Major Streets Transportation Improvement "Next Steps" Program (MSTIP).

**Project Status:** Construction is anticipated to begin in the Spring of 2007 and be complete in the Fall 2008.

**Estimated Date of Completion:** 09/30/2007

**Estimated Project Cost:** \$7,430,000

**First Year Budgeted:** FY05/06

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5051	MSTIP3-Co	Major Streets Transportation Improvement 3 (County)	\$7,430,000	FY2007/08
<b>Total for FY:</b>			\$7,430,000	

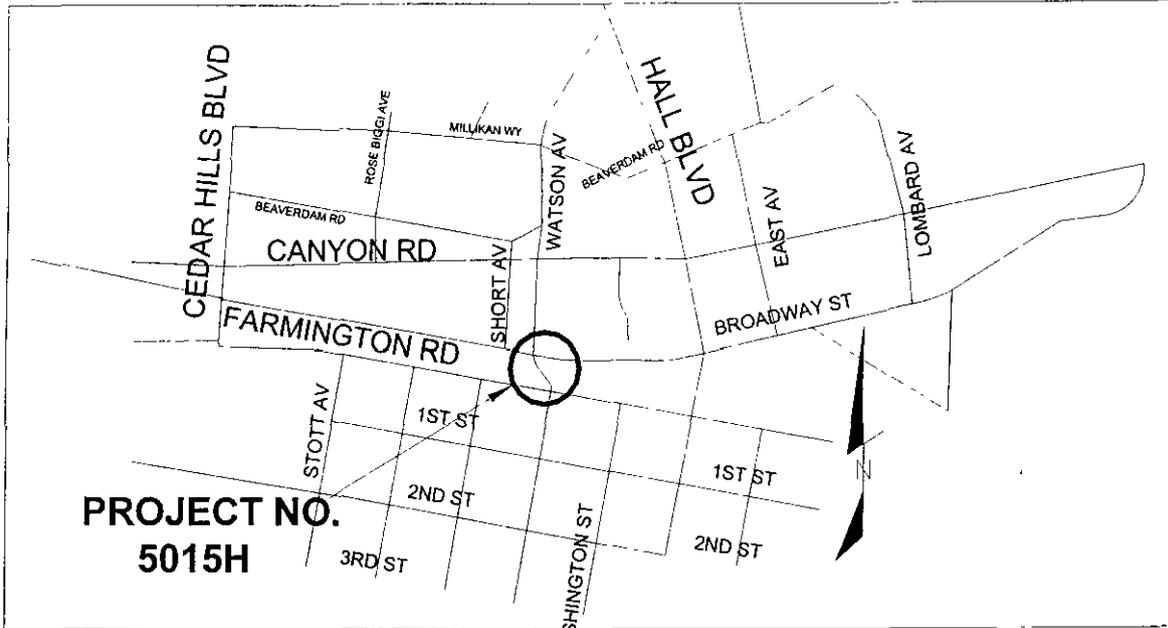
## Miscellaneous Transportation Projects

Project Descriptions and funding can be found in the following section. See map in Transportation Projects section for project locations.

<u>Project No.</u>	<u>Project Name</u>	<u>Map Location</u>
5015H	RR Crossing Improvement at Watson Ave /Farmington Rd	B5
5057	173rd Ave (Walker to Cornell) Street Lighting	
5058	110th Ave Traffic Calming	A7
5059	Menlo Dr Traffic Calming	B4
5060	Weir Rd Traffic Calming	I1

**Project Number:** 5015H  
**Project Name:** Railroad Crossing Improvement Watson Ave/Farmington Rd  
**Project Description:** Improve street RR crossing at Watson Ave and Farmington Rd in cooperation with Portland & Western Railroad.

Map:



**Project Justification:** The rubberized street crossing is failing and requires constant maintenance. City crews and the Railroad company will join forces to improve the crossing by replacing the rubber panels with concrete panels similar to the improvements made at the Hall Blvd and Cedar Hills Blvd RR crossings on Farmington Rd. The cost of the improvements will be shared.

**Project Status:** Construction is scheduled for the Winter of 2007/08.

**Estimated Date of Completion:** 06/30/2007

**Estimated Project Cost:** \$9,000

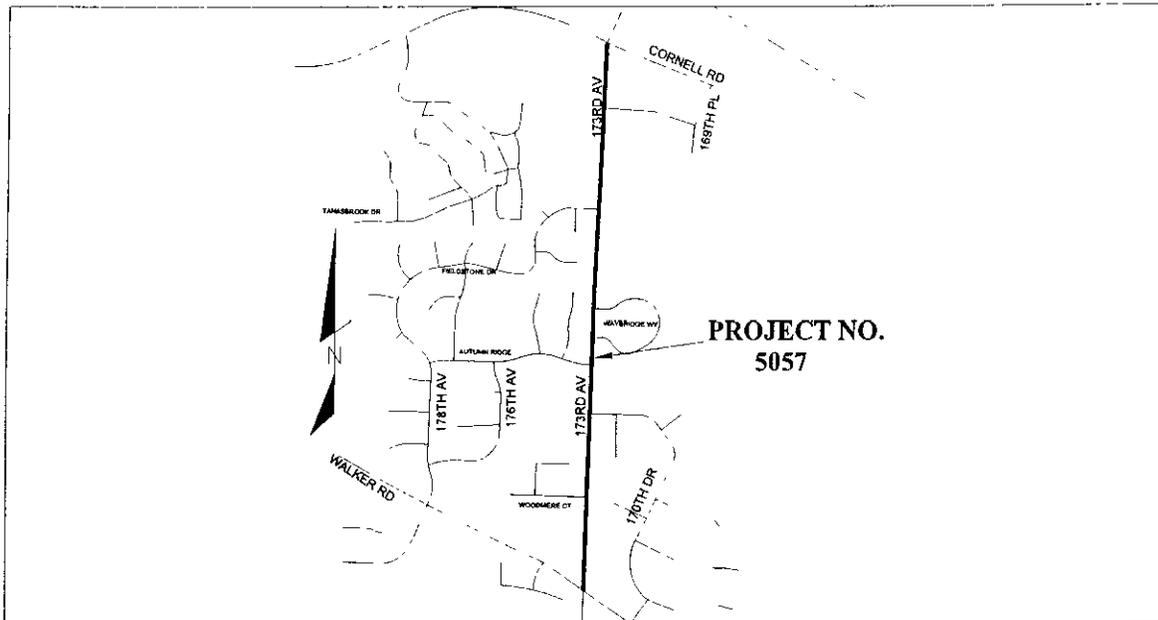
**First Year Budgeted:** FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5015H	101	Street Fund	\$12,000	FY2007/08
<b>Total for FY:</b>			\$12,000	

Project Number: 5057  
Project Name: 173rd Ave (Walker to Cornell) Street Lighting  
Project Description: Installation of street lighting on 173rd. Ave from Walker Rd to Cornell Rd in order to meet minimum street lighting standards for the safety of motorists and pedestrians.

Map:



Project Justification: Currently, no street lighting exists on 173rd Ave from Walker Rd. to Cornell Rd.

Project Status: FY06-07: Complete project design. FY07-08: Complete installation of street lighting in the Spring 2008.

Estimated Date of Completion: 06/30/2008

Estimated Project Cost: \$75,000

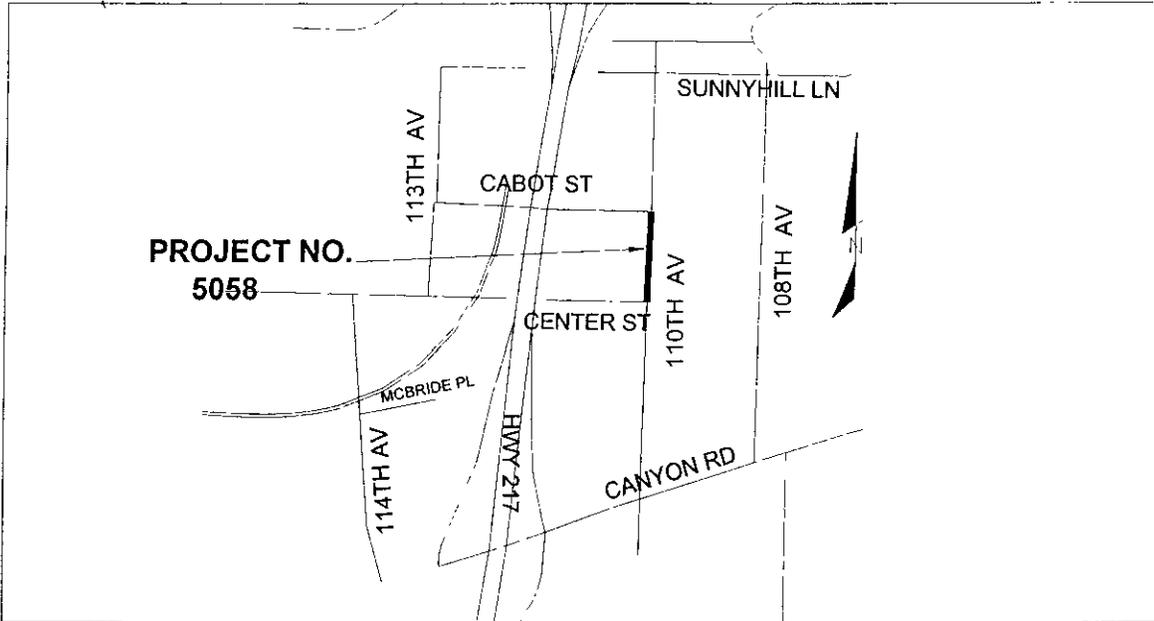
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5057	Lighting	Street Lighting	\$75,000	FY2007/08
<b><u>Total for FY:</u></b>			\$75,000	

Project Number: 5058  
Project Name: 110th Ave Traffic Calming  
Project Description: Provide traffic calming measures on 110th Ave from Center St to Cabot St in accordance with the City's Traffic Calming Program.

Map:



Project Justification: Citizens have requested traffic calming measures to assist in the enforcement of speed limits on local, neighborhood streets.

Project Status: FY07/08: City staff to complete work with the neighborhood to prepare a traffic calming design. Gain approval of the design by the neighborhood, the Traffic Commission and City Council. FY08/09: Construction is anticipated in the Summer of 2008 by City Forces.

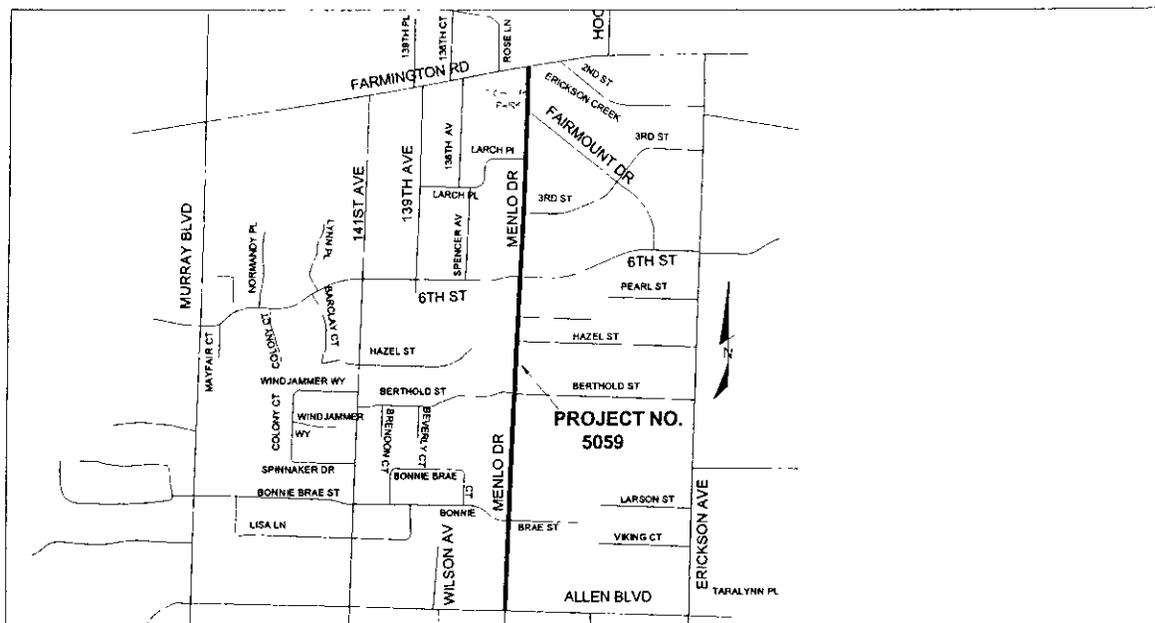
Estimated Date of Completion: 09/30/2008  
Estimated Project Cost: \$20,000  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5058	3223	Traffic Enhancement	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

Project Number: 5059  
Project Name: Menlo Dr Traffic Calming  
Project Description: Provide traffic calming measures on Menlo Dr from Allen Blvd to Farmington Rd in accordance with the City's Traffic Calming Program.

Map:



Project Justification: Citizens have requested traffic calming measures to assist in the enforcement of speed limits on local, neighborhood streets.

Project Status: FY07/08: City staff to complete work with the neighborhood to prepare a traffic calming design. Gain approval of the design by the neighborhood, the Traffic Commission and City Council. FY08/09: Construction is anticipated in the Summer of 2008 by City Forces.

Estimated Date of Completion: 09/30/2008

Estimated Project Cost: \$25,000

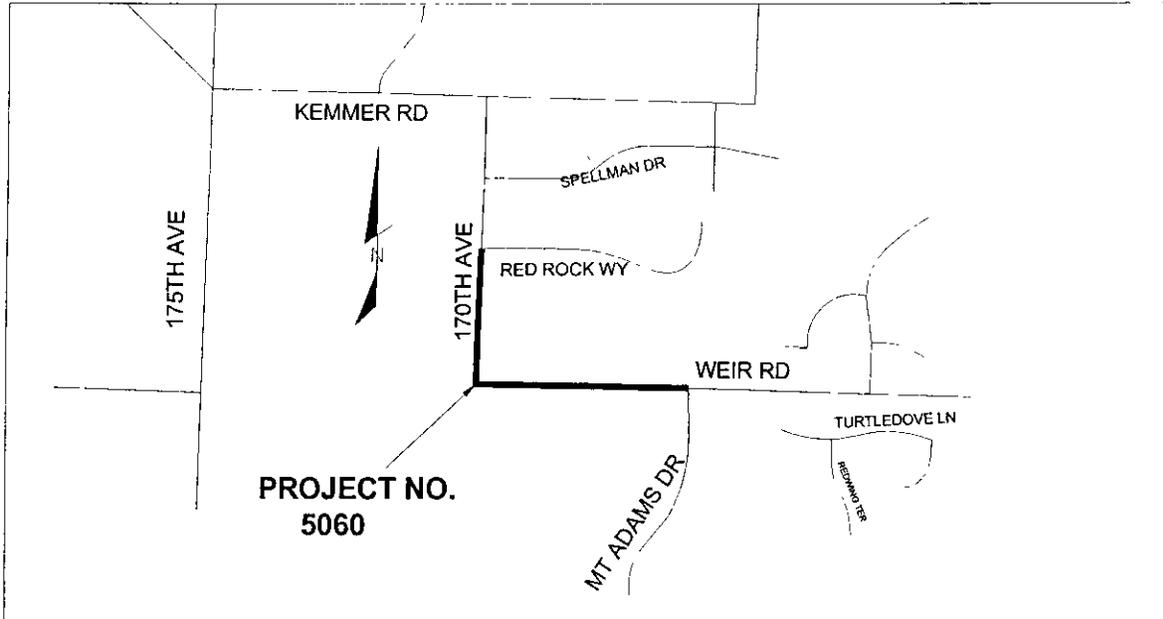
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5059	3223	Traffic Enhancement	\$25,000	FY2007/08
<b>Total for FY:</b>			\$25,000	

Project Number: 5060  
Project Name: Weir Rd Traffic Calming  
Project Description: Provide traffic calming measures on Weir Rd from Mount Adams Dr to 170th Ave in accordance with the City's Traffic Calming Program.

Map:



Project Justification: Citizens have requested traffic calming measures to assist in the enforcement of speed limits on local, neighborhood streets.

Project Status: FY07/08: City staff to complete work with the neighborhood to prepare a traffic calming design. Gain approval of the design by the neighborhood, the Traffic Commission and City Council. FY08/09: Construction is anticipated in the Summer of 2008 by City Forces.

Estimated Date of Completion: 09/30/2008  
Estimated Project Cost: \$20,000  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
5060	3223	Traffic Enhancement	\$20,000	FY2007/08
<b><u>Total for FY:</u></b>			\$20,000	

City of Beaverton  
2007-2008 CIP

Project Data

Transportation

Project Number: 3226C  
Project Name: FY07/08 Miscellaneous Transportation Projects  
Project Description: Respond to unprogrammed transportation projects in a timely manner that result from unanticipated problems.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3226C	3226	Misc Transportation Improvements	\$55,000	FY2007/08
			<u>Total for FY:</u>	\$55,000

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Street Rehabilitation Program  
FY 2007-2008

### Fiscal Year 2007-08

Street Name	Street Boundaries	PCI	SQ FT	SQ YD	Total Cost
Allen Blvd.	Murray to Wilson	49	73,248	8,139	\$ 144,868
Allen Blvd.	Menlo to Erickson	59	58,564	6,507	\$ 115,827
Allen Blvd.	Erickson to Main	59	70,048	7,783	\$ 138,539
Weir Rd	Murray to 600' west of 163rd	58	147,161	16,351	\$ 162,041
142 <sup>nd</sup> Ave	TV Hwy to Farmington	64	29,450	3,272	\$ 32,428
141 <sup>st</sup> Ave.	TV Hwy to Millikan Way	68	52,560	5,840	\$ 57,874
Hart Rd	Murray to 136th	63	86,000	9,556	\$ 90,109
110 <sup>th</sup> Ave	North & South cul-de-sac off 111th	58	34,476	3,831	\$ 37,962
Striping, Signal Detection, Surveying, A/C Testing					\$ 66,000
12 <sup>th</sup> St	Hall to Lombard	61	26,250	2,917	\$ 28,904
13th St		78	21,376	2,375	\$ 23,537
14th St	Tucker to Franklin	73	21,312	2,368	\$ 23,467
Tucker Ave	12th to 14th	70	16,224	1,803	\$ 17,864
Franklin Ave	12 to 14th	84	15,520	1,724	\$ 17,089
Overlay Total					\$ 956,510
Concrete Street Repairs					\$ 20,000
Watson RXR Crossing					\$ 12,000
Murray Extension Materials					\$ 82,000
ADA Ramps					\$ 10,000
<b>Improvement Project Total</b>					<b>\$ 1,080,510</b>

## Water System Improvement Projects – Map Key

Project descriptions and funding can be found in the following section.

<u>Project No.</u>	<u>Project Name</u>	<u>Map Location</u>
3229	* Murray Blvd Extension (Scholls Ferry Rd - Barrows Rd) - see Transportation Section for project details	G3
3309/3314	* Rose Biggi Ave (Millikan-Crescent) – see Transportation Section for project details	D3
3635	JWC Capacity Projects	
4010	Franklin Ave (2nd St - 12th St) Utility Improvements	E4
4021B	* Aquifer Storage and Recovery (ASR) Well No. 4	C5
4032A	* Progress Ridge PRV/Tigard Interconnect #2	H2
4049	* Allen Blvd (Hall Blvd to Alice Ln) Utility Improvements	F4
4051	* Scoggins Dam Raise	
4063	* JWC Raw Water Pipeline (Scoggins Dam to WTP)	
4067	Hall Blvd (12th-Sabin) Waterline Improvement	G3
4068	Galena Wy Waterline & PRV Station Upgrade	E2
4073	Alger Ave (5th to 9th) Utility Improvements	E4
4074	Colony Ct Waterline Improvements	E1
4076	Rollingwood Drive Meter/Fire Vault Improvements	G6
4077	Allen Blvd (Murray-Hall) Water Service Replacement	H3
4078	* Sexton Mountain Pump Station Upgrade	C3
4079	* Sorrento Pump Station Upgrade	C5
6038	* South Central Area "A" Utility Improvements - see Sanitary Section for project details	F4
6043	* South Central Area "C" Utility Improvements - see Sanitary Section for project details	E2

\* Denotes multi-year project

# Water System Projects FY 2007 - 2008



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# Water System Projects FY 2007 - 2008

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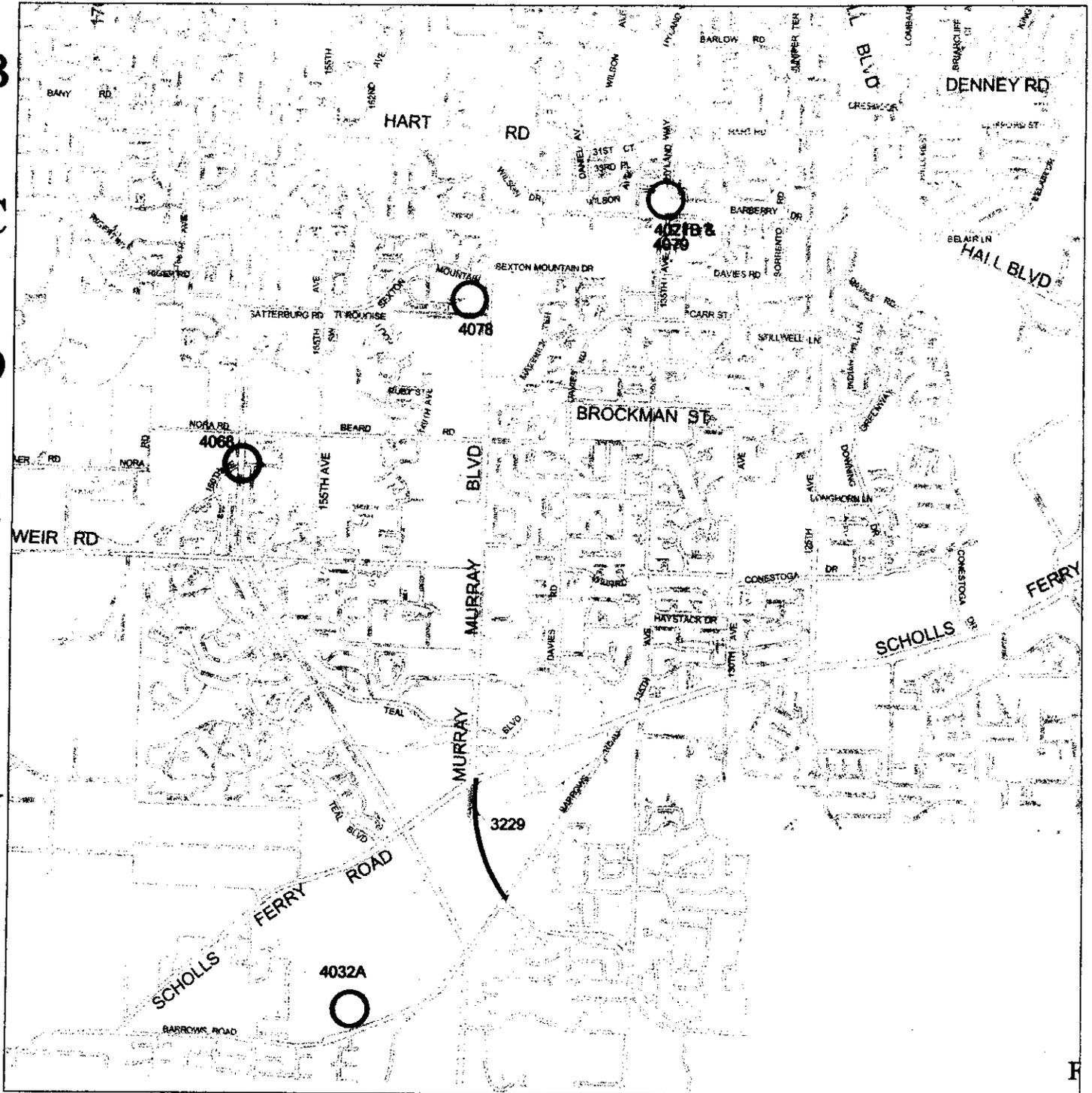
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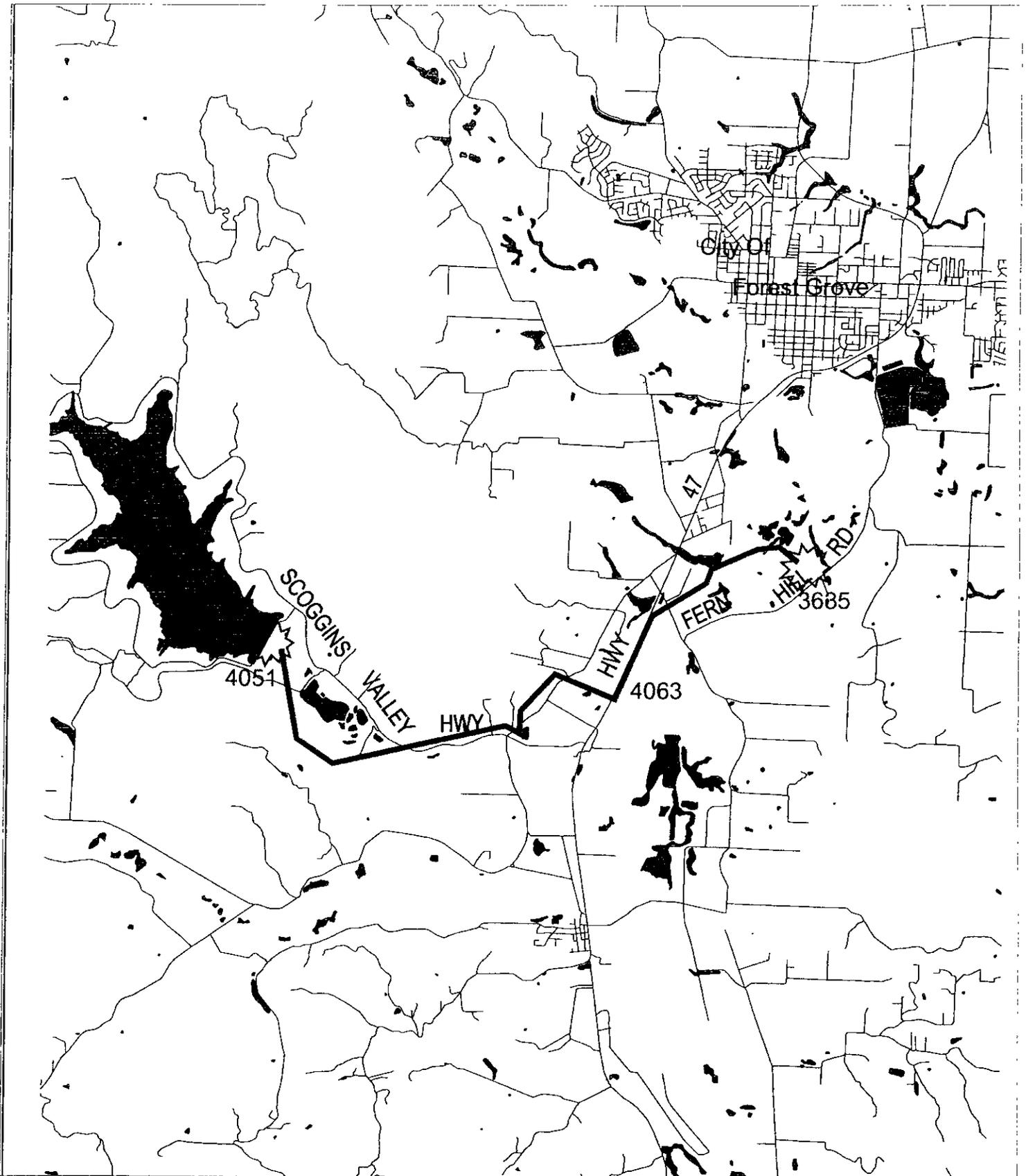
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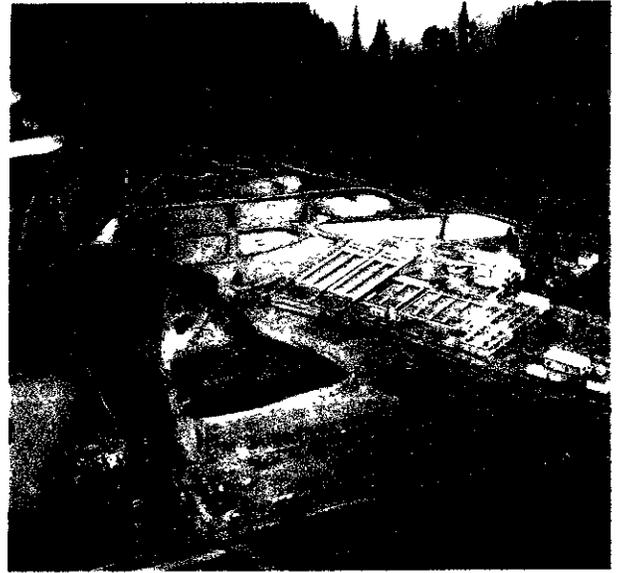
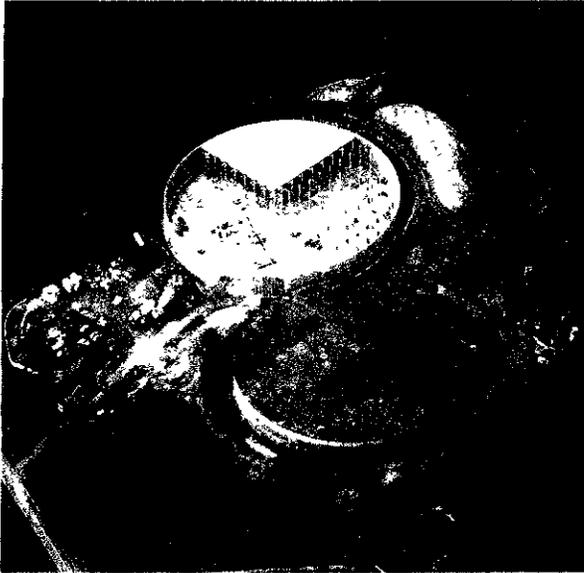
# Water System Projects FY 2007 - 2008



**Project Data**

**Project Number:** 3635  
**Project Name:** JWC Projects  
**Project Description:** Improve and maintain Joint Water Commission (JWC) facilities. Since 1980, Beaverton has maintained ownership rights to a share of the water supply and transmission system. The City's water originates from the Joint Water Commission Water Treatment Plant (WTP) south of Forest Grove. Beaverton owns a 15-million gallon per day share of the water treatment plant capacity and shares of other supply system facilities. The Joint Water Commission supply system has a capacity of 60 million gallons per day (MGD) and is jointly owned by the cities of Hillsboro, Beaverton, Tigard, and Forest Grove, and the Tualatin Valley Water District.

**Photos:**



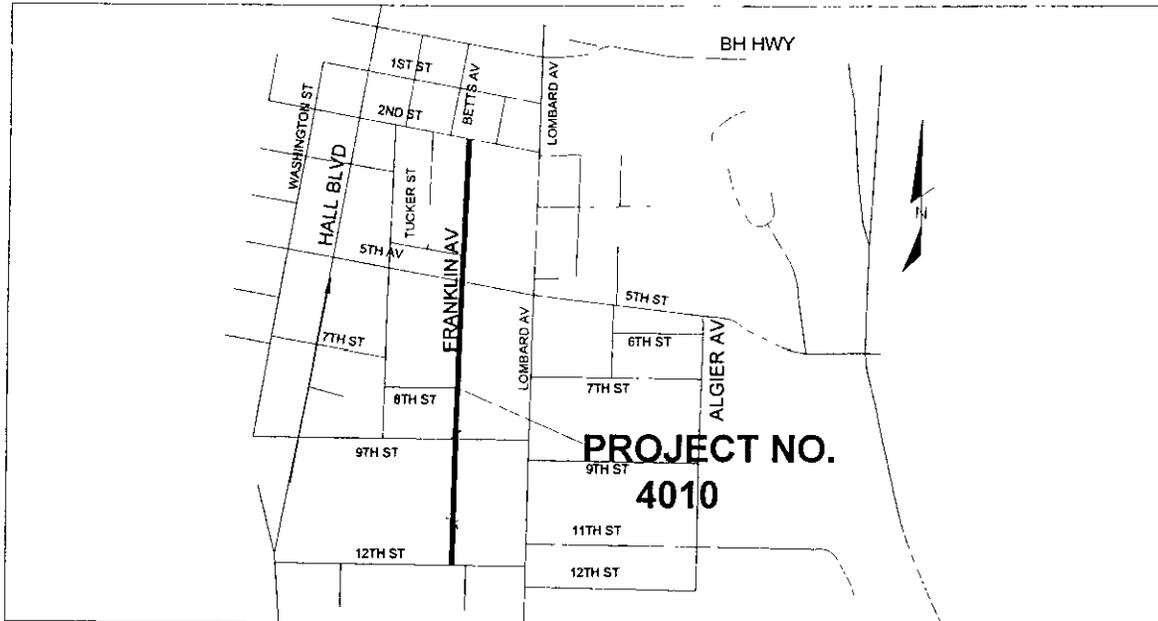
**Project Justification:** Provide water supply to the City of Beaverton that meets current and future needs.  
**Project Status:** 3611 projects include an electrical arc flash program, sludge disposal/scrubber media project, water management and conservation plan update, water transmission pipeline inspection and repair, and water treatment plant interior building improvements. 3635 projects include a JWC Master Plan update. 3638 projects include Fern Hill Reservoir No. 2, the second 20-million gallon water storage reservoir.  
**Estimated Date of Completion:** 2010  
**Estimated Project Cost:** \$8,200,000  
**First Year Budgeted:** FY99/00

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3635	3611	JWC Maint/Replacement	\$ 878,500	FY2007/08
	3635	JWC Capacity Projects	\$ 145,000	FY2007/08
	3638	2nd Fernhill Reservoir	\$ 350,000	FY2007/08
			<b><u>Total for FY:</u></b> \$1,373,500	

**Project Number:** 4010  
**Project Name:** Franklin Ave Utility Improvements (2nd St - 12th St)  
**Project Description:** Construct approximately 2400 feet of 8-inch waterline and associated valves, hydrants, and water meters from 2nd St to 12th St.

Map:



**Project Justification:** The existing cast iron water lines on Franklin Ave are undersized, cannot provide adequate fire protection for the area, and have experienced recent and numerous main breaks.

**Project Status:** FY07-08: Complete project design. FY08-09: Complete construction in the Summer of 2008.

**Estimated Date of Completion:** 09/30/2008

**Estimated Project Cost:** \$451,000

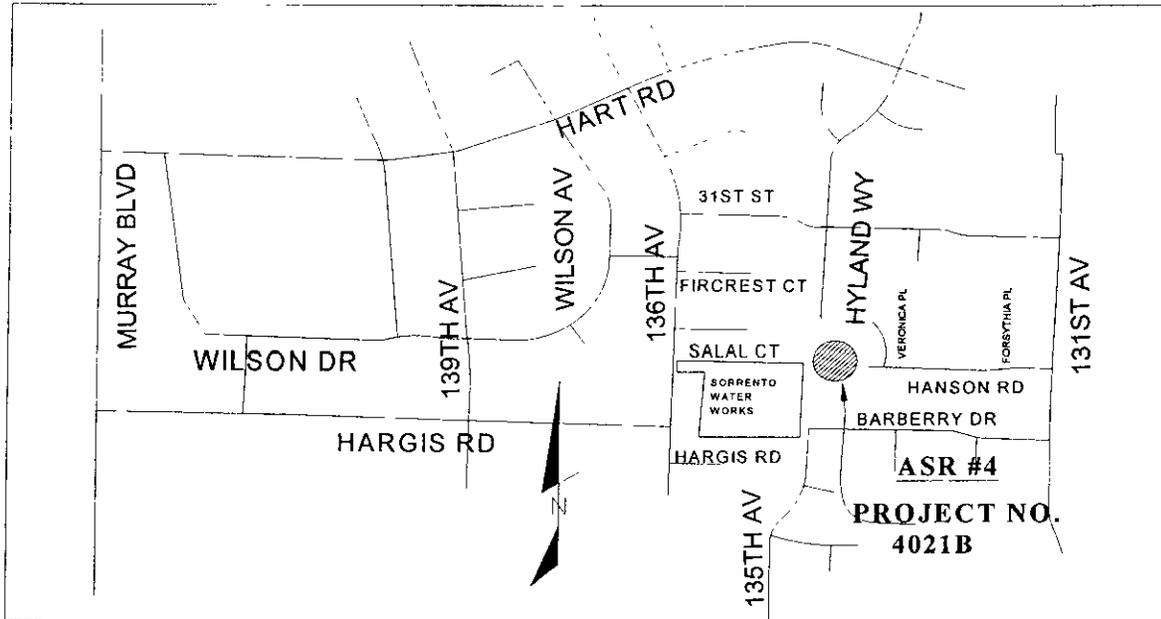
**First Year Budgeted:** FY99/00

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4010	3620	Water Extra Capacity Supply	\$450,000	FY2007/08
<b>Total for FY:</b>			<b>\$450,000</b>	

Project Number: 4021B  
Project Name: Aquifer Storage and Recovery (ASR) Well No. 4  
Project Description: Build ASR Well No. 4 and install pumping system, telemetry and pump house and associated piping on a subdivision lot located at 135th Ave and Hanson Rd.

Map:



Project Justification: This project is a continuation of the City's ASR program to increase summer water supply by storing drinking water in an aquifer and pumping that water out of proposed ASR Well No. 4. This project allows the City to meet water demand during peak summer months or an emergency and delay the need to purchase water, expand water treatment facilities, and build above ground storage reservoirs. The capacity of ASR Well No. 4 is 3 million gallons per day.

Project Status: FY01-02: Select a well site and drill a test hole to confirm the feasibility of ASR Well No. 4. FY02-03: Purchase two building lots in the subdivision, submit land use application and obtain land use permit, and demolish the existing house. FY03-04: Preliminary design of the well and associated pump house, piping and control. Construct the well. FY04-05: Complete final design and obtain site development permit. FY05-06: Construct the pump house, site improvements, piping, controls, pump and telemetry. FY06-07: Complete project. FY07-08: Monitor ASR Well no. 4 performance and make adjustments as needed.

Estimated Date of Completion: 11/30/2006

Estimated Project Cost: \$1,200,000

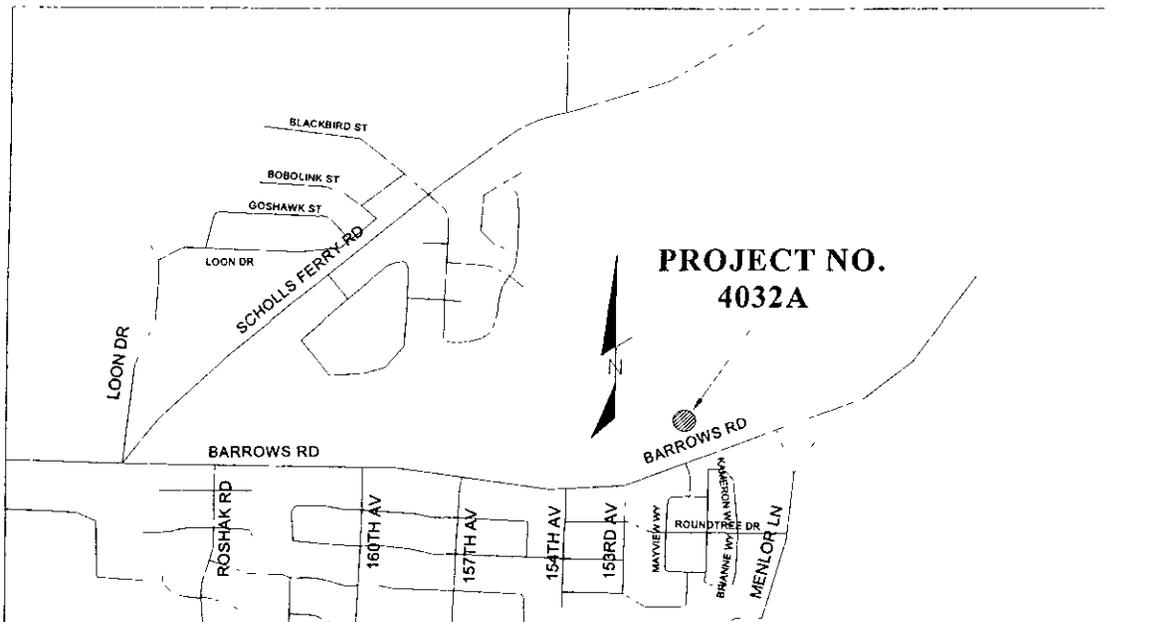
First Year Budgeted: FY01/02

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4021B	3639	ASR Well No. 4	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

Project Number: 4032A  
Project Name: Progress Ridge PRV/Tigard Interconnect #2  
Project Description: Construct second water meter and piping between Beaverton and Tigard to increase the flow and pressure of potable water to Tigard. The water meter is proposed to be located at the intersection of Barrows Rd and Menlor Ln.

Map:



Project Justification: Provides additional potable water wheeling capacity to convey Joint Water Commission water to the City of Tigard and its 550 pressure zone. In 2003 an average of 3.2 million gallons per day of drinking water originating from the JWC plant was wheeled through Beaverton's pipes and delivered to the Tigard drinking water system. In 2004, the amount was 2.5 million gallons per day. Water flows from the JWC water treatment plant through transmission lines and then through Beaverton's water distribution piping and the interconnection to Tigard. In 2003, Tigard officially joined the JWC water supply group as a new member. The first intertie between Beaverton and Tigard was constructed along Barrows Road near Roshak Road and it can deliver up to 4 million gallons per day.

Project Status: FY07-08: A consultant is scheduled to design the interconnect with Master Meter No. 2. FY08-09: Begin construction in the Summer of 2008. The project will be administered through an intergovernmental agreement with Tigard Water.

Estimated Date of Completion: 10/30/2008

Estimated Project Cost: \$230,000

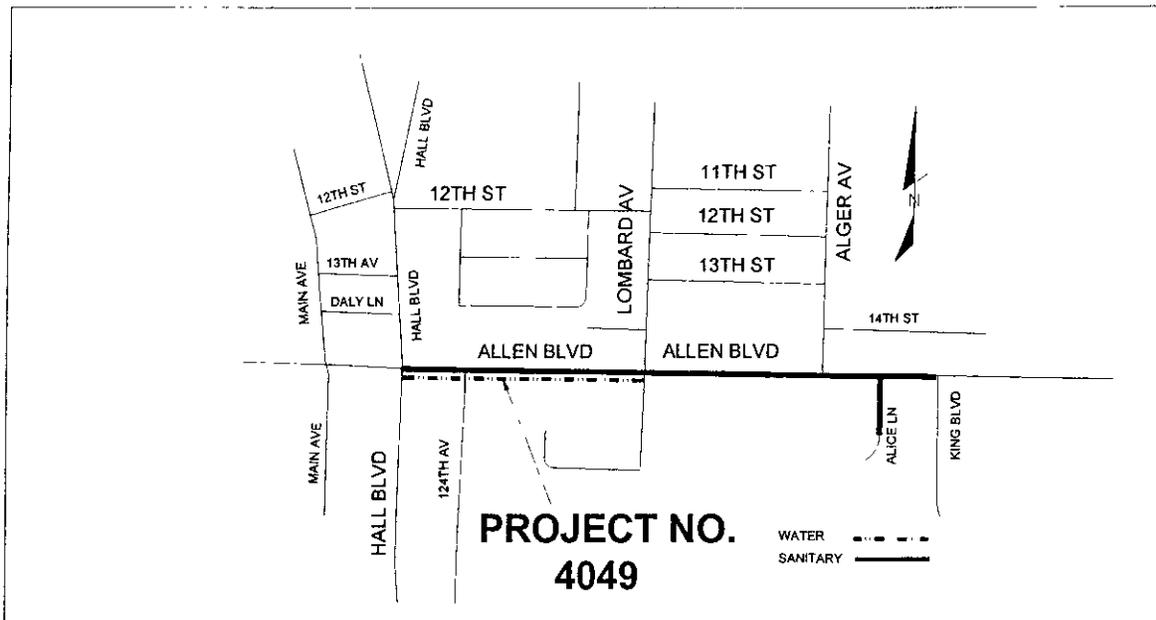
First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4032A	3701	Water Improvements	\$130,000	FY2007/08
<b>Total for FY:</b>			\$130,000	

**Project Number:** 4049  
**Project Name:** Allen Blvd (Lombard to Hall) Utility Improvements, Phase 2  
**Project Description:** Replace and upsize 1300 feet of existing water line on Allen Blvd (Lombard Ave to Hall Blvd) in accordance with the Water System Master Plan and 2700 feet of existing sanitary sewer main line in accordance with the Sanitary Sewer Master Plan.

Map:



**Project Justification:** The sanitary pipes in the project area are 60 to 80 years old and have a very high level of infiltration/inflow. The pipes also have severe root intrusion problems in areas and require a high level of maintenance. The existing cast iron water lines are undersized and have experienced recent and numerous main breaks.

**Project Status:** Design is scheduled to be complete by May 2007 and construction to begin in the Summer of 2007 and continue through the winter of 2007. Clean Water Services is to pay for half of the sanitary improvements as part of the CWS program to reduce inflow and infiltration.

**Estimated Date of Completion:** 11/30/2007

**Estimated Project Cost:** \$1,035,000

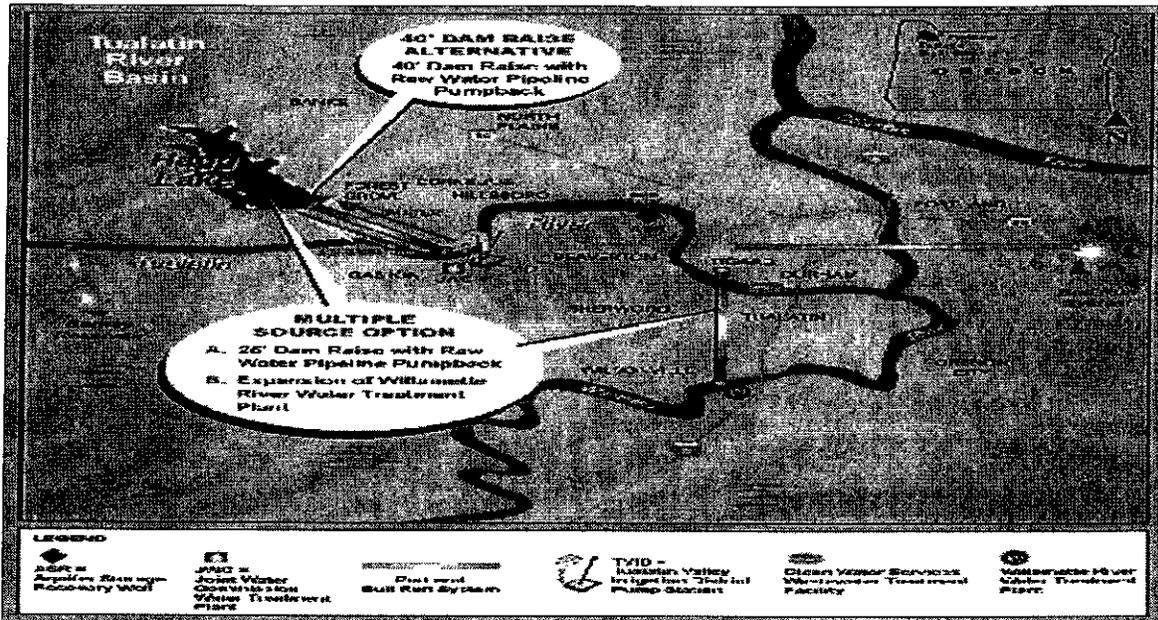
**First Year Budgeted:** FY01/02

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4049	3620	Water Extra Capacity Supply	\$275,000	FY2007/08
	3701	Water Improvements	\$115,000	FY2007/08
	3850	Sewer Maint/Replacement	\$645,000	FY2007/08
	CWS	Clean Water Services	(\$322,500)	FY2007/08
<b>Total for FY:</b>			<b>\$712,500</b>	

**Project Number:** 4051  
**Project Name:** Scoggins Dam Raise  
**Project Description:** Expand Scoggins Reservoir with a dam rise up to 40 feet in order to increase available raw water to Joint Water Commission agencies, Clean Water Services (CWS), and other partners. CWS is the managing agency for the project.

Map:



**Project Justification:** Increase City's available raw water supply (prior to treatment) from the JWC by approximately 4.6 million gallons per day. Water resources agencies in Washington County have formed a water supply partnership to finance and plan for future water supplies from the Tualatin River. The Tualatin Basin Water Supply Project partners include Clean Water Services, Tualatin Valley Water District (TVWD), the cities of Hillsboro, Forest Grove, Beaverton, Tigard, and Tualatin in partnership with the U.S. Bureau of Reclamation (USBR). The USBR is the builder and owner of the Scoggins Dam/Hagg Lake.

**Project Status:** During 2005, an alternatives analysis examined the various supply options and two were selected for further study in a 2006 Environmental Impact Statement (EIS). The first alternative is a 40-foot dam raise of Scoggins Dam (at Hagg Lake) with a large-diameter raw water pipeline pumpback from the Tualatin River to refill Hagg Lake each year. The second alternative is a multiple source option that includes a 25-foot raise of Scoggins Dam with a large-diameter raw water pipeline pumpback, and expansion of the Willamette River Water Treatment Plant located in Wilsonville.

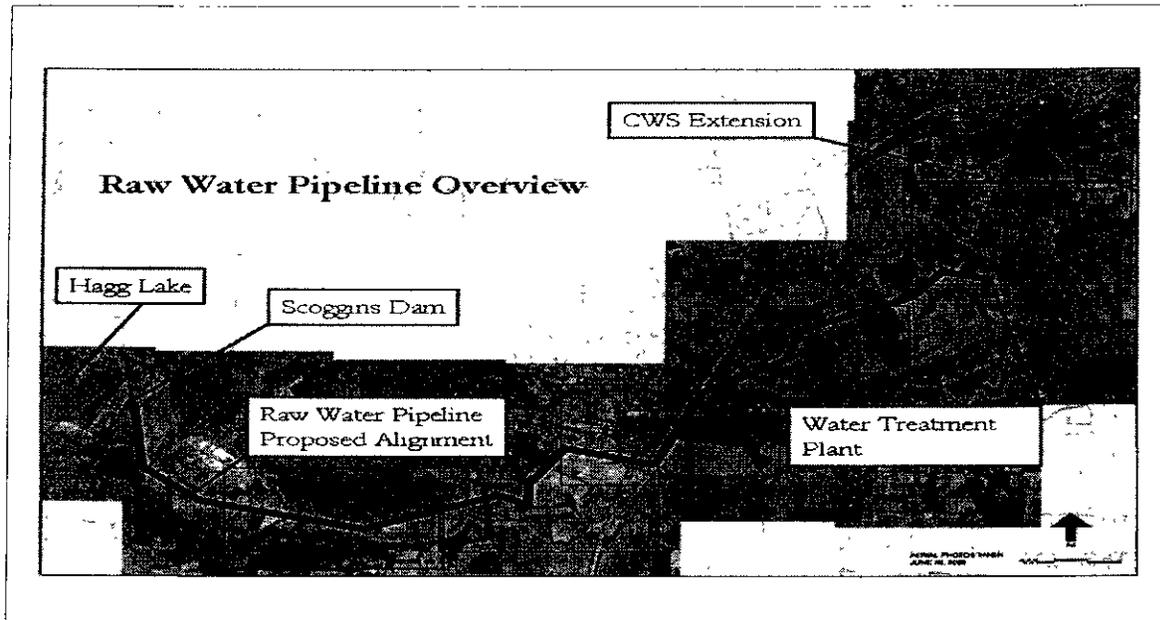
**Estimated Date of Completion:** FY2010  
**Estimated Project Cost:** \$135,000,000  
**First Year Budgeted:** FY03/04

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4051	3636	Scoggins Dam Raise	\$76,167	FY2007/08
<b>Total for FY:</b>			\$76,167	

Project Number: 4063  
Project Name: JWC Raw Water Pipeline (Scoggins Dam to WTP)  
Project Description: The project is a proposed 6.7 mile long Joint Water Commission (JWC) pipeline (likely 96-inch diameter) that would convey raw water (prior to treatment) from Scoggins Dam (Hagg Lake) to the JWC water treatment plant in the summer. City of Beaverton share of the project cost is currently 13 percent. The proposed pipeline would also be used during the winter and spring to pump water from the Tualatin River near Dilley into Hagg Lake to refill the expanded reservoir during dry years.

Map:



Project Justification: The pipeline would be built for the purpose of increasing the efficient use of water stored in Hagg Lake; reducing the energy needed to draw water from the Tualatin River by transporting it to the JWC water treatment plant from Hagg Lake by gravity, and improving the ability to refill the lake during the winter and spring.

Project Status: FY03/04: A route and preliminary design study is underway which includes evaluation of alternative sizes of the pipeline range from 72-inch to 116-inch diameters, dependent on the quantity of water to be conveyed and the number of participating partners. FY04-05: Begin preliminary design and right of way acquisition. FY05-06: Continue preliminary design and continue right of way acquisition. FY06-07: Complete preliminary design and continue right of way acquisition. FY07-08: Complete right of way acquisition and begin construction.

Estimated Date of Completion: 2010  
Estimated Project Cost: \$52,000,000  
First Year Budgeted: FY04/05

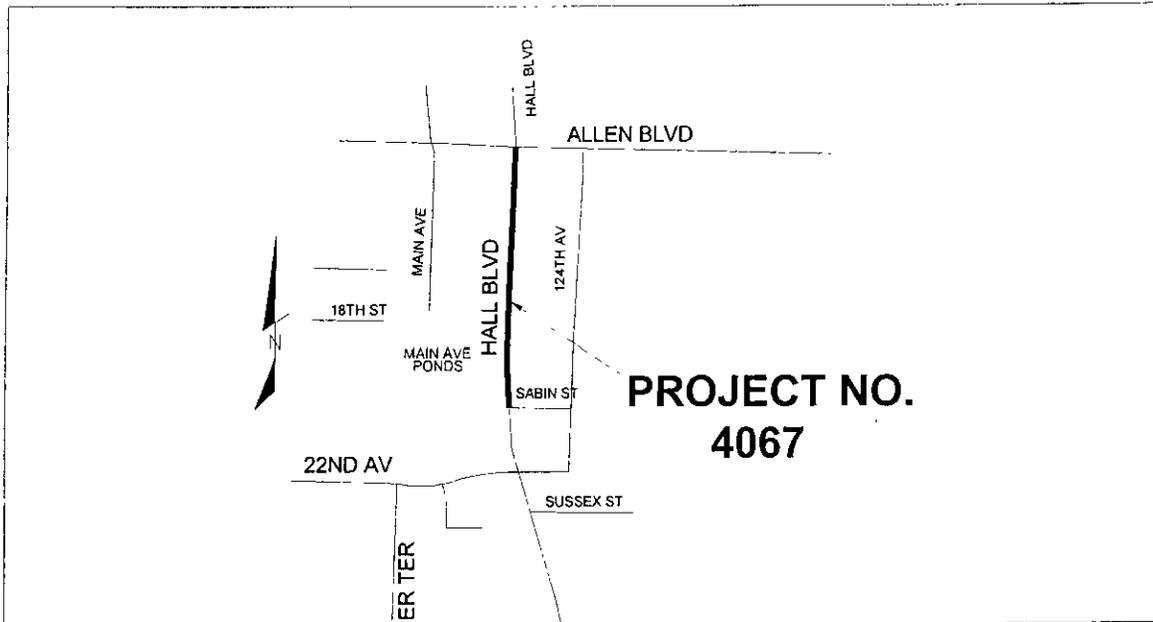
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4063	3640	Raw Water Pipeline-Scoggins/WTP	\$65,037	FY2007/08
<b>Total for FY:</b>			\$65,037	

Project Data

Project Number: 4067  
Project Name: Hall Blvd Waterline Improvement (Allen-Sabin)  
Project Description: Replace existing 12-inch cast iron waterline with 900 feet of 12-inch ductile iron waterline and associated valves, water meters and fire hydrants.

Map:



Project Justification: The existing cast iron waterline has lead joints and has experienced several main breaks. The waterline needs to be replaced prior to the pavement overlay planned for FY2010/11.

Project Status: FY07-08: Complete project survey and design. FY08-09: Complete construction.

Estimated Date of Completion: 10/31/2008

Estimated Project Cost: \$195,000

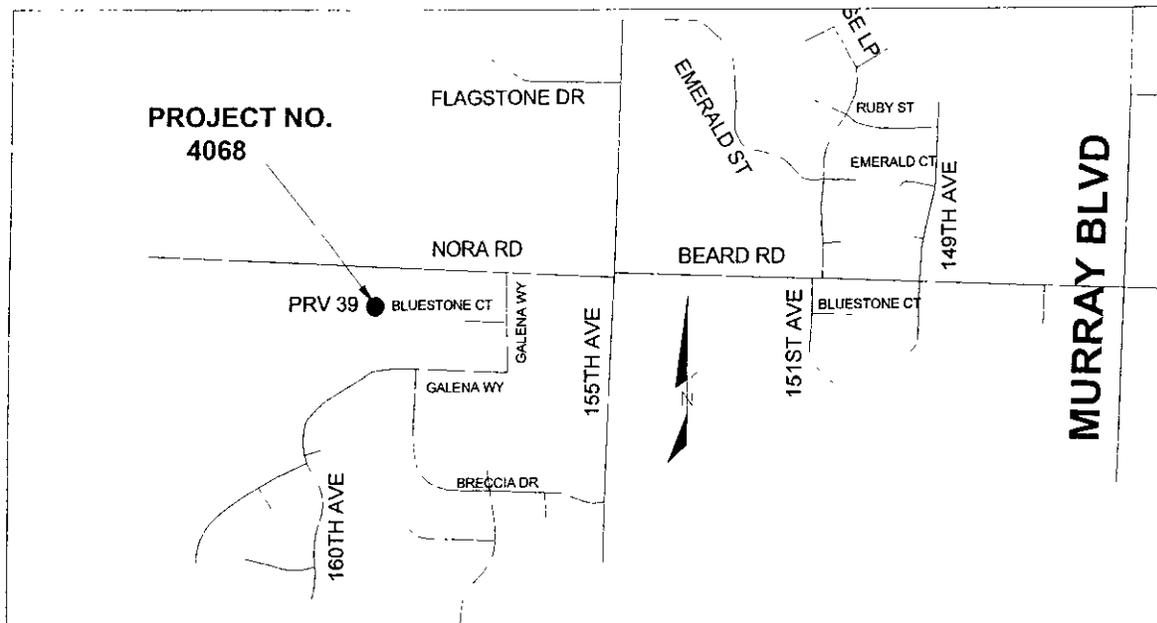
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4067	3701	Water Improvements	\$160,000	FY2007/08
<b>Total for FY:</b>			\$160,000	

Project Number: 4068  
Project Name: Galena Wy Waterline & PRV Station Upgrade  
Project Description: Upgrade PRV 39 and add telemetry.

Map:



Project Justification: The project is intended to smooth pressure fluctuations and improve the operation of the 550 and 675 Pressure Zones by automating pressure regulation via computer controlled water system telemetry.

Project Status: FY07-08: Complete design and installation of improvements.

Estimated Date of Completion: 06/30/2008

Estimated Project Cost: \$120,000

First Year Budgeted: FY06/07

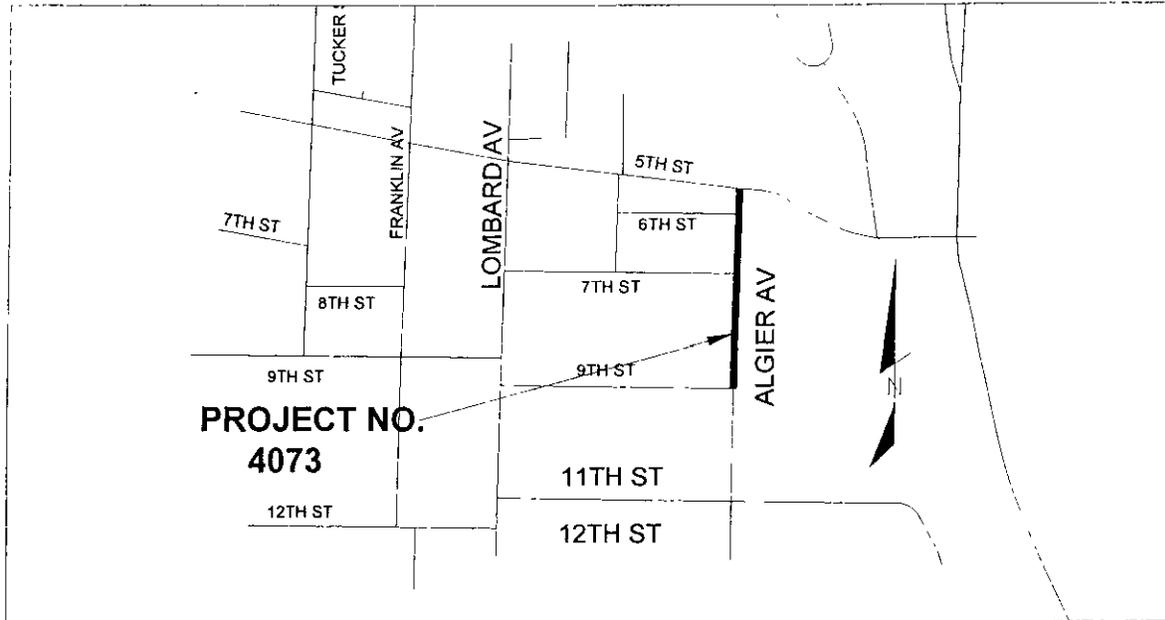
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4068	3620	Water Extra Capacity Supply	\$100,000	FY2007/08
<b>Total for FY:</b>			\$100,000	

**Project Data**

**Project Number:** 4073  
**Project Name:** Alger Ave (5th to 9th) Utility Improvements  
**Project Description:** Replace approximately 950 feet of 6-inch cast iron waterline with 12-inch ductile iron pipe on Alger Ave from 5th St to 9th St to include side street connections.

Map:



**Project Justification:** The existing cast iron water main experiences repeated breaks which damage the roadway and require costly repairs.

**Project Status:** Project survey has begun. Design is underway and is scheduled to be complete in the winter of 2006. Construction by City Forces is anticipated to begin in the Spring of 2007.

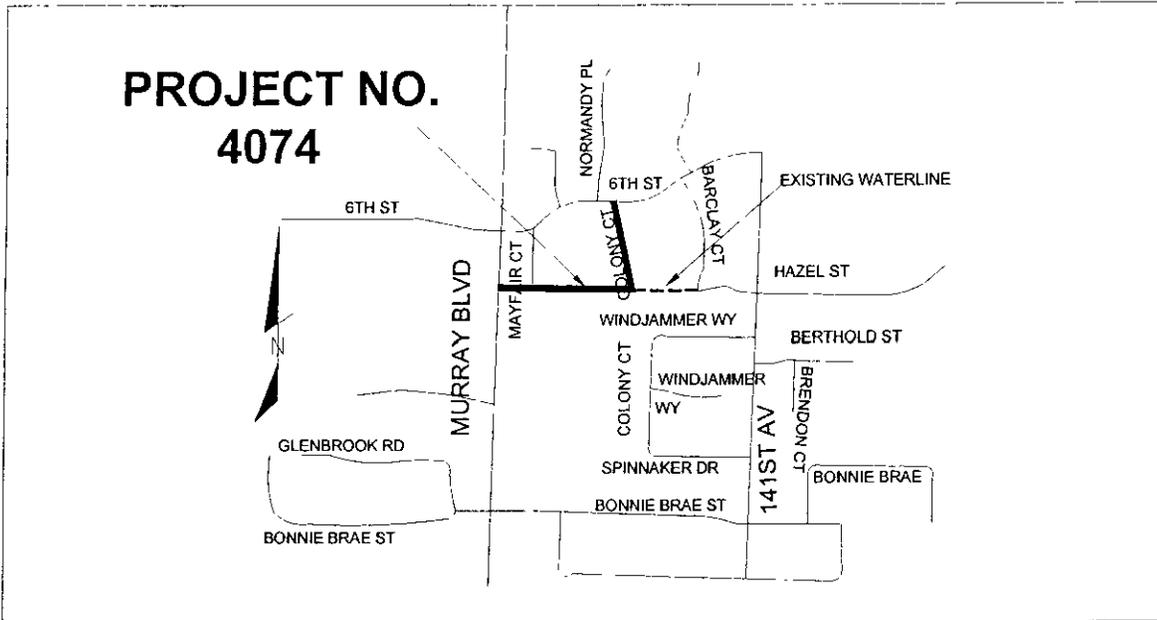
**Estimated Date of Completion:** 09/30/2007  
**Estimated Project Cost:** \$275,000  
**First Year Budgeted:** FY06/07

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4073	3620	Water Extra Capacity Supply	\$170,000	FY2007/08
	3850	Sewer Maint/Replacement	\$55,000	FY2007/08
	3950	Storm Maint/Replacement	\$45,000	FY2007/08
<b><u>Total for FY:</u></b>			<b>\$270,000</b>	

**Project Number:** 4074  
**Project Name:** Colony Ct Waterline Improvements  
**Project Description:** Replace 600 feet of existing 2-inch galvanized waterline with 526 feet of new 6-inch waterline and 4 fire hydrants.

Map:



**Project Justification:** The 2-inch galvanized line has had numerous failures resulting in inconvenience to home owners and high maintenance costs. The condominium complex has inadequate fire protection.

**Project Status:** FY06-07: Complete design and begin construction in the late Spring 2007.  
FY07-08: Complete construction in early Summer 2007

**Estimated Date of Completion:** 07/31/2007

**Estimated Project Cost:** \$180,000

**First Year Budgeted:** FY07/08

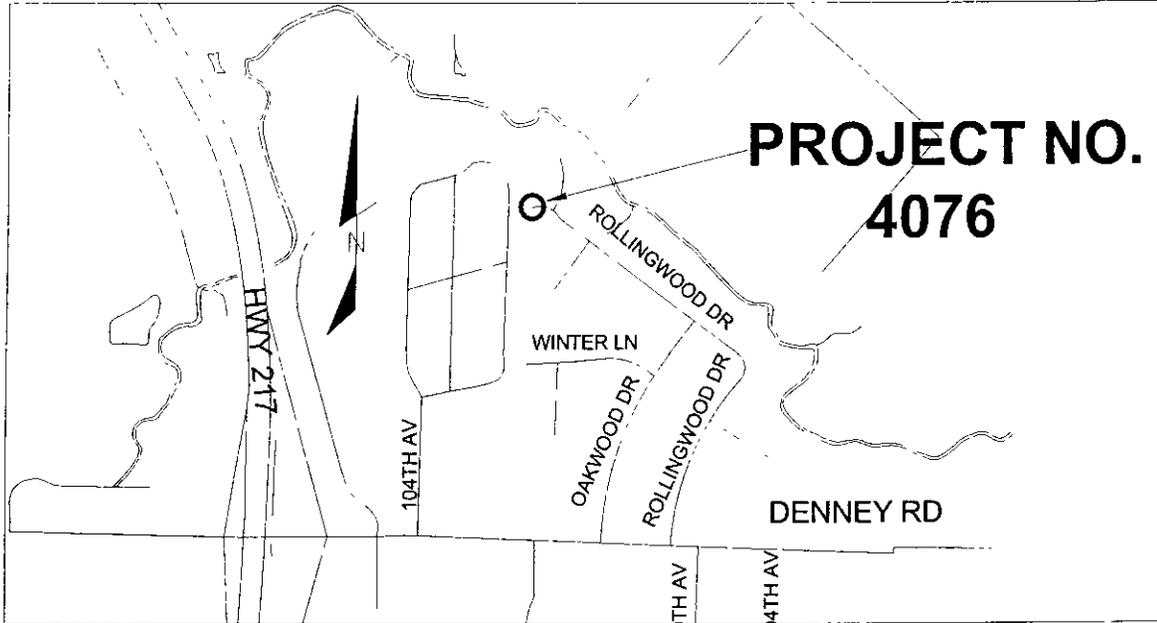
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4074	3701	Water Improvements	\$140,000	FY2007/08
<b>Total for FY:</b>			<b>\$140,000</b>	

**Project Data**

Project Number: 4076  
Project Name: Rollingwood Drive Meter/Fire Vault Improvements  
Project Description: TBP

Map:



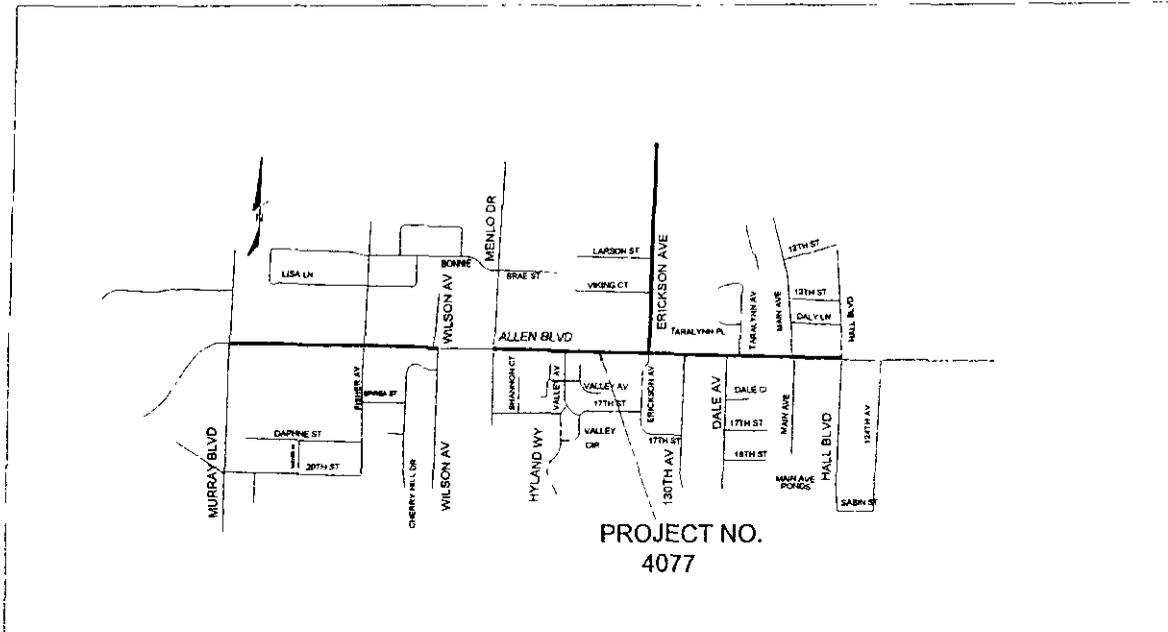
Project Justification: TBP  
Project Status: TBP  
Estimated Date of Completion: 06/30/2007  
Estimated Project Cost: \$70,000  
First Year Budgeted: FY06/07

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4076	3701	Water Improvements	\$3,000	FY2007/08
<b>Total for FY:</b>			<b>\$3,000</b>	

Project Number: 4077  
Project Name: Allen Blvd (Murray-Hall) Water Service Replacement  
Project Description: Replace approximately 26 water services and add 7 catchbasins in Allen Blvd (Murray Blvd to Hall Blvd) prior to a pavement overlay scheduled for Aug 2007. Also relocate 4 fire hydrants in Erickson Ave prior to a pavement overlay scheduled for mid June 2007.

Map:



Project Justification: This project was originally budgeted for FY2007-08; however, the project was advanced to the FY2006-07 CIP in order to rehabilitate existing water and storm drain utilities prior to pavement overlays. The water services on Allen Blvd are old galvanized pipe that frequently break. The galvanized pipe needs to be replaced prior to the overlay. The fire hydrants on Erickson Ave need to be replaced because of age or because the location of the hydrant in the sidewalk does not allow the minimum 36 inches clearance for ADA access. The catch basins in Allen Blvd will double the number of catchbasins at low points in order to more quickly remove storm water from the roadway.

Project Status: Complete project design and advertise for bid in Apr 2007, open bids on 04/26/2007, begin project in May 2007, and complete project no later than 06/24/2007.

Estimated Date of Completion: 06/30/2007

Estimated Project Cost: \$145,000

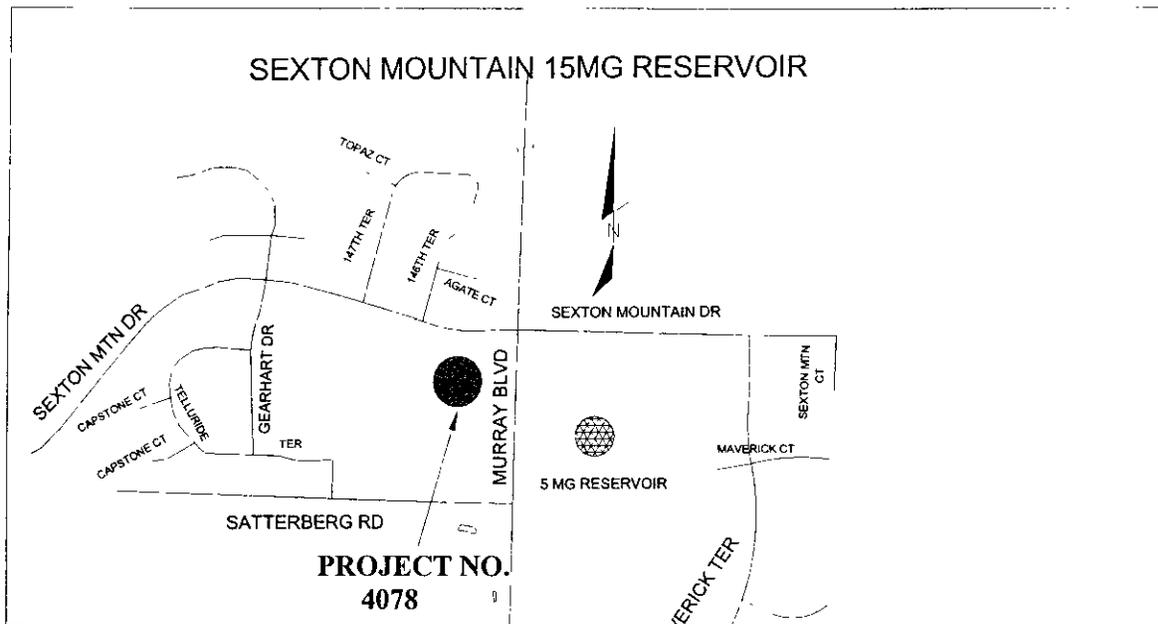
First Year Budgeted: FY06/07

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4077	3700	Water Maint/Replacement	\$25,000	FY2006/07
	3701	Water Improvements	\$75,000	FY2006/07
	3950	Storm Maint/Replacement	\$32,000	FY2006/07
<b>Total for FY:</b>			<b>\$132,000</b>	

Project Number: 4078  
Project Name: Sexton Mtn Pump Station Upgrade  
Project Description: Upgrade pumping capacity, telemetry, chlorination, and controls at the Sexton Mountain pump station. Work also includes enlargement of the pump station building and various building modifications.

Map:



Project Justification: Project is to increase pumping efficiency and capacity in order to convey additional water to developing areas on Cooper Mountain and southwest Beaverton.

Project Status: The pump station was originally constructed in 1996. FY07-08: Complete design and begin construction in the Spring of 2008.

Estimated Date of Completion: 09/30/2008

Estimated Project Cost: \$600,000

First Year Budgeted: FY04/05

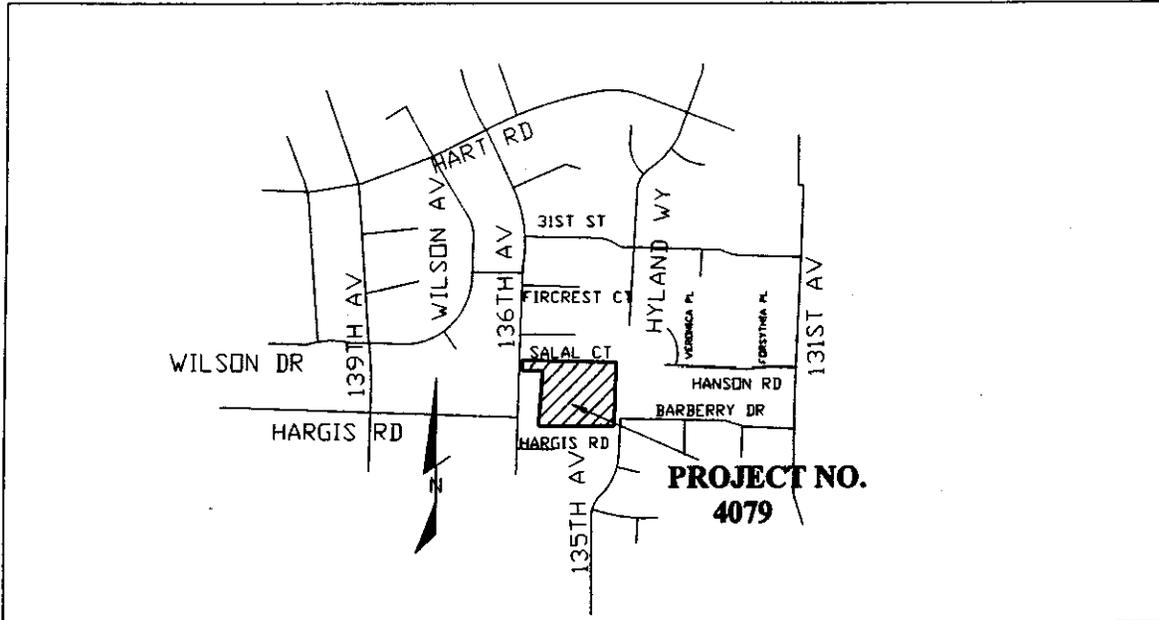
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4078	3620	Water Extra Capacity Supply	\$260,000	FY2007/08
	3701	Water Improvements	\$300,000	FY2007/08
<b>Total for FY:</b>			<b>\$560,000</b>	

**Project Data**

**Project Number:** 4079  
**Project Name:** Sorrento Pump Station Upgrade  
**Project Description:** TBP

Map:



**Project Justification:** TBP  
**Project Status:** TBP  
**Estimated Date of Completion:** 06/30/2008  
**Estimated Project Cost:** \$280,000  
**First Year Budgeted:** FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4079	3620	Water Extra Capacity Supply	\$260,000	FY2007/08
<b><u>Total for FY:</u></b>			<b>\$260,000</b>	

City of Beaverton  
2007-2008 CIP

Project Data

Water

Project Number: 3626A  
Project Name: Cooper Mountain & Sorrento Reservoirs Maintenance  
Project Description: Annual program to maintain the facilities at the 5.5 million gallon and 1.0 million gallon reservoirs.  
First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
3626A	3701	Water Improvements	\$30,000	FY2007/08
<b>Total for FY:</b>			\$30,000	

Project Number: 4001  
Project Name: Fire Hydrant Replacement Program  
Project Description: Replace old and outdated fire hydrants to improve the supply of water for fire fighting. In 1998, the City of Beaverton initiated a formal program to assess and upgrade the 2,100 City-owned fire hydrants used to fight fires by Tualatin Valley Fire & Rescue (TVF&R). This replacement program is being coordinated with TVF&R in order to systematically prioritize fire hydrants to be replaced.

First Year Budgeted: FY98/99

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4001	3705	Water Services	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

Project Number: 4006  
Project Name: Water System Telemetry Upgrade  
Project Description: Annual program to replace and upgrade portions of the water telemetry system in order to better manage and increase efficiency for the overall water supply and distribution system.

First Year Budgeted: FY02/03

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4006	3620	Water Extra Capacity Supply	\$35,000	FY2007/08
<b>Total for FY:</b>			\$35,000	

Project Number: 4017  
Project Name: Water System Hydraulic Modeling, Mapping & Master Planning  
Project Description: Annual program for water system hydraulic modeling, fire flow analysis, and mapping to update the 1991 Master Plan.

First Year Budgeted: FY98/99

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4017	3700	Water Maint/Replacement	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

Project Number: 4021A  
Project Name: Aquifer Storage and Recovery (ASR) Well No. 3  
Project Description: ASR Well No. 3 pumping system, pump house, telemetry, and associated piping at Sterling Park.  
First Year Budgeted: FY00/01

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4021A	3620	Water Extra Capacity Supply	\$55,000	FY2007/08
<b>Total for FY:</b>			\$55,000	

Project Number: 4021D  
Project Name: ASR No. 5  
Project Description: Determine the feasibility of developing Aquifer Storage and Recovery (ASR) No. 5 located on the former Dernbach property.  
First Year Budgeted: FY05/06

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4021D	3620	Water Extra Capacity Supply	\$55,000	FY2007/08
<b>Total for FY:</b>			\$55,000	

Project Number: 4024G  
Project Name: FY07/08 Extra Capacity Supply System  
Project Description: This project provides funds for water system improvements that will supply specific areas of the City with adequate water flows and pressures to meet the growing water demand. Project components in FY07-08 will be identified during the planning of private developments during this fiscal year.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4024G	3620	Water Extra Capacity Supply	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

Project Number: 4031G  
Project Name: FY07/08 Small Works Water Maint  
Project Description: Projects to respond to unanticipated water main breaks or discovery of underground pipes that require replacement.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4031G	3700	Water Maint/Replacement	\$80,000	FY2007/08
	3701	Water Improvements	\$37,000	FY2007/08
<b>Total for FY:</b>			\$117,000	

Project Number: 4058  
Project Name: Upper Elevation Storage & Siting Evaluation  
Project Description: Complete a needs study and preliminary design for off-site improvements that will be needed to supply water to the Progress Ridge development as it builds out and to other developments in upper elevations of southwest Beaverton.  
First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4058	3620	Water Extra Capacity Supply	\$40,000	FY2007/08
<b>Total for FY:</b>			\$40,000	

Project Number: 4060  
Project Name: Water System Vulnerability Assessment & Security Upgrades  
Project Description: Evaluation of susceptibility of City water system to potential threats and identification of corrective actions that can reduce or mitigate the risk of serious consequences from adversarial actions such as vandalism or terrorist attack. The assessment takes into account the vulnerability of the water supply (both ground and surface water), transmission, treatment, and distribution systems. It also considers risks posed to the surrounding community related to attacks on the water system and provides a prioritized plan for security upgrades, modifications of operational procedures, and/or policy changes to mitigate the risks and vulnerabilities to the utility's critical assets. The assessment is followed by modifications and security upgrades in response to a prioritized list of recommended improvements.  
First Year Budgeted: FY04/05

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4060	3701	Water Improvements	\$85,000	FY2007/08
<b>Total for FY:</b>			\$85,000	

Project Number: 4069  
Project Name: Spinnaker Dr, Windjammer Wy/Ct, and 142nd Ave Waterline Replacement  
Project Description: Replace approximately 2200 lineal feet of existing 6-inch cast iron pipe in the Windjammer Subdivision on Spinnaker Dr, Windjammer Wy, Windjammer Ct, and 142nd Ave. The utility improvement project is coordinated with the City Street Overlay program.  
First Year Budgeted: FY06/07

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
4069	3701	Water Improvements	\$5,000	FY2007/08
<b>Total for FY:</b>			\$5,000	

## Sanitary Sewer Projects – Map Key

Project descriptions and funding can be found in the following section unless otherwise noted.

<u>Project No.</u>	<u>Project Name</u>	<u>Map Location</u>
4049	* Allen Blvd (Hall Blvd to Alice Ln) Utility Improvements– See Water section for project details	G4
4073	Alger Ave (5 <sup>th</sup> to 9 <sup>th</sup> ) Utility Improvements – see Water section for project details	F4
6018	* West Slope Sanitary Sewer Improvements	A3
6038	* South Central Area "A" Sanitary Sewer and Waterline Improvements	F3
6039	* Alger Ave South of Allen Blvd Utility Improvements	G4
6040	* Tualaway Ave Sanitary Sewer Improvements	D2
6043	* South Central Area "C" Utility Improvements	F2
6059	* Sanitary Sewer Trunk Improvement Between SW 141st Ave and SW Lisa Ln	F1

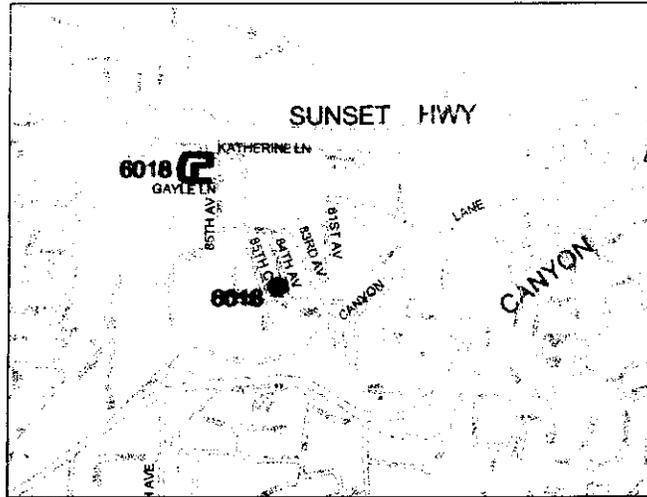
\* Denotes multi-year project

# Sanitary Sewer Projects FY 2007 - 2008

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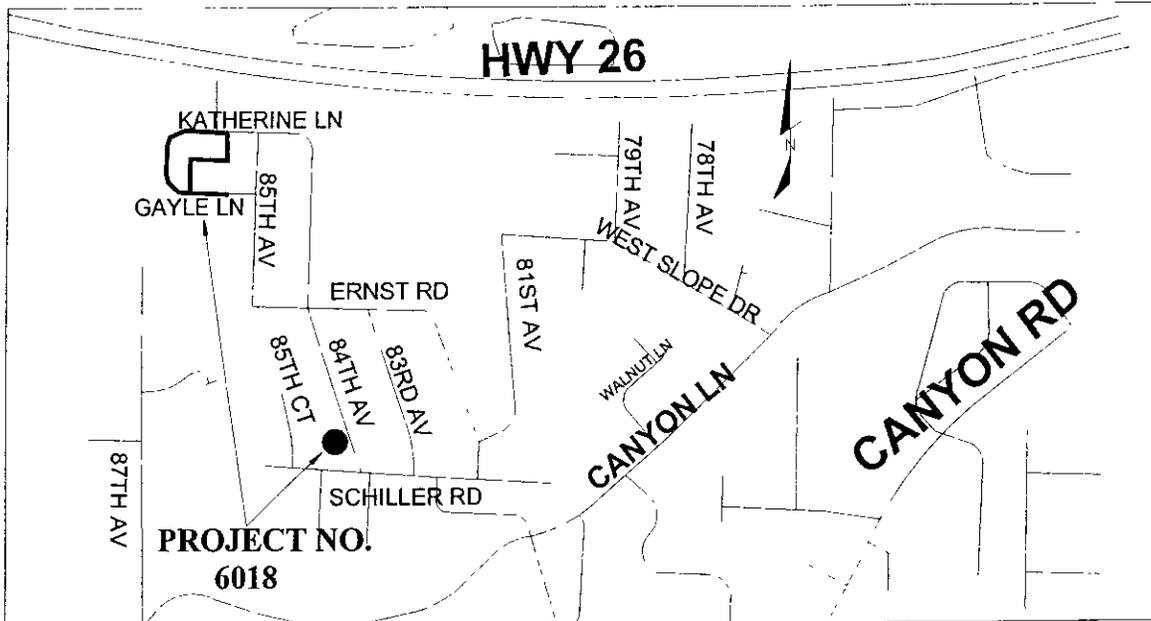


**Project Data**

Sanitary

**Project Number:** 6018  
**Project Name:** West Slope Sanitary Sewer Improvements  
**Project Description:** Replace the following sanitary sewer lines: Lateral A (SSMH Y345 to SSMH Y348) and other lines to be determined through television inspection.

Map:



**Project Justification:** Sanitary sewer lines in this area are identified in the 2002 Sanitary Sewer Master Plan as needing replacement due to their deteriorated condition.

**Project Status:** Design is scheduled for Summer of 2007 with construction scheduled for Spring and Summer of 2008. KCM, the engineering consultant that updated the Sanitary Sewer Master Plan, is confirming pipe size needs. Project was placed on hold in 2004 due to higher priorities elsewhere. Project is coordinated with CIP 8052.

**Estimated Date of Completion:** 06/30/2008

**Estimated Project Cost:** \$800,000

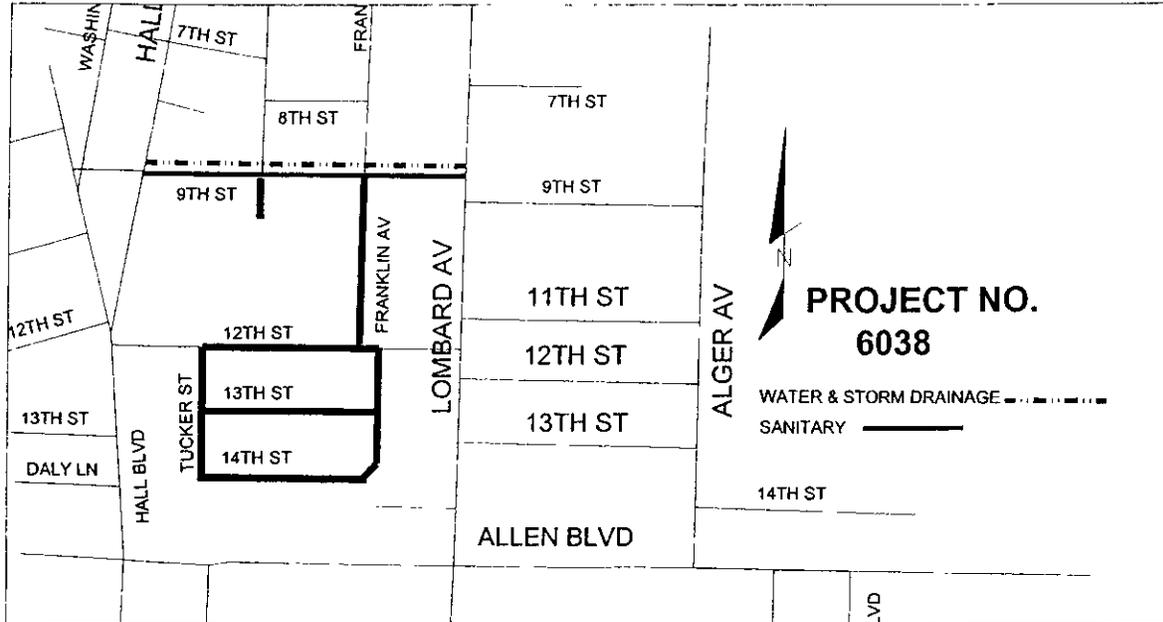
**First Year Budgeted:** FY03/04

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6018	3811	Sewer SDC	\$370,000	FY2007/08
	3852	Sewer Renewal/Rehab	\$370,000	FY2007/08
<b>Total for FY:</b>			<b>\$740,000</b>	

Project Number: 6038  
Project Name: South Central Area "A" Sanitary Sewer and Waterline Improvements  
Project Description: Within the Parkhaven Subdivision, rehabilitation of 3,116 feet of 8-inch sanitary pipe, replacement of 1,379 feet of 6-inch or 8-inch sanitary pipe, replacement of 6,084 feet of 4-inch and 6-inch sanitary laterals, replacement of 1347 feet of 2-inch and 6-inch water line on 9th St (Hall Blvd - Lombard Av), and replacement or rehabilitation of 1,427 feet of 10-inch and 12-inch storm drain pipe on 9th St (Hall Blvd - Lombard Av). Pavement overlays by City forces will occur on 9th St (Lombard - Hall) and 12th St (Lombard - Hall) in the Summer of 2007 after the utility work is complete.

Map:



Project Justification: The sanitary pipes in the project area are 60 to 80 years old and have a very high level of infiltration/inflow. The pipes also have severe root intrusion problems in areas and require a high level of maintenance. The existing cast iron water lines on 9th St are undersized and have experienced recent and numerous main breaks. The storm drain pipes on 9th St have numerous sags and cracks as well as pipe penetrations by sanitary sewer laterals.

Project Status: ROW phase complete 9-30-2006. Design was complete 1-23-07 and project advertised for bid on 2-6-07. Mandatory prebid on 2-15-07. Bids were opened on 3-1-2007 and the low bid was from Landis & Landis Construction. Project awarded 3-19-07, precon on 3-21-07, and project began on 4-3-07. The contract allows 150 calendar days for completion (end of Aug 2007). Clean Water Services is to pay for half of the sanitary improvements as part of the CWS program to reduce inflow and infiltration.

Estimated Date of Completion: 09/30/2007  
Estimated Project Cost: \$1,200,000  
First Year Budgeted: FY04/05

**Funding Data:**

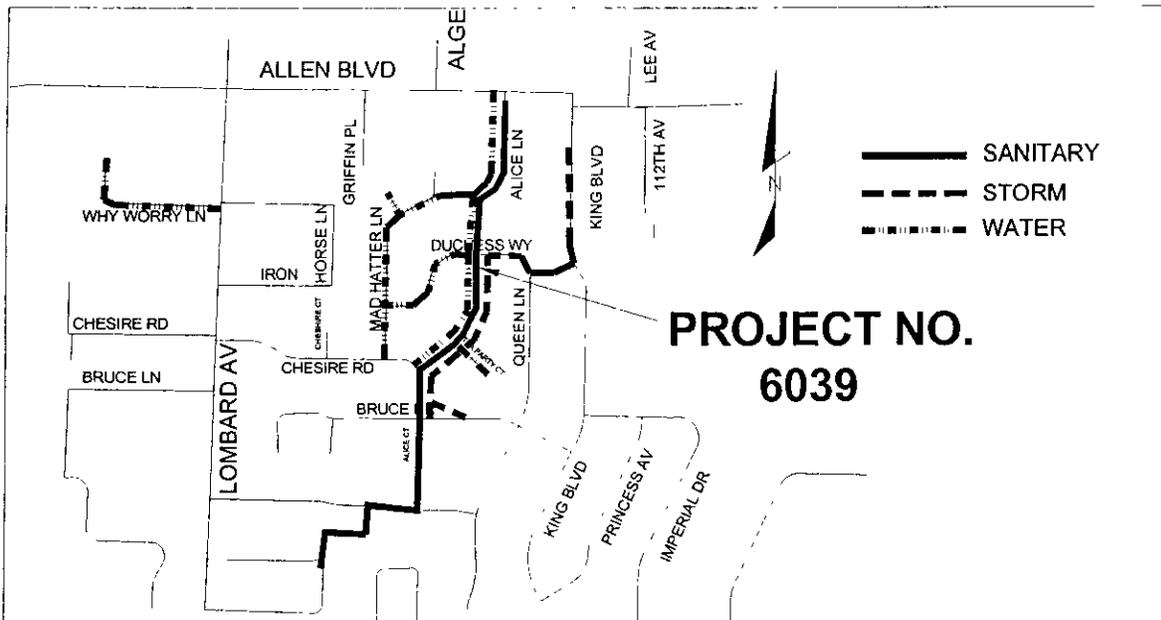
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6038	3620	Water Extra Capacity Supply	\$25,000	FY2007/08
	3701	Water Improvements	\$120,000	FY2007/08
	3850	Sewer Maint/Replacement	\$385,000	FY2007/08
	3950	Storm Maint/Replacement	\$25,000	FY2007/08
	CWS	Clean Water Services	(\$192,500)	FY2007/08
<b>Total for FY:</b>			<b>\$362,500</b>	

**Project Number:** 6039

**Project Name:** Alger Ave South of Allen Blvd Utility Improvements

**Project Description:** Sanitary: Replace approximately 3,100 feet of 8-inch and 10-inch pipe with 10-inch and 12-inch pipe on various streets in the north Looking Glass Subdivision area. Storm drainage: Install approx 1800 feet of 36-inch pipe on King Blvd, Duchess Wy and Alice Ln and a stormwater treatment vault on King Blvd. Water: Replace approximately 4200 feet of 6 inch and 8-inch water mains on Alice Ln, Duchess Ln, Tea Party Ci, Mad Hatter Ln, Why Worry Ln, and Griffin Pl. The above listed projects may change as a result of the site specific study of public utilities in the Looking Glass Subdivision area.

**Map:**



**Project Justification:**

**Sanitary:** The sanitary pipes in the project area are 60 to 80 years old and have a very high level of infiltration/inflow and are in a poor condition. The 2002 Sanitary Sewer Master Plan and the 2004 Master Plan Update state that the Alger Trunk south of Allen Blvd is deficient in capacity for both existing and build out conditions with overflows predicted in several locations. In 1996, documented overflows occurred in the project area caused by surcharged conditions in the pipe.

**Water:** The existing water mains in the Looking Glass Subdivision area are undersized and experience frequent breaks due to age and condition of the cast iron pipe material.

**Storm drainage:** The Beaverton Eastside Drainage Study 2004 recommended larger capacity storm drain pipes in order to reduce the potential for flooding in the Looking Glass Subdivision area. In addition, a January 2006 Technical Memorandum on water quality options in the Looking Glass basin recommended the installation of a water quality vault on King Blvd.

**Project Status:**

**FY07/08:** Complete study of the public utilities in the Looking Glass Subdivision area and make recommendation on the utilities to be replaced or rehabilitated and project phasing over multiple fiscal years if appropriate. **FY08-09:** Complete construction of Phase 1 and begin design of Phase 2 (if multiple phases are required).

Estimated Date of Completion: 06/30/2008 (Study only)

Estimated Project Cost: \$1,200,000

First Year Budgeted: FY06/07

**Funding Data:**

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<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6039	3620	Water Extra Capacity Supply	\$30,000	FY2007/08
	3701	Water Improvements	\$20,000	FY2007/08
	3811	Sewer SDC	\$50,000	FY2007/08
	3850	Sewer Maint/Replacement	\$50,000	FY2007/08
	3950	Storm Maint/Replacement	\$30,000	FY2007/08
		<b><u>Total for FY:</u></b>	<b>\$180,000</b>	

**Project Data**

**Project Number:** 6040  
**Project Name:** Tualaway Ave Sanitary Sewer Improvements  
**Project Description:** Construct approximately 153 feet of 12-inch sanitary sewer pipe in a 24-inch casing from Tualaway Ave/Canyon Rd to CWS Trunk Sewer "D" located north of Rose Ln. In addition, construct 742 feet of 8-inch pipe on Tualaway Ave, and associated laterals and structures.

Map:



**Project Justification:** The Public Works Dept has identified this sanitary sewer line as needing replacement due to a deteriorated condition. In addition, the project will facilitate redevelopment plans in the project area.

**Project Status:** Design by City staff is complete. Construction is scheduled for the spring of 2007 and to be completed in two phases: Phase 1 is a 128-foot bore and installation of a 24-inch casing and 12-inch pipe under the P&W Railroad and TV Hwy. Phase 2 includes the remainder of the sanitary sewer improvements and is scheduled to be constructed by City Forces.

**Estimated Date of Completion:** 10/31/2007

**Estimated Project Cost:** \$325,000

**First Year Budgeted:** FY04/05

**Funding Data:**

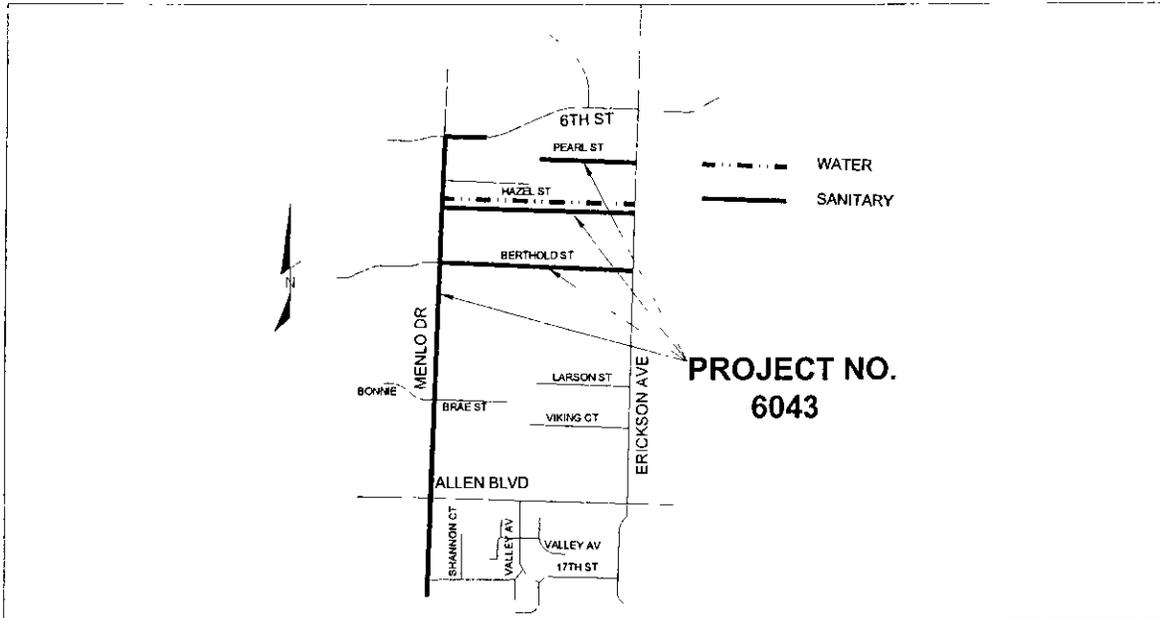
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6040	3811	Sewer SDC	\$29,400	FY2007/08
	3850	Sewer Maint/Replacement	\$180,600	FY2007/08
<b>Total for FY:</b>			<b>\$210,000</b>	

**Project Data**

Sanitary

**Project Number:** 6043  
**Project Name:** South Central Area "C" Utility Improvements  
**Project Description:** Sanitary: Rehabilitation of 5860 feet of sanitary pipe on Menlo Dr, Hazel St, Berthold St, Pearl St and 6th St in accordance with the Jan 2004 Sanitary Sewer Master Plan. Water: Replace and upsize 1300 feet of water line with 8-inch pipe on Hazel St between Erickson Ave and Menlo Dr in accordance with the Water System Master Plan.

Map:



**Project Justification:** The sanitary pipes in the project area are 60 to 80 years old and have a very high level of infiltration/inflow. The pipes also have severe root intrusion problems in areas and require a high level of maintenance. The existing water line is undersized and has had frequent main breaks.

**Project Status:** Fall 2007: Complete survey and design. Winter/Spring FY07/08: Complete construction. The design of the waterline was done under Project No 4065.

**Estimated Date of Completion:** 09/30/2008

**Estimated Project Cost:** \$1,270,000

**First Year Budgeted:** FY06/07

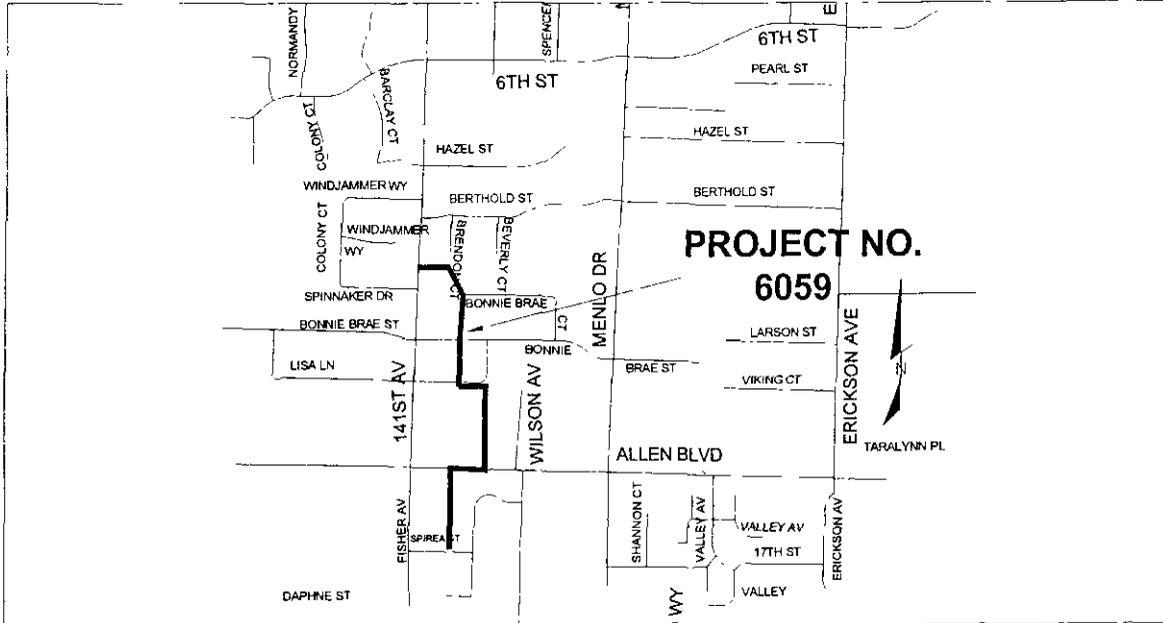
**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6043	3701	Water Improvements	\$200,000	FY2007/08
	3811	Sewer SDC	\$1,160,000	FY2007/08
	3950	Storm Maint/Replacement	\$120,000	FY2007/08
<b>Total for FY:</b>			<b>\$1,480,000</b>	

**Project Data**

**Project Number:** 6059  
**Project Name:** Sanitary Sewer Trunk Improvement Between SW 141st Ave and SW Spirea St  
**Project Description:** Replace 2058 feet of 12-inch sanitary sewer pipe with 15-inch pipe and numerous associated sanitary sewer laterals.

Map:



**Project Justification:** The 2004 Sanitary Sewer Master Plan reported that the sanitary main line between SW 141st Ave and SW Spirea St is undersized for both existing and build out conditions. The existing alignment is very constrained along much of its length because it is between homes along the side and back lot lines of private properties. The project design will consider potential alternative alignments that relocate the pipe to public rights of way.

**Project Status:** Fall/Winter 2007: Complete survey and design. Spring/Summer FY07/08: Complete construction.

**Estimated Date of Completion:** 09/30/2008

**Estimated Project Cost:** \$500,000

**First Year Budgeted:** FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6059	3811	Sewer SDC	\$1,200,000	FY2007/08
	3950	Storm Maint/Replacement	\$50,000	FY2007/08
<b>Total for FY:</b>			<b>\$1,250,000</b>	

**Project Data**

Sanitary

Project Number: 6065  
Project Name: 07/08 Misc Sewer Capacity Projects & In-House Staff Time  
Project Description: Respond to unprogrammed projects in a timely manner that result from unanticipated sanitary sewer capacity problems.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6065	3811	Sewer SDC	\$106,000	FY2007/08
<b><u>Total for FY:</u></b>			<b>\$106,000</b>	

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Project Number: 6066  
Project Name: 07/08 Misc Sewer Projects & In-House Staff Time  
Project Description: Respond to unprogrammed projects in a timely manner that result from unanticipated sanitary sewer maintenance related problems.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
6066	3850	Sewer Maint/Replacement	\$180,000	FY2007/08
	3852	Sewer Renewal/Rehab	\$170,000	FY2007/08
<b><u>Total for FY:</u></b>			<b>\$350,000</b>	

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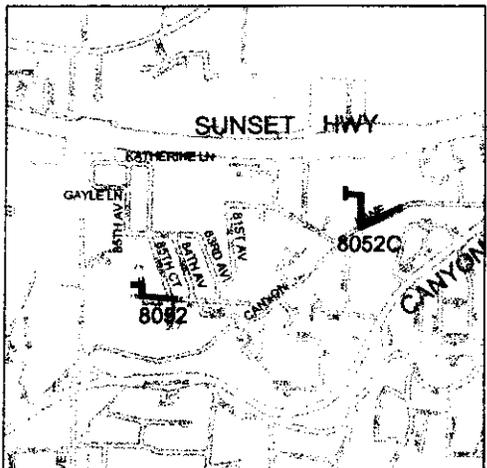
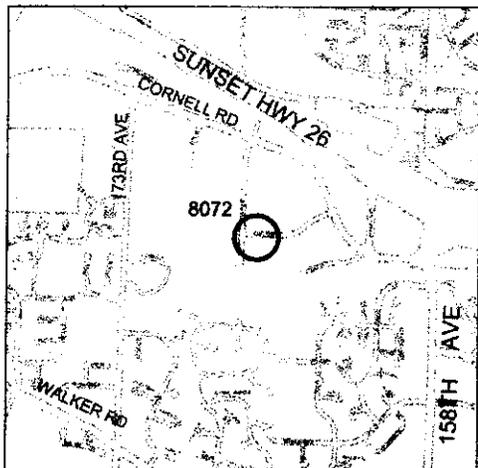
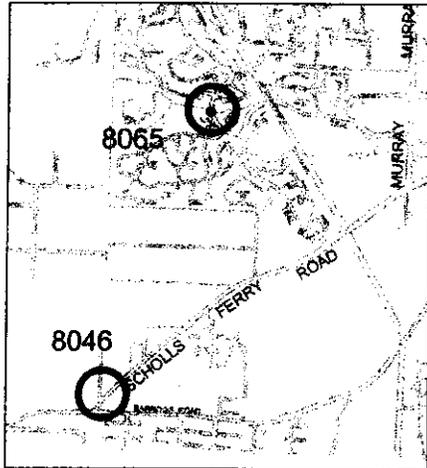
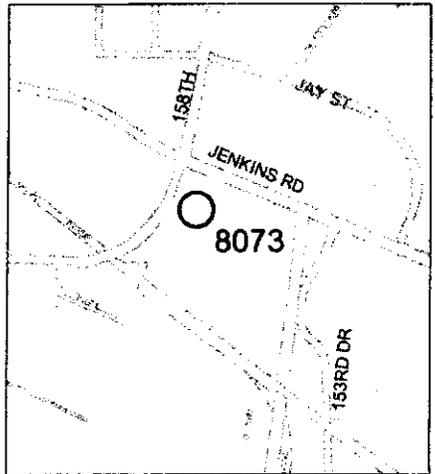
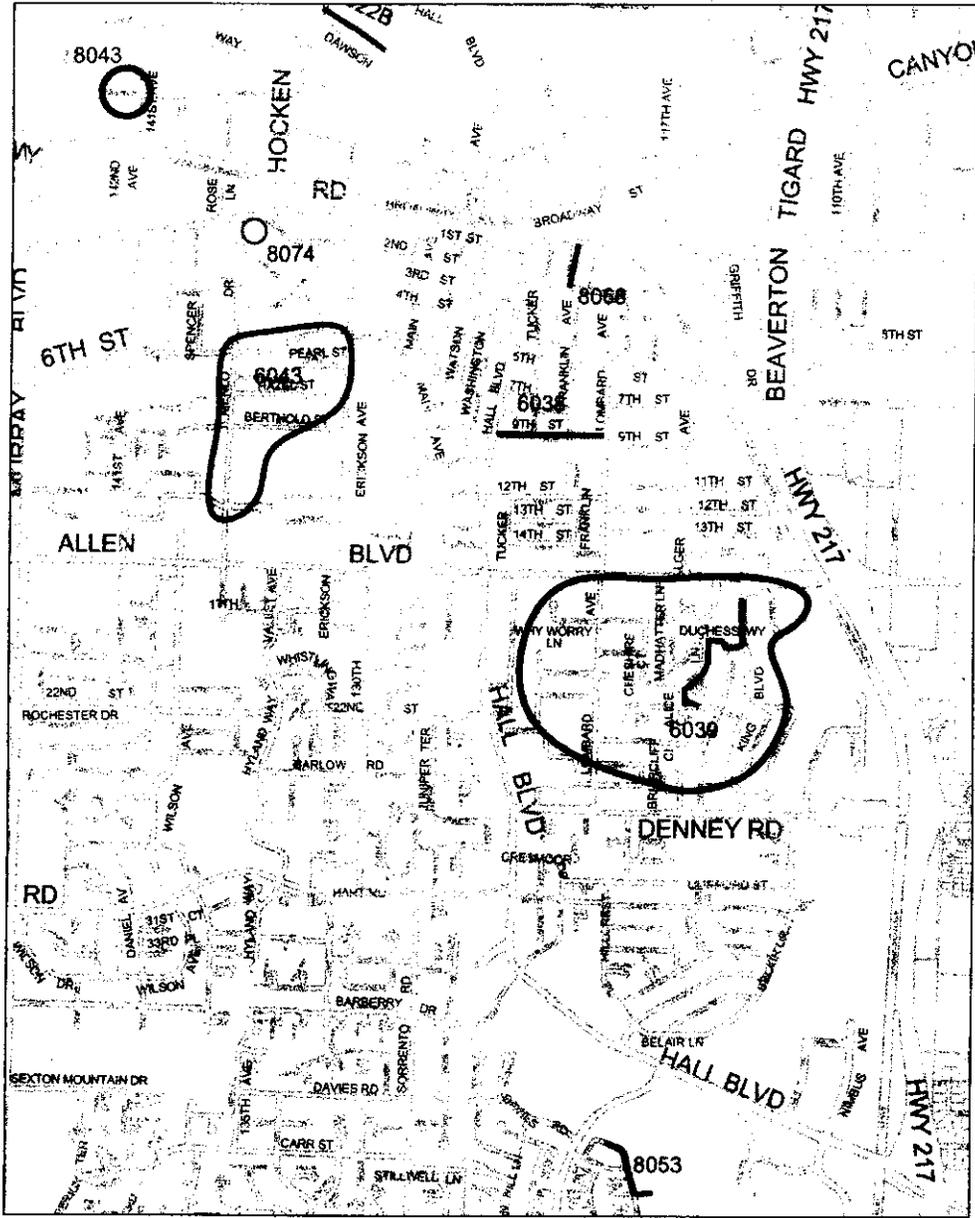
### Storm Drainage Projects – Map Key

<u>Project No.</u>	<u>Project Name</u>	<u>Map Location</u>
6038	* South Central Area "A" Sanitary Sewer and Waterline Improvements - see Sanitary section for project details	C3
6039	* Alger Trunk South of Allen Blvd Utility Improvements - see Sanitary section for project details	D3
6043	* South Central Area "C" Utility Improvements – see Sanitary section for project details	C1
8022B	* Beaverton Creek Channel Enhancement (Hocken Ave - Cedar Hills Blvd)	A2
8043	Erickson Creek Stormwater Treatment Structure	A1
8046	* Sterling Park Pond Reconstruction	I1
8052	* Schiller Rd/85th Ct Storm Drainage Improvements	H5
8052C	* 7400 Block Canyon Ln Near 75 <sup>th</sup> Ave Storm Drain Improvement	H7
8053	* Park View Lp Storm Drain Improvements	G3
8065	Culvert Repair at 155th Ave/Cormorant Dr	H1
8068	Betts Ave (2nd-Farmington) Storm Drain Improvement	B3
8072	Twin Oaks Outfall Water Quality Retrofit	H4
8073	SW 158 <sup>th</sup> Storm Water Quality Retrofit, 1900 Block	F6
8074	* Menlo Dr Water Quality Facility	B1

\* Denotes multi-year project

# Storm Drainage Projects FY 2007 - 2008

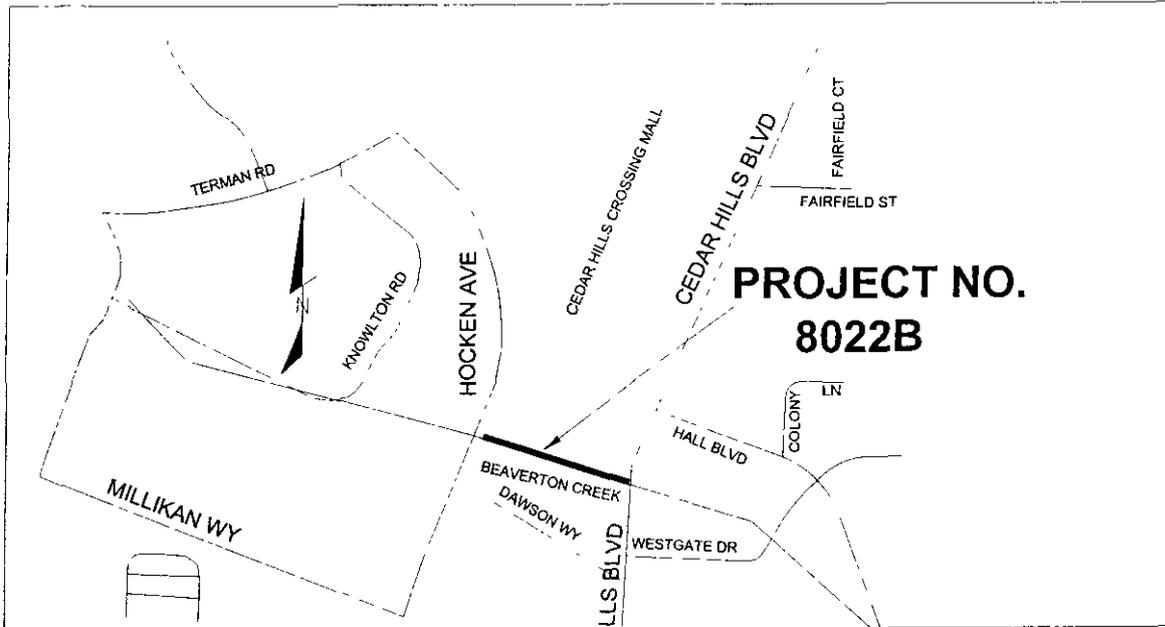
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Project Number: 8022B  
Project Name: Beaverton Creek Channel Enhancement (Hocken Ave - Cedar Hills Blvd)  
Project Description: Regrade approximately 800 LF of the Beaverton Creek Channel between Hocken Ave and Cedar Hills Blvd. This project is for construction only. Project design was completed under Project 8022.

Map:



Project Justification: Enhancement of the creek channel is needed to reduce the frequency of flooding from the 20-percent-annual-chance storm through the 2-percent-annual-chance storm (5 year through 50 year flood events).

Project Status: FY05/06: Complete final design, specs and cost estimate and begin the process to obtain the necessary permits. 75% plans were completed 7-29-05. FY06/07: 90% plans were completed in Jan 2007. The Metro Nature in Neighborhoods Bond Measure was approved in Nov 2006. The amount of the bond measure funding allocated to this project is \$500,000. Coordination continues with State and local agencies to obtain the necessary environmental permits and with adjacent property owners to obtain easements. FY07/08: Construction is scheduled to begin in the Summer of 2007.

Estimated Date of Completion: 11/30/2007

Estimated Project Cost: \$930,000

First Year Budgeted: FY06/07

**Funding Data:**

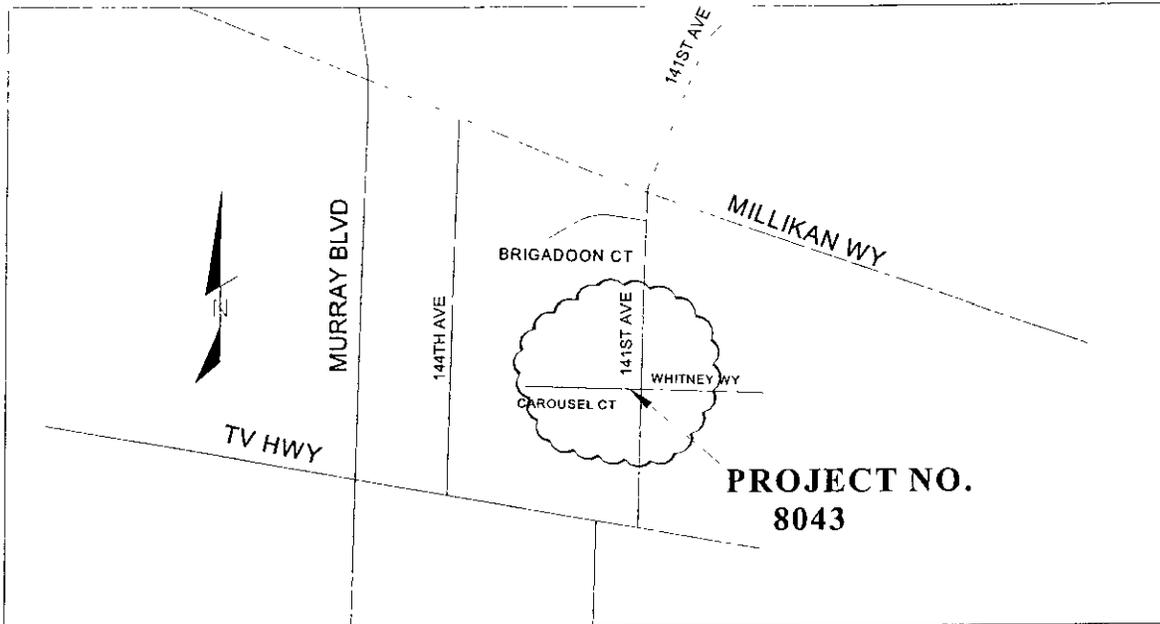
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>EY</u>
8022B	3220	Metro	\$500,000	FY2007/08
	3915	Storm SDC Conveyance	\$410,000	FY2007/08
<b>Total for FY:</b>			\$910,000	

**Project Data**

Storm

**Project Number:** 8043  
**Project Name:** Erickson Creek Stormwater Treatment Structure  
**Project Description:** The purpose of this project is to install a surface water runoff treatment structure in the vicinity of 141st Ave/Carousel Ct to reduce pollutants entering Erickson Creek.

Map:



**Project Justification:** The pipe system that drains portions of three large arterials (TV Hwy, Farmington Rd, and Murray Blvd) passes under Carousel Ct before discharging to Erickson Creek. Currently this system includes very little surface water runoff treatment.

**Project Status:** Project design is complete and construction by City Forces is scheduled for the Summer of 2007.

**Estimated Date of Completion:** 09/30/2007

**Estimated Project Cost:** \$140,000

**First Year Budgeted:** FY04/05

**Funding Data:**

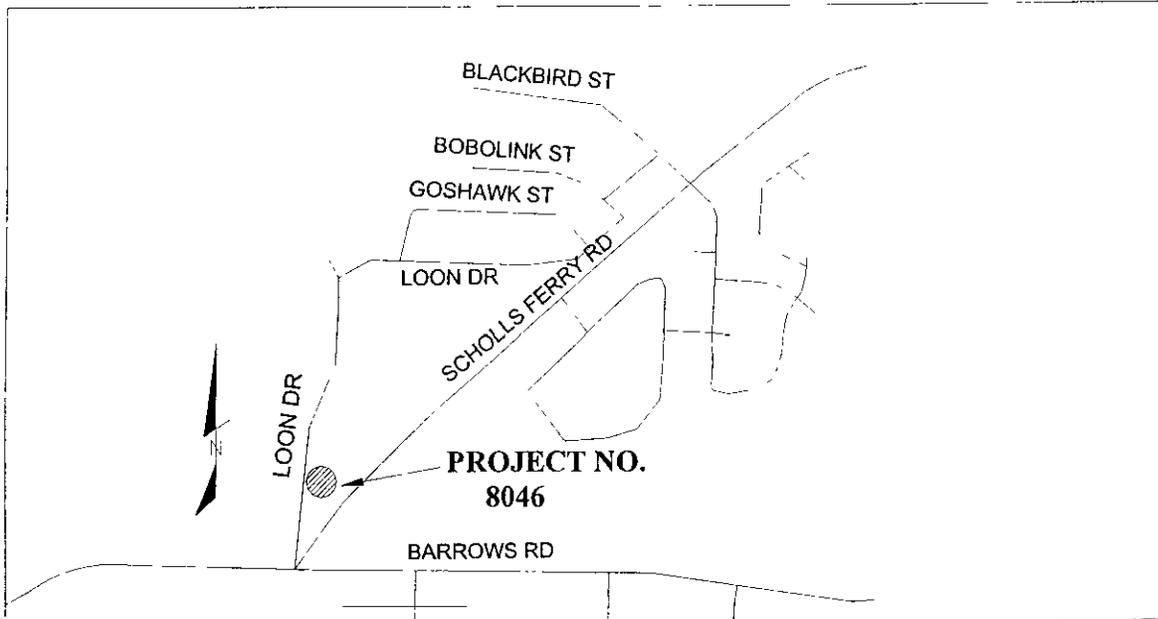
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8043	3917	Storm SDC Water Quality	\$130,000	FY2007/08
<b>Total for FY:</b>			\$130,000	

**Project Data**

Storm

**Project Number:** 8046  
**Project Name:** Sterling Park Pond Reconstruction  
**Project Description:** Provide storm water quantity, quality and landscaping improvements in the vicinity of Sterling Park pond.

Map:



**Project Justification:** The project is necessary to provide improved stormwater quantity control and stormwater treatment function, reduce the need for frequent maintenance, and to improve the appearance of the facility by providing landscaping.

**Project Status:** Project design is complete.

**Estimated Date of Completion:** 10/15/2007

**Estimated Project Cost:** \$450,000

**First Year Budgeted:** FY04/05

**Funding Data:**

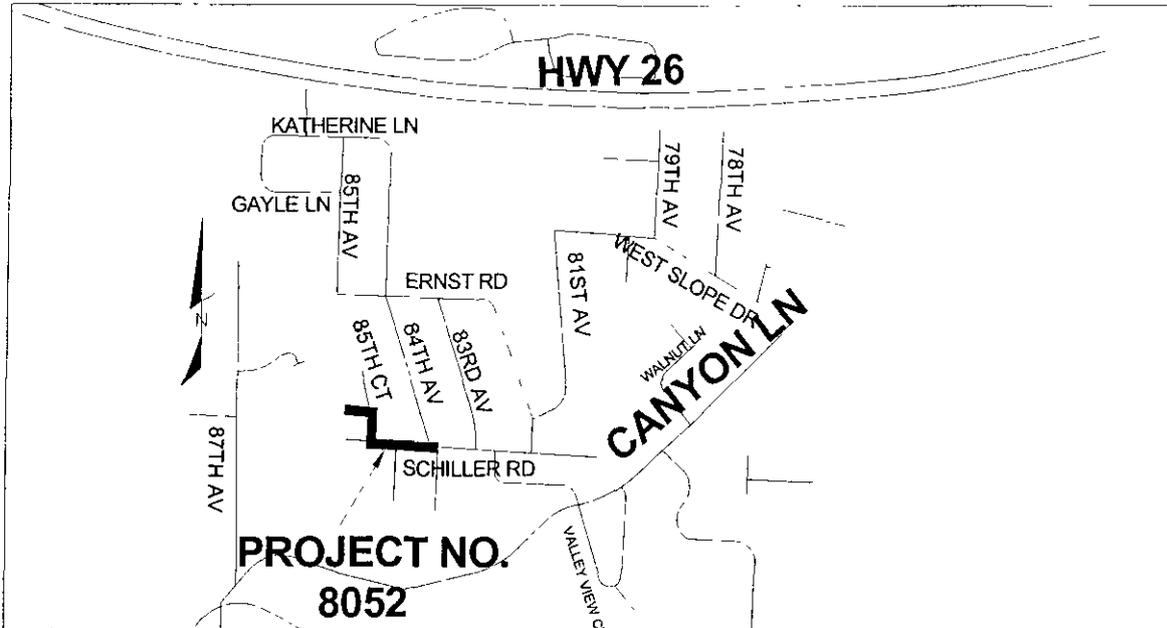
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8046	3950	Storm Maint/Replacement	\$250,000	FY2007/08
<b>Total for FY:</b>			\$250,000	

**Project Data**

Storm

**Project Number:** 8052  
**Project Name:** Schiller Rd/85th Ct Storm Drainage Improvements  
**Project Description:** Storm water detention and pipe improvements that will reduce street flooding in 85th Ct.

Map:



**Project Justification:** The Schiller Rd/SW 85th Ct area has been identified as a potential location for a detention facility that will help downstream channels by reducing peak runoff rates that have resulted from the increased impervious area and piped conveyance systems typical of this urbanized basin. One result for this area of the increase in runoff and higher flow rates is increased erosion downstream on high gradient streams and increased flooding.

**Project Status:** Design is complete and construction by City Forces is scheduled for late Summer/Fall of 2007.

**Estimated Date of Completion:** 11/30/2007

**Estimated Project Cost:** \$250,000

**First Year Budgeted:** FY05/06

**Funding Data:**

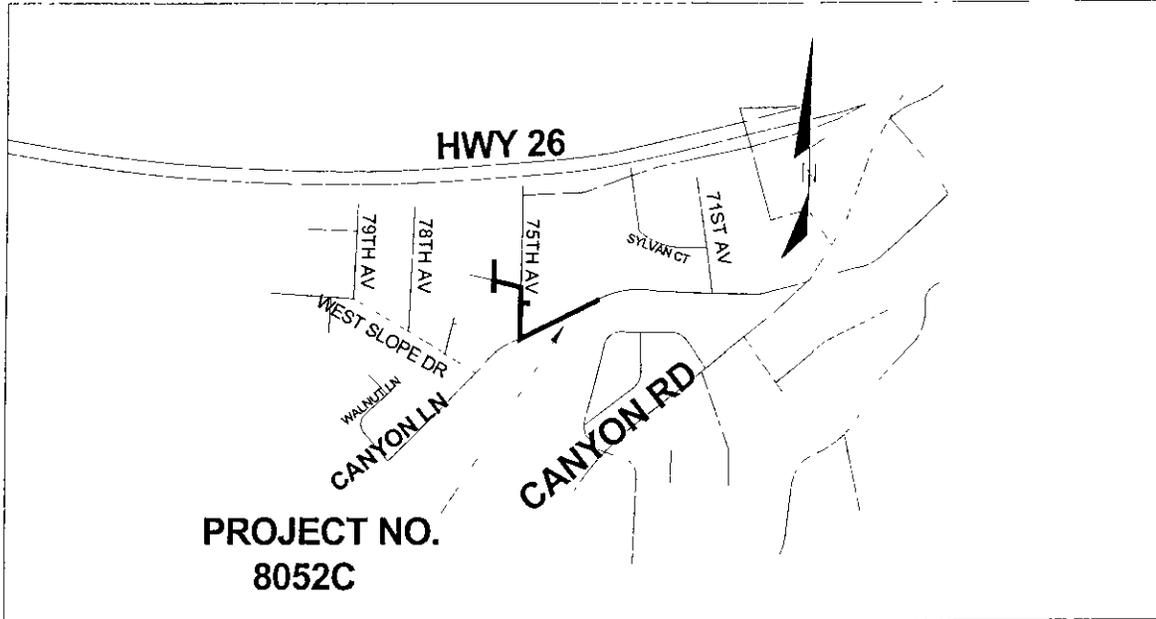
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8052	3916	Storm SDC Water Quantity	\$60,000	FY2007/08
	3950	Storm Maint/Replacement	\$175,000	FY2007/08
<b>Total for FY:</b>			<b>\$235,000</b>	

**Project Data**

Storm

**Project Number:** 8052C  
**Project Name:** 7400 Block Canyon Ln Near 75th Ave Storm Drain Improvement  
**Project Description:** Construct storm pipes and structures to improve local drainage.

Map:



**Project Justification:**

Currently, there is no functional stormwater drainage system to serve the roadway sag location in the 7400 block of Canyon Ln. Approximately 5 acres of mostly impervious area, including several acres of nursery greenhouses, contribute runoff to this location. During periods of moderate to heavy rainfall, this concentrated discharge appears to flow across Canyon Ln and through the yards of 7400 Canyon Ln and 7245 SW Benz Park Dr, then downhill via the Benz Park Dr drainage system to the ODOT drainage system on SW Canyon Rd. The flow path that is used during periods of heavy rainfall does not appear to be the historical flow path, and speculation is that this situation was inadvertently created a couple of decades ago when Canyon Ln was converted from a gravel road to a paved road by the County. There also are water quality issues associated with the stormwater discharge from the nursery business that must be addressed prior to any stormwater conveyance project.

**Project Status:**

Project design is underway. Construction by City Forces is contingent upon resolution of right of way issues with adjacent property owners. If right of way issues can be resolved, construction is anticipated in FY08/09.

**Estimated Date of Completion:** 10/31/2008

**Estimated Project Cost:** \$500,000

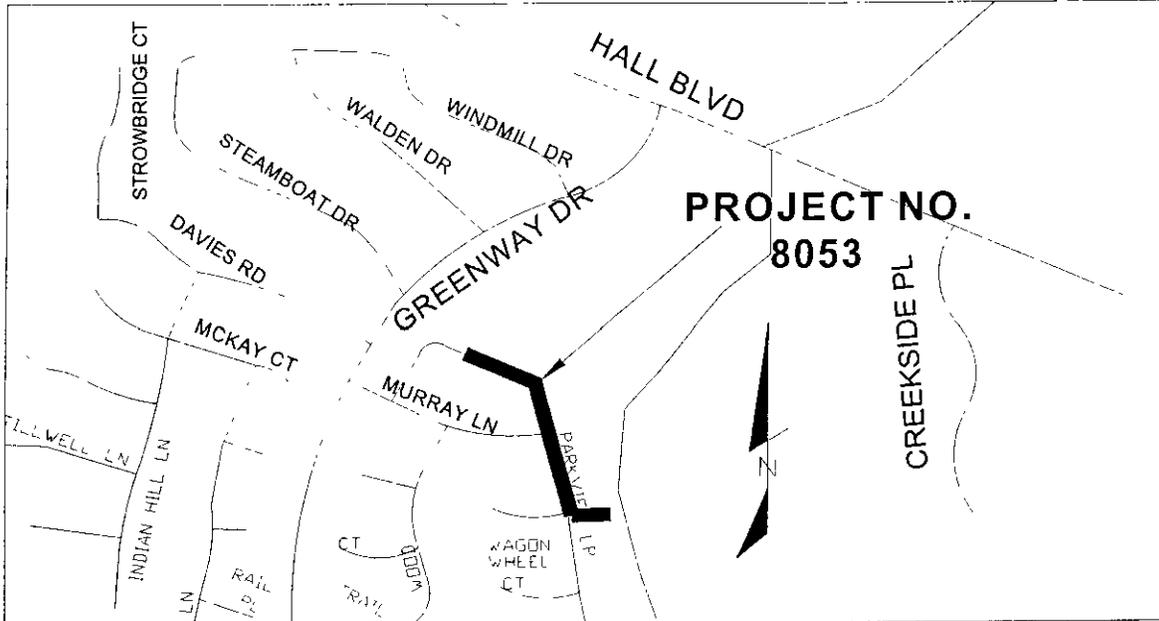
**First Year Budgeted:** FY05/06

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8052C	3915	Storm SDC Conveyance	\$20,000	FY2007/08
<b>Total for FY:</b>			\$20,000	

**Project Number:** 8053  
**Project Name:** Park View Lp Storm Drain Improvements  
**Project Description:** Pipe system improvements in the Greenway No. 3 Subdivision to address periodic flooding at the 8400 block of SW Park View Lp.

Map:



**Project Justification:** Street flooding occurs in the area of 8480 Park View Lp during periods of heavy rainfall. Stormwater surcharges from manholes, fills the street, and drains across the yard of 8480 Park View Lp.

**Project Status:** Project design is complete. Construction is contingent on resolution of issues with Tualatin Hills Park & Recreation District. If property impact issues can be resolved, then construction is anticipated in the Summer of 2007.

**Estimated Date of Completion:** 09/30/2007

**Estimated Project Cost:** \$100,000

**First Year Budgeted:** FY05/06

**Funding Data:**

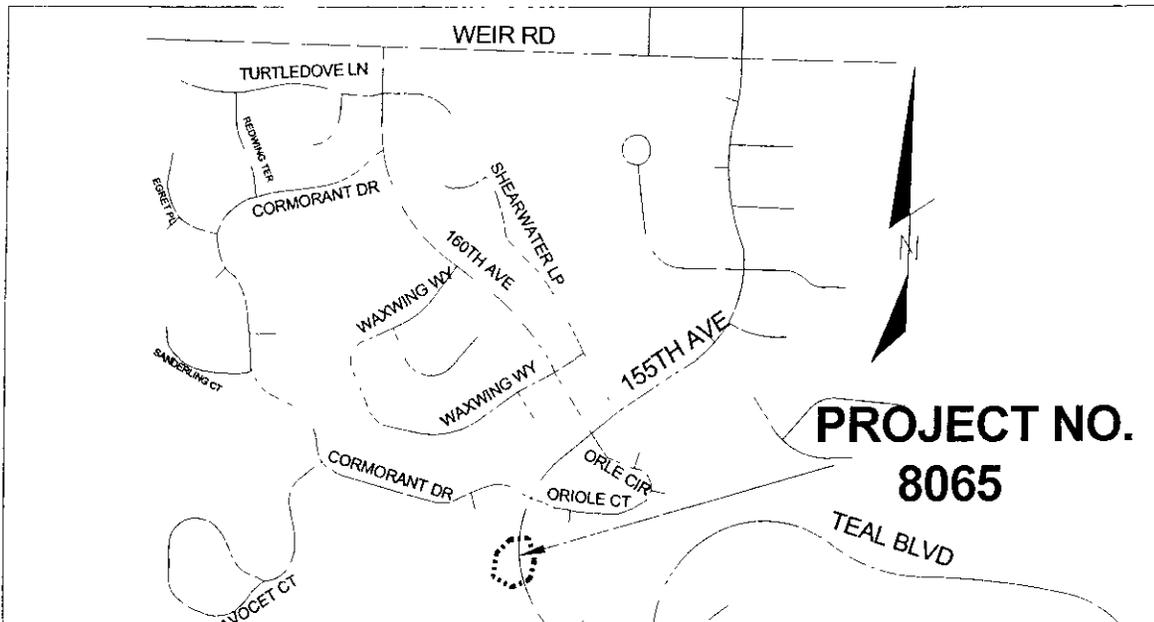
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8053	3915	Storm SDC Conveyance	\$225,000	FY2007/08
	3917	Storm SDC Water Quality	\$18,000	FY2007/08
<b>Total for FY:</b>			<b>\$243,000</b>	

**Project Data**

Storm

**Project Number:** 8065  
**Project Name:** Culvert Repair at 155th Ave/Cormorant Dr  
**Project Description:** Construct culvert improvements to eliminate ongoing erosion.

Map:



**Project Justification:** A site inspection in FY05/06 found significant erosion on the downstream side of the culvert crossing and if left uncorrected could lead to roadway failure.

**Project Status:** Design is complete and construction by City Forces is scheduled for the Summer of 2007.

**Estimated Date of Completion:** 09/30/2007

**Estimated Project Cost:** \$45,000

**First Year Budgeted:** FY06/07

**Funding Data:**

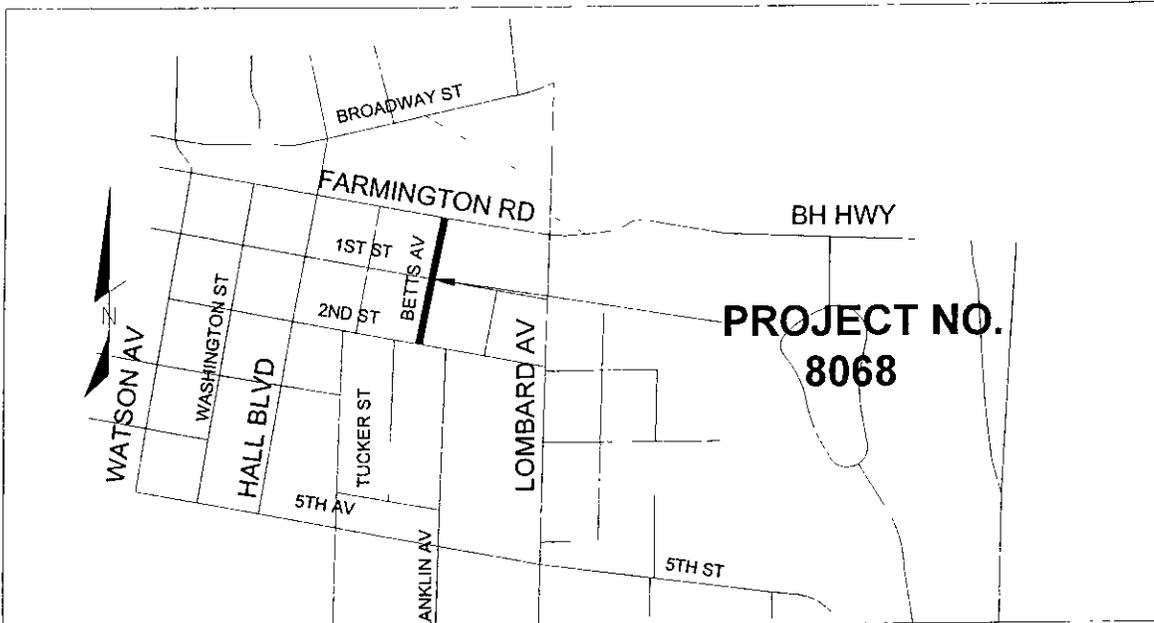
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8065	3950	Storm Maint/Replacement	\$45,000	FY2007/08
<b>Total for FY:</b>			\$45,000	

**Project Data**

Storm

**Project Number:** 8068  
**Project Name:** Betts Ave (2nd-Farmington) Storm Drain Improvement  
**Project Description:** Replace 500 feet of 12-inch pipe and construct 3 manholes and 6 catchbasins.

Map:



**Project Justification:** Storm pipes have reverse grade and catch basins are poorly located and have poor maintenance access. These problems cause siltation to build up within the pipe and flooding of the 1st St/Betts Ave intersection adjacent to the Post Office.

**Project Status:** Project is under design. Construction is anticipated to begin in the Spring of 2008.

**Estimated Date of Completion:** 07/31/2008

**Estimated Project Cost:** \$100,000

**First Year Budgeted:** FY07/08

**Funding Data:**

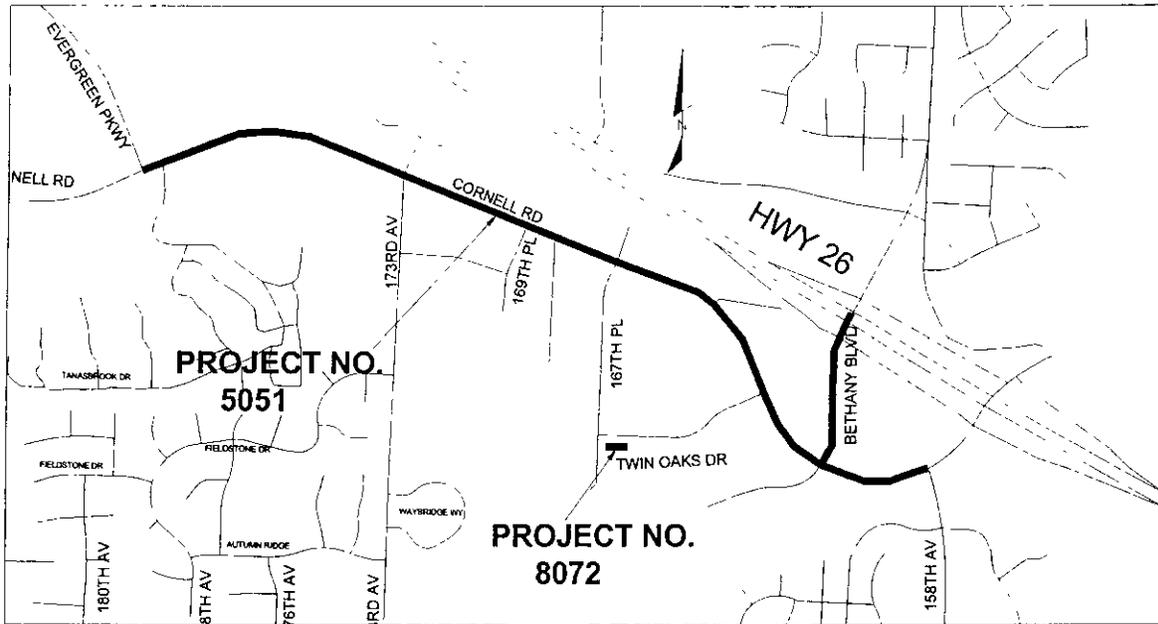
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8068	3950	Storm Maint/Replacement	\$100,000	FY2007/08
<b>Total for FY:</b>			\$100,000	

**Project Data**

Storm

**Project Number:** 8072  
**Project Name:** Twin Oaks Outfall Water Quality Retrofit  
**Project Description:** Construct a water quality facility in conjunction with the MSTIP3B street improvement on Cornell Rd (See CIP Project No. 5051).

Map:



**Project Justification:** Provide a water quality facility that serves an area greater than the area within the limits of the street improvement project.

**Project Status:** Project is being designed by Washington County as part of the Cornell Rd (Evergreen Pkwy to 158th Ave), MSTIP3B project. Water quality facilities that serve the street improvement project will be funded by Washington County. City will fund the portion of the WQ facility that serves the area outside of the MSTIP3B project area.

**Estimated Date of Completion:** 06/30/2008  
**Estimated Project Cost:** \$40,000  
**First Year Budgeted:** FY07/08

**Funding Data:**

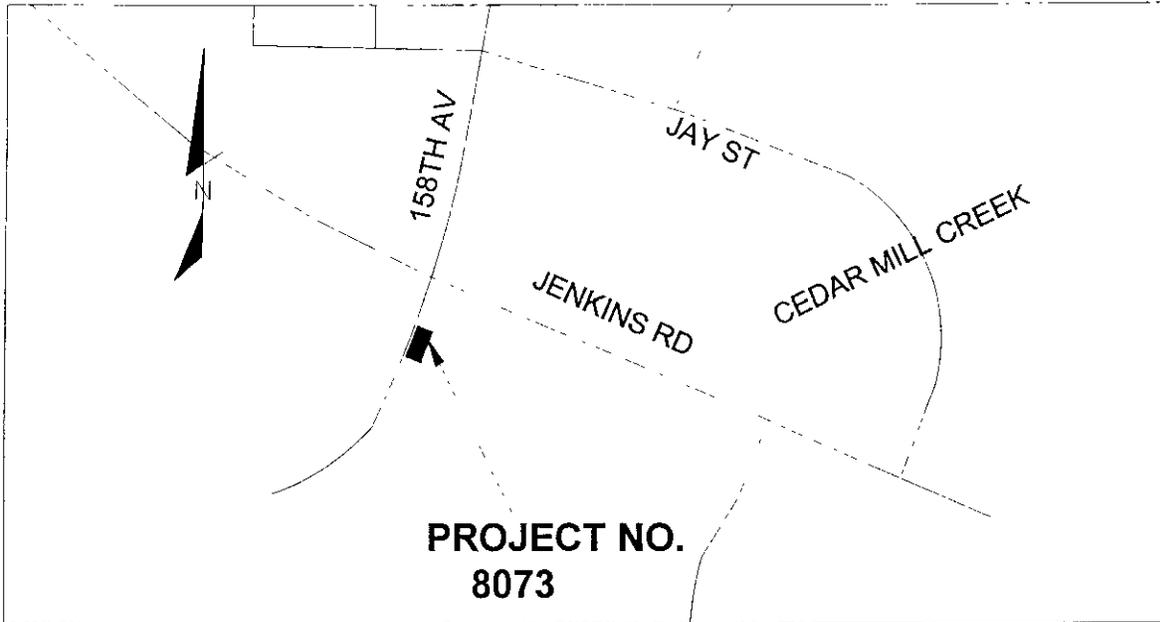
<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8072	3917	Storm SDC Water Quality	\$40,000	FY2007/08
<b>Total for FY:</b>			\$40,000	

**Project Data**

Storm

Project Number: 8073  
Project Name: 158th Ave (1900 Block) Storm Water Quality Retrofit  
Project Description: The purpose of this project is to install a surface water runoff treatment structure in the vicinity of 158th Ave and Jenkins Rd to reduce pollutants entering Cedar Mill Creek.

Map:



Project Justification: Currently, there are no WQ facilities within the project area.  
Project Status: FY06-07: Complete project design. FY07-08: Construct WQ facility by City forces.  
Estimated Date of Completion: 06/30/2008  
Estimated Project Cost: \$40,000  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8073	3917	Storm SDC Water Quality	\$40,000	FY2007/08
<b><u>Total for FY:</u></b>			\$40,000	

**Project Data**

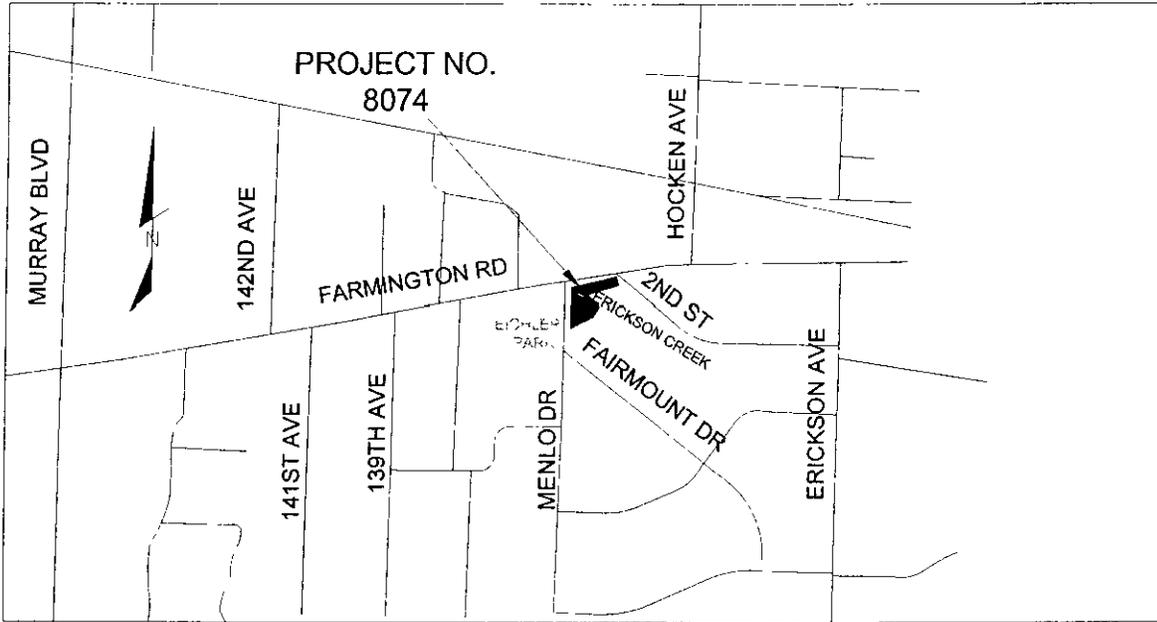
Storm

Project Number: 8074

Project Name: Menlo Dr Water Quality Facility

Project Description: Construct a greenspaces area and water quality facility along Erickson Creek at the southeast corner of Farmington Rd/Menlo Dr. This project is included in the recently approved 2006 Nature in the Neighborhood Metro bond measure.

Map:



Project Justification: Project is needed to provide the water quality requirement for the proposed street improvement on Farmington Rd from Hocken Ave to 142nd Ave.

Project Status: FY06-07: Begin IGA process with Metro for Nature in the Neighborhood funding. FY07-08: Complete IGA with Metro, acquire right of way, and complete project design. FY08-09: Construct greenspaces area and water quality facility along Erickson Creek.

Estimated Date of Completion: 06/30/2008

Estimated Project Cost: \$520,000

First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8074	3220	Metro	\$375,000	FY2007/08
	3915	Storm SDC Conveyance	\$80,000	FY2007/08
	3917	Storm SDC Water Quality	\$50,000	FY2007/08
<b>Total for FY:</b>			<b>\$505,000</b>	

City of Beaverton  
2007-2008 CIP

Project Data

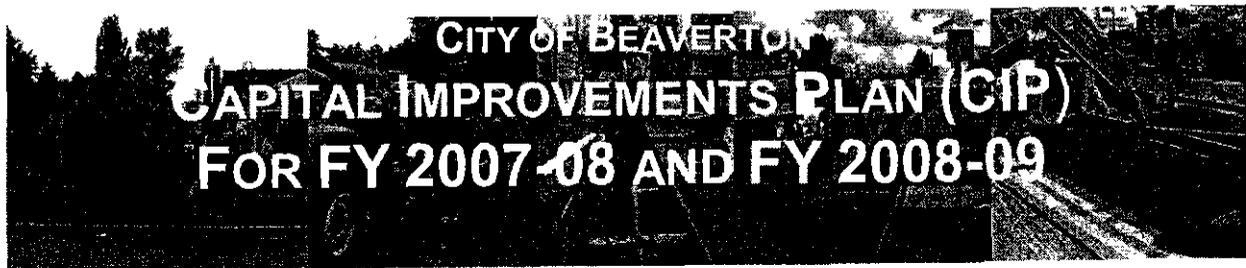
Storm

Project Number: 8071  
Project Name: FY07/08 Small Works Drainage & In-House Staff Time  
Project Description: Respond to unprogrammed storm water projects in a timely manner that result from unanticipated problems.  
First Year Budgeted: FY07/08

**Funding Data:**

<u>Project No.</u>	<u>Fund No.</u>	<u>Fund Name</u>	<u>Amount</u>	<u>FY</u>
8071	3915	Storm SDC Conveyance	\$200,000	FY2007/08
	3916	Storm SDC Water Quantity	\$80,000	FY2007/08
	3917	Storm SDC Water Quality	\$180,000	FY2007/08
	3950	Storm Maint/Replacement	\$180,000	FY2007/08
<b>Total for FY:</b>			<b>\$640,000</b>	

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## **FY 2008-09 PROJECT LISTS**

### **CONTENTS:**

- STREET AND OTHER TRANSPORTATION PROJECTS
- WATER PROJECTS
- SANITARY SEWER PROJECTS
- STORM DRAINAGE PROJECTS
- STREET REHABILITATION PROGRAM (TABLE)

Transportation Projects  
FY 2008/09

TO BE PROVIDED WITH FINAL DRAFT

Street Rehabilitation Projects  
FY 2008/09

### Fiscal Year 2008-09

Street Name	Street Boundaries	PCI	SQ FT	SQ YD	Total Cost
*Allen Blvd.	Hall to Lombard	59	74,000	8,222	\$ 153,344
*Allen Blvd.	Lombard to King	60	58,000	6,444	\$ 120,189
Fir Ct.	Glenn to cul-de-sac	61	48,444	5,383	\$ 55,980
Gem Ln	Cedar Hills to cul-de-sac	66	10500	1,167	\$ 12,133
Main Ave	Farmington to 3rd	60	17500	1,944	\$ 20,222
1 <sup>st</sup> St.	Stott to Lombard	68	14,656	1,628	\$ 16,936
Morgan Dr	Sorrento to Carr	66	24150	2,683	\$ 27,907
Heather Ct.	130 <sup>th</sup> to cul-de-sac	64	20,212	2,246	\$ 23,356
Kimberly Dr	Hart to 141st	64	28,303	3,145	\$ 32,706
136th Ave	Hart to 27th	66	14,000	1,556	\$ 16,178
31st St	Hyland to 136th	56	16,000	1,778	\$ 18,489
27th St	Wilson to 136th	74	9,000	1,000	\$ 10,400
Walker Rd	1,000' east & west of Cedar Hills	48	69,000	7,667	\$ 115,000
Hoodview Pl.	Denney Rd. to cul-de-sac	68	18,500	2,056	\$ 21,378
Greenbrier Parkway	158 <sup>th</sup> to cul-de-sac	77	216,100	24,011	\$ 237,950
Alger Ave.	9 <sup>th</sup> to 5th	68	22,673	2,519	\$ 26,200
103 <sup>rd</sup> Ave	Crestwood to Crystal	82	7,600	844	\$ 8,782
105 <sup>th</sup> Ave	Denny to cul-de-sac	70	29,525	3,281	\$ 34,118
Barrows Rd	Walnut west to new a/c	66	48,000	5,333	\$ 55,467
Barrows Rd	154th to 160th	66	60,750	6,750	\$ 70,200
Striping, Signal Detection, Surveying, A/C Testing					\$ 55,000
Overlay Total					\$ 1,131,934
Concrete Street Repairs					\$ 15,000
Barrows Rd Curbs/Trees					\$ 32,000
Hocken RXR Crossing					\$ 12,000
ADA Ramps					\$ 5,000
Misc Projects					\$ 20,000
<b>Improvement Project Total</b>					<b>\$ 1,215,934</b>

Water System Improvement Projects  
FY 2008/09

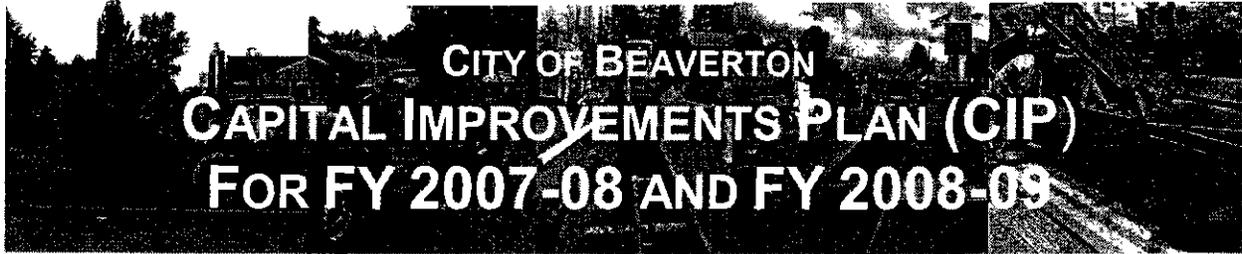
TO BE PROVIDED WITH FINAL DRAFT

Sewer System Improvement Projects  
FY 2008/09

TO BE PROVIDED WITH FINAL DRAFT

Storm Drainage Improvement Projects  
FY 2008/09

TO BE PROVIDED WITH FINAL DRAFT



## PROJECT OVERVIEW MAPS

- Map 1      FY2007-08 CIP Projects
- Map 2      Sanitary Sewer Capital Improvements



MSTIP3 PROJECT  
5051

SUNSET HWY 26  
CORNELL RD

8072  
5057

158TH AVE

CORNELL RD

CORNELL RD

SUNSET HWY 26

5037  
MSTIP3 PROJECT

8073

MURRAY BLVD

WALKER RD

SUNSET HWY

8052C

8052

CANYON RD

170TH AVE

JENKINS RD

CEDAR HILLS BLVD

WALKER RD

160TH AVE

OVERLAY 2007  
TUALATIN VALLEY HWY

8043

8022B

3314 3314  
3309 3309

5015H

8068

MSTIP3 PROJECT  
3306

TIGARD HWY 217

CANYON RD

96TH AVE

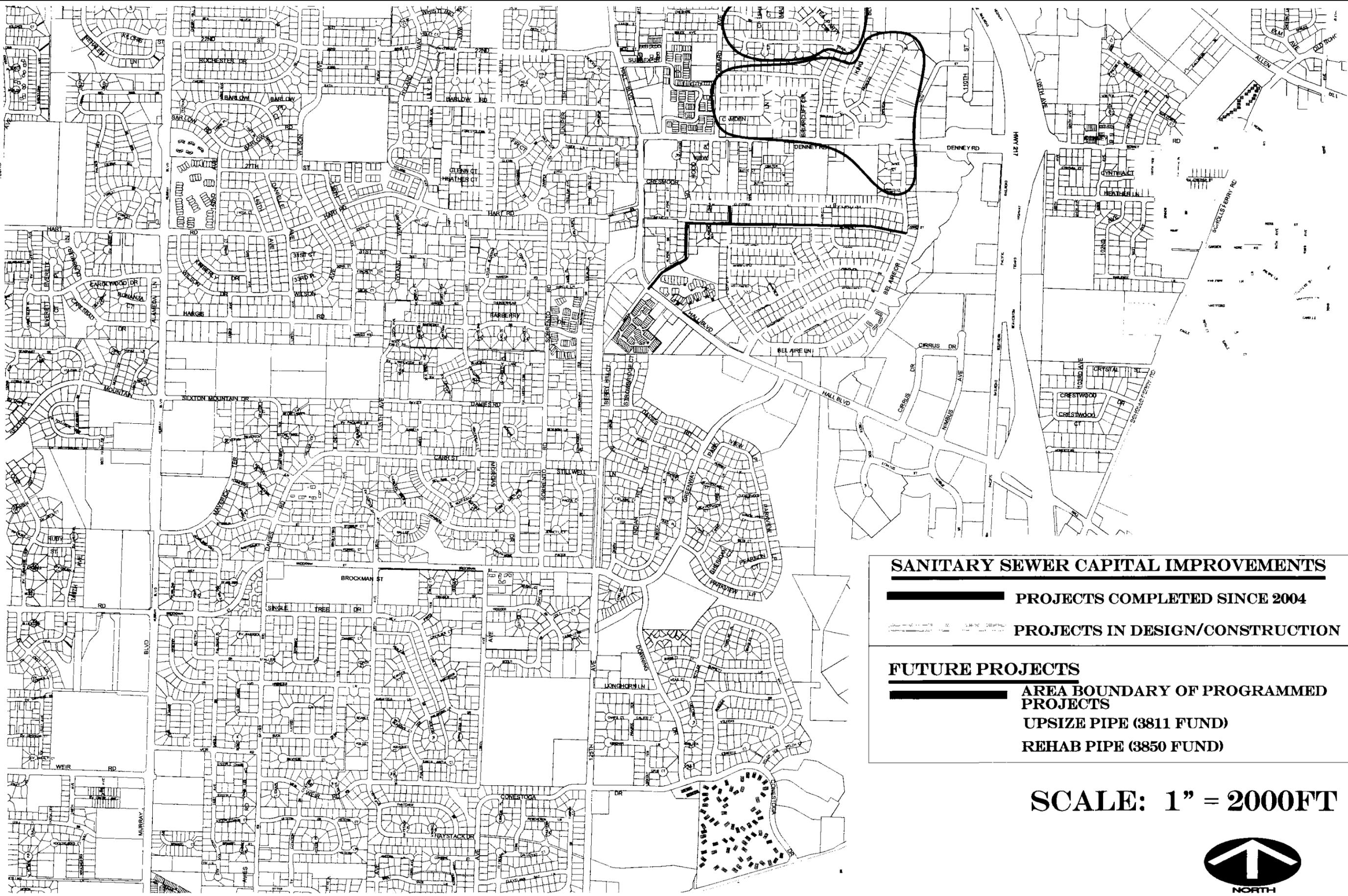
FARMINGTON BLVD

HOCKEN RD

8074

BEAVERTON HILLSDALE HWY

BEAVE



**SANITARY SEWER CAPITAL IMPROVEMENTS**

**PROJECTS COMPLETED SINCE 2004**

**PROJECTS IN DESIGN/CONSTRUCTION**

**FUTURE PROJECTS**

**AREA BOUNDARY OF PROGRAMMED PROJECTS**

**UPSIZE PIPE (3811 FUND)**

**REHAB PIPE (3850 FUND)**

**SCALE: 1" = 2000FT**





**AGENDA BILL**  
Beaverton City Council  
Beaverton, Oregon

**SUBJECT:** Residential Property Maintenance -  
Presentation of Proposed Ordinance

**FOR AGENDA OF:** 5-07-07 **BILL NO:** 07092

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** Code Services 

**DATE SUBMITTED:** 02-28-07

**CLEARANCES:** City Attorney 

**PROCEEDING:** Work Session

**EXHIBITS:** Residential Property  
Maintenance Code draft

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

The City frequently receives complaints about properties that are not being maintained to meet the standards of the community. These complaints usually focus on overgrown vegetation or the accumulation of rubbish, subjects that are already covered by the Beaverton Code.

Occasionally the complaint is about a building that may be overcrowded or is falling into disrepair. The Beaverton Code does not adequately address these concerns, so the Mayor directed Code Services to research the subject and draft a proposed ordinance. Code Services staff would now like to brief the Council on the draft Residential Property Maintenance Code.

**INFORMATION FOR CONSIDERATION:**

This presentation will briefly introduce the subject of adopting a Residential Property Maintenance Code for Beaverton. Photographs of problems that could be addressed by such a code will be shown.

**RECOMMENDED ACTION:**

View the PowerPoint presentation by Code Services on the draft Residential Property Maintenance Code.

**SECTION 8.07**  
**RESIDENTIAL PROPERTY MAINTENANCE CODE**

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<p>Source Citations:</p> <p>Hanover = Hanover Park, Illinois Municipal Code</p> <p>IPMC = International Property Maintenance Code</p> <p>Original = City of Beaverton</p> <p>Salem = City of Salem, Chapter 50 of Municipal Code</p> <p>Tigard = City of Tigard, Chapter 14.16 of the Municipal Code</p>
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## **PART 1 – GENERAL**

### **8.07.010 Short Title.**

A. BC 8.07.010 - .450 shall be known and may be cited as the "Residential Property Maintenance Code" and may be referred to herein as "this code." [Original]

### **8.07.020 Purpose.**

This code is enacted to protect the health, safety and welfare of Beaverton residents, to prevent deterioration of existing housing, to preserve and enhance the quality of life in residential neighborhoods, and to prevent or reduce urban blight by establishing minimum residential property maintenance standards. [Original]

### **8.07.030 Scope, Conflict with State Law.**

A. The provisions of this code shall apply to all residential property within the City of Beaverton.

B. If a provision of this code conflicts with a provision of the building code as adopted by the City of Beaverton, the provision of the building code shall apply to the exclusion of the conflicting provision of this code. [Original]

C. Except as provided otherwise by state or federal law, if a provision of this code conflicts with a residential property maintenance law, rule or regulation promulgated by a state or federal authority having jurisdiction over residential property in the City of Beaverton, the provision of the state or federal law, rule or regulation shall apply to the exclusion of the conflicting provision of this code. [Original]

### **8.07.040 Application of Other Laws.**

Any repair, alteration, or addition to and change of occupancy in an existing building, or any change of use of residential property, shall be made in accordance with all applicable provisions of law, including, but not limited to, the building code, the Beaverton Code and the Beaverton Development Code. [Original]

### **8.07.050 Definitions; Generally.**

Terms, words, phrases and their derivatives used, but not defined, in this code shall have the meanings defined in the Beaverton Development Code or in Chapters 8 or 9 of the Beaverton Code, or, if not defined therein, shall have their commonly accepted meanings. If a conflict exists between definitions in the Beaverton Code or the Beaverton Development Code and this code, the definition provided in this code shall apply to actions taken pursuant to this code. [Original]

**8.07.060 Definitions.**

As used in this code, unless the context requires otherwise, the following mean:

**Approved** - Meets the standards set forth by the Municipal Code, the Community Development Code, the Building Code, or other standards referenced in those codes, or is approved by the code official. [Original]

**Bathroom** - A room containing plumbing fixtures including a bathtub or shower. [IPMC]

**Bedroom** - Any room or space used or intended to be used for sleeping purposes. [IPMC]

**Building code** - The combined specialty codes described at ORS 455.010, as adopted and as may be amended by the City. [Original]

**Code official** - The Code Enforcement Officer, Chief Building Official or other person authorized by the Mayor to enforce the provisions of this code. [Original]

**Courtyard** - An open space bounded on three or more sides by walls of a building. [Original]

**Dwelling** - Any structure containing a dwelling unit, including the following dwelling classifications:

**A. Accessory dwelling unit.** An additional dwelling unit within an attached or detached single family dwelling. [Original]

**B. Apartment.** Any building or portion of a building containing three or more dwelling units that is intended to be occupied for residential living purposes by renting, leasing, letting, or hiring out, including condos. [Tigard]

**C. Manufactured dwelling.** including manufactured homes, mobile homes, and residential trailers. [Original]

**D. Rowhouse.** An attached single-family dwellings units as defined by the State Building Code. [Original]

**E. Single-family dwelling.** A structure containing one dwelling unit, including adult foster care homes. [Tigard]

**F. Single-room occupancy.** A one-room dwelling unit provided for human habitation in which some or all sanitary or cooking facilities are shared with other occupants. [Original]

**G. Social care facilities.** Any building or portion of a building that is designed, built, rented, leased, let, hired out or otherwise occupied for group residential living purposes. Such facilities include, but are not limited to, retirement homes, assisted living facilities, residential care facilities, half-way houses, youth shelters, and homeless shelters. [Tigard]

**H. Townhouse.** An attached single-family dwellings units as defined by the state building code. [Original]

**I. Two-family dwelling.** A structure containing two dwelling units, also known as a duplex. [Tigard]

**Dwelling unit** - A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. [IPMC] Hotels used exclusively for transient occupancy are excluded from this definition of dwelling unit. [Tigard]

**Exit** - A continuous, unobstructed means of egress from a dwelling to the exterior of the building and to a public way. [Original]

**Floor area** - The area of clear floor space in a room exclusive of fixed or built-in cabinets or appliances. [Tigard]

**Habitable space** - The area inside a structure available for living, sleeping, eating or cooking, not including attics, bathrooms, closets, garages, halls, laundry rooms, storage spaces, toilet rooms, or utility rooms. [IPMC & Tigard]

**Hazardous materials** - Materials defined by the current fire code adopted by the Tualatin Valley Fire and Rescue District as hazardous. [Tigard]

**Habitable** - Suitable for human habitation. [Original]

**Human habitation** - The use of a structure, portion of the structure, or space, in which any person remains for a continuous period of two or more hours per day, or for periods which will accumulate to four or more hours in a day. [Tigard]

**Occupant** - Any individual living or sleeping in a dwelling, or having possession of a space within a dwelling.

**Residential property** - Real property and all improvements thereon including edifices, structures, buildings, dwelling unit or part thereof used or intended to be used for residential purposes including single-family, duplex, multifamily structures and mixed-use structures which have one or more dwelling units. Hotels used exclusively for transient occupancy are excluded from this definition of residential property. [ORS 105.425/Tigard]

**Structure** – A building constructed for any use. [Original]

#### **8.07.070 Severability.**

The sections and subsections of this code are severable. If any part of this code is held unconstitutional or otherwise invalid, the remaining parts shall remain in force unless:

A. The remaining parts are so essentially and inseparably connected with and dependent upon the unconstitutional or invalid part that it is apparent that the remaining parts would not have been enacted without the unconstitutional or invalid part; or

B. The remaining parts, standing alone, are incomplete and incapable of being executed according to the legislative intent.

## PART 2 - STANDARDS

### **8.07.100 Housing Maintenance Requirements; Generally.**

A. A dwelling shall be constructed, altered or repaired in accordance with the standards of the applicable building code in effect at the time of construction, alteration or repair. [Original]

B. No person shall maintain or permit to be maintained any dwelling or residential property that does not comply with the requirements of this code. [Tigard]

C. An existing dwelling that does not comply with the provisions of this code and that does not comply with the standards of the applicable building code then in effect at the time of construction or subsequent alteration or repair shall be altered or repaired to provide a minimum level of public health, safety and maintenance as required herein. [Original]

D. The provisions of this code shall not be mandatory for an existing dwelling designated as an historic building when such dwelling is judged by the code official to be safe and its continued maintenance in historic condition to be in the public interest. [IPMC]

### **8.07.110 Minimum Standards for Human Habitation.**

No dwelling shall be habitable unless provided with current service for:

- A. Electricity,
- B. Water,
- C. Sanitary Sewer, and
- D. Weekly removal and disposal of trash. [Original]

Temporary interruptions of service for routine maintenance or emergency repairs shall not constitute a violation of this section. [Original]

### **8.07.115 Vacant Dwellings.**

A. A vacant dwelling shall meet the standards of this code to be habitable. [Original]

B. Measures taken to secure a vacant dwelling from unauthorized entry, including boarding of windows and nailing or screwing doors into door frames, shall be removed before a vacant dwelling may be inhabited. [Original]

### **8.07.120 Roofs.**

A. The roof and flashing of a dwelling shall be structurally sound, tight, and have no defects that admit water. [Tigard]

B. Roof drainage of a dwelling shall channel water into approved receivers and shall be adequate to prevent water buildup or ponding from causing dampness in the walls or

interior portion of the building. Roof drains, gutters and down spouts of a dwelling shall be free from obstructions and maintained in good repair, so as not to be plugged, overflowing, or in a state of deterioration. Any building or structure having originally been designed for and fitted with gutters and downspouts shall continuously be maintained with such devices, in sound condition and good repair. [Salem]

C. In any two year period, tarps, tar paper or other similar materials shall not be exposed to weather on the exterior of a structure for a cumulative period of more than three months. [Salem]

**8.07.130 Chimneys.**

A. Every chimney, stovepipe and vent pipe of a dwelling shall remain adequately supported, free from obstructions, and shall be maintained in sound condition and good repair, so as to assure there will be no leakage or back-up of noxious gases. [Tigard]

B. Every chimney, stovepipe and vent pipe of a dwelling shall be reasonably plumb. [Tigard]

C. Any loose chimney brick or block shall be rebounded, and any loose or missing mortar shall be replaced. [Tigard]

D. Unused openings in the interior of the structure for chimneys, stovepipes and vent pipes shall be permanently sealed using appropriate, durable materials. [Tigard]

**8.07.140 Foundations and Structural Members.**

A. A foundation shall adequately support its structure and be free of rot, crumbling, or similar deterioration. [Tigard]

B. All supporting structural members of a foundation shall show no significant evidence of deterioration or decay that would substantially impair the ability of a foundation to carry imposed loads. [Tigard]

**8.07.150 Exterior Walls and Exposed Surfaces.**

A. Every exterior wall and weather-exposed exterior surface of a dwelling shall be free of holes, breaks, loose or rotting boards or timbers and any other conditions likely to admit water or dampness to the interior portions of the dwelling. [Tigard]

B. All exterior wood surfaces of a dwelling shall be made substantially impervious to the adverse effects of weather by periodic application of a protective coating of weather-resistant preservative such as paint or stain and be maintained in good condition, substantially free from peeling or flaking. [Tigard]

C. Exterior metal surfaces of a structure shall be protected from rust and corrosion. [Tigard]

D. Every section of exterior brick, stone, masonry, or other veneer of a structure shall be maintained in sound condition and good repair and be adequately supported and tied back to its supporting structure. [Tigard]

E. In any two year period, tarps, tar paper or other similar materials shall not be exposed to weather on the exterior of a structure for a cumulative period of more than three months. [Salem]

**8.07.160 Stairs and Porches.**

Every stair, porch, and attachment to stairs or porches shall be:

A. Safe to use and capable of supporting the loads to which it is subjected. [Tigard]

B. Be kept in sound condition and good repair, including replacement as necessary of flooring, treads, risers, and stringers so there is no excessive wear and no broken, warped, or loose parts. [Tigard]

**8.07.170 Handrails and Guardrails.**

A. Every flight of stairs having more than four risers shall have a handrail on at least one side. Handrails shall be between 30 and 38 inches high, measured from the tread or floor of the landing or walking surface. Handrails shall be continuous the full length of the stairs. [Combined]

B. Every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface, that is more than 30 inches above the floor or grade below, shall have guardrails. Guardrails shall not be less than 36 inches high. Guardrails shall have intermediate rails or ornamental closures which will effectively exclude the passage of an object 4 inches or more in diameter. [Combined]

C. Every handrail and guardrail shall be firmly fastened, maintained in sound condition and good repair, and capable of supporting the loads to which it is subjected. [Tigard]

**8.07.180 Windows.**

A. Every habitable space shall have at least one window to an exterior yard or courtyard. The minimum total window area for each habitable space shall be 8 percent of the floor area of the space, except for a habitable space in a basement, where the minimum shall be 5 percent of the floor area of the space. [Combined]

B. Every habitable space shall have at least one openable window or openable skylight for ventilation purposes. [Combined]

C. Every bathroom and toilet compartment shall comply with the light and ventilation requirements for a habitable space except that no window shall be required in a bathroom or toilet compartment if the bathroom or toilet compartment is equipped with a mechanical ventilation system that discharges to the outdoors. [Tigard]

D. All windows of a dwelling unit that are openable and that are within 10 feet of the exterior grade shall be able to be both opened and locked from the inside without the use of a key or any special knowledge or effort. [Tigard]

E. All windows of a dwelling unit that are openable and are accessible from the outside, regardless of height from the exterior grade, such as a balcony window or a fire escape window, shall be able to be both opened and locked from the inside without the use of a key or any special knowledge or effort. [Tigard]

F. Every window of a dwelling shall be kept in sound condition and good repair, substantially weathertight, and shall comply with the following:

1. Every window sash shall be fully supplied with glass window panes or an approved substitute without open cracks and holes.

2. Every window sash shall be in sound condition and good repair and fit weather-tight within its frame.

3. Every window frame shall be constructed and maintained in relation to the adjacent wall construction so as to substantially exclude wind and rain from entering the dwelling. [Tigard]

**8.07.190 Doors.**

A. Every dwelling shall have at least one exit door leading to the exterior, or in the case of a duplex or apartment, to the exterior or to an approved exit. Exit doors shall be able to be opened from the inside without any special knowledge or effort. Screen doors and storm doors must be able to be opened from the inside without any special knowledge or effort. [Tigard]

B. In apartments, duplexes, single-room occupancies and social care facilities, exit doors in common corridors or passageways shall be able to be opened from the inside with one hand in a single motion, such as pressing a bar or turning a knob, without the use of any special knowledge or effort. [Tigard]

C. Every door to the exterior of a dwelling shall be equipped with a lock designed to discourage unwanted entry and to permit opening from the inside without the use of a key or any special knowledge or effort. [Tigard]

D. Every exterior door of a dwelling shall comply with the following:

1. The door hinge, door lock, and strike plate shall be maintained in sound condition and good repair.

2. When closed, the door shall fit reasonably well within its frame and be weather-tight.

3. Every door frame shall be constructed and maintained in relation to the adjacent wall construction so as to substantially exclude wind and rain from entering the dwelling. [Tigard]

E. Every interior door shall fit reasonably well within its frame by being properly and securely attached to jambs, headers or tracks and shall be capable of being opened and closed. [IPMC]

**8.07.200 Interior Walls, Floors, and Ceilings.**

A. All interior surfaces of a dwelling shall be maintained in sound condition and good repair, so to permit the interior to be kept in a clean and sanitary condition. Walls, floors, ceilings, windows, cabinets and doors shall be free of holes larger than four inches in diameter and cracks wider than ½ inch. [Combined]

B. Peeling, chipping, flaking, or abraded paint in a dwelling shall be repaired, removed or covered. Cracked or loose plaster or wall paper, decayed wood and other defective surface conditions shall be repaired or replaced. [IPMC]

C. Every toilet compartment, bathroom, and kitchen floor surface of a dwelling shall be constructed and maintained to be substantially impervious to water and to permit the floor to be kept in a clean and sanitary condition. [IPMC]

**8.07.205 Street Addresses.**

No person shall occupy or allow occupancy of a dwelling unless a street number assigned pursuant to BC 9.02.010-.070 is displayed in accordance with the requirements of BC 9.02.040. [Original]

**8.07.210 Cleanliness and Sanitation.**

A. The interior of every dwelling shall be maintained in a clean and sanitary condition free from the accumulation of rubbish, garbage and any material that:

1. Provides a breeding place for insects, rodents or vermin, or
2. Produces dangerous or offensive gases, odors or bacteria, or [Tigard]
3. Blocks exits, hallways or corridors. [Original]

B. An occupant of a dwelling shall be responsible for keeping that part of the dwelling he or she occupies or is in control of in a clean and sanitary condition. [IPMC]

C. The owner of any residential property with shared or common areas, including apartments, single-room occupancies, social care facilities, mobile home parks, trailer parks and manufactured home parks, shall be responsible for maintaining the shared or common areas of the property in a clean and sanitary condition at all times. [IPMC]

**8.07.220 Interior Dampness.**

Every dwelling, including its basement and crawl space shall be maintained reasonably free from dampness so as to prevent conditions conducive to decay, mold growth, or deterioration of the structure. [Tigard]

**8.07.225 Standing Water.**

A. No person shall cause or permit water to stand outdoors on property the person owns or controls in containers or objects that have not been emptied within 7 days. [Original]

B. No person shall allow or cause containers or objects that collect water, including buckets, pots and unmounted tires, to be left outdoors for more than 7 days on property the person owns or controls. [Original]

**8.07.230 Insect and Rodent Harborage.**

A. Every dwelling shall be kept free from insect and rodent infestation. Infestations of insects or rodents shall be promptly exterminated by methods that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation. [Tigard]

B. The owner of any residential property shall be responsible for extermination within any structure prior to any occupancy thereof. [IPMC]

C. The occupant of a single-family dwelling shall be responsible for extermination within the dwelling during the occupancy thereof. [IPMC]

D. The owner of a structure containing two or more dwelling units shall be responsible for extermination within the structure. [IPMC]

**8.07.240 Bathroom Facilities.**

A. Except as otherwise noted in this code, every dwelling unit shall contain within its walls in safe, clean and sanitary working condition:

1. A toilet located in a room that is separate from the habitable space and that allows privacy;
2. A lavatory basin; and
3. A bathtub or shower located in a room that allows privacy. [Tigard]

B. In single-room occupancies and social care facilities where private toilets, lavatories, or baths are not provided, there shall be at least one toilet, lavatory, and bathtub or shower provided for every twelve residents or less. Toilets, bathtubs, and showers shall be in a room, or rooms, that provide privacy. [Tigard]

**8.07.250 Kitchen Facilities.**

A. Every dwelling shall contain a kitchen sink apart from the lavatory basin required under section 8.07.240, with the exception of single-room occupancy, which shall comply with section 8.07.390 and social care facilities complying with section 8.07.250(C). [Tigard]

B. Except as otherwise provided for in sections 8.07.250(C) and 8.07.390, every dwelling shall have approved service connections and facilities for refrigeration and cooking. [Tigard]

C. A social care facility may be provided with a community kitchen with facilities for cooking, refrigeration, and washing utensils. [Tigard]

**8.07.260 Plumbing Facilities.**

A. Every plumbing fixture or device within a structure shall be properly connected to a public or an approved private water system and to a public or an approved private sanitary sewer system. [Tigard]

B. Sinks, lavatory basins, bathtubs and showers within a dwelling shall be supplied with both hot and cold running water. Every dwelling shall be supplied with water heating facilities for each dwelling unit. Water heating facilities within a dwelling shall be capable of heating an adequate amount of water to provide water at a temperature of at least 120 degrees Fahrenheit at each hot water outlet for at least ten minutes. [Tigard]

C. In every dwelling, all plumbing or plumbing fixtures shall be:

1. Properly installed, connected, and maintained in good working order;
2. Kept free from significant obstructions, leaks, and defects;
3. Capable of performing the function for which they are designed; and
4. Installed and maintained so as to prevent structural deterioration or health hazards. [Tigard]

**8.07.270 Heating Equipment and Facilities.**

A. Every dwelling shall have a permanently installed heat source capable of maintaining a temperature of 68 degrees Fahrenheit at a point 3 feet from the floor and two feet from any wall in all habitable spaces, bathrooms and toilet rooms. [IPMC]

B. All heating devices or appliances shall be listed, approved, and properly vented. No cooking appliance, inverted flame heaters or open flame heaters may be used as a heating source in a dwelling. [Tigard]

C. All heating equipment in a dwelling, including equipment used for cooking, water heating and clothes drying shall be:

1. Maintained in sound condition and good repair,
2. Free from leaks and obstructions and kept functioning properly so as to be free from fire, health, and accident hazards; and
3. Capable of performing the function for which they are designed. [Tigard]

**8.07.280 Electrical System, Receptacles, and Lighting.**

A. Electric power to any structure shall be from an approved source; receptacles and fixtures shall be safely connected to an approved electrical system. The electrical system within a structure shall not constitute a hazard by reason of inadequate service, deterioration, damage, improper fusing, improper wiring or installation. [Tigard]

B. In addition to other electrical system components that may be used to meet cooking, refrigeration, and heating requirements listed elsewhere in this code, the following receptacles and lighting fixtures are required in a dwelling:

1. Every habitable space shall contain at least two operable electric receptacles or one receptacle and one operable electric light fixture.

2. Every toilet compartment, bathroom, laundry room or other wet location shall contain at least one operable electric light fixture and one grounded electrical receptacle or a receptacle with a ground-fault interrupter.

3. Every furnace room and all similar nonhabitable spaces in a dwelling shall have one operable electric light fixture.

4. Every public hallway, corridor, and stairway in apartments, single-room occupancies and social care facilities shall be adequately lighted at all times with an average intensity of illumination of at least one foot candle at principal points such as angles and intersections of corridors and passageways, stairways, landings of stairways, landings of stairs and exit doorways, and at least 1/2 foot candle at other points. Measurement of illumination shall be taken at points not more than 4 feet above the floor. [Combined]

**8.07.290 Bedroom Requirements.**

A. Every bedroom in a dwelling shall be a habitable space. [Tigard]

B. Every bedroom in a dwelling shall have at least one emergency exit for escape or rescue, either an openable window or exterior door. [Tigard]

C. Windows in a dwelling provided to meet emergency exit requirements in bedrooms shall have a sill height of no more than 44 inches above the floor or a permanently installed step. The step must not be more than 12 inches higher than the floor and must be at least 20" wide and at least 12" deep. [Combined]

D. Windows in a dwelling that are provided to meet emergency exit requirements in bedrooms shall have a minimum net clear opening at least 20 inches wide, at least 22 inches high, and, if constructed after July 1, 1974, at least five square feet in area. [Tigard]

E. Windows in a dwelling provided for emergency exit in bedrooms shall be opened from the inside without the use of a key or any special knowledge or effort and be held open by window hardware. [Combined]

**8.07.300 Overcrowding.**

A. No dwelling unit shall be overcrowded. A dwelling unit is overcrowded if there are more occupants than one, plus one additional occupant for every 150 square feet of floor area of the habitable space in the dwelling unit. [Tigard]

B. If a dwelling has three, four or five occupants, the dwelling must have a kitchen, dining room, and living room with a combined area of not less than 250 square feet. If a dwelling has six or more occupants, the dwelling must have a kitchen, dining room, and living room with a combined area of not less than 330 square feet. [Hanover]

C. A bedroom of a dwelling must be maintained in habitable space. No bedroom of a dwelling shall be overcrowded. The bedroom of a dwelling is rebuttably presumed to be overcrowded if the total floor area of all bedrooms in a dwelling is less than the minimum

square feet of space for the number of dwelling occupants calculated by the following chart.

**Bedroom Occupancy Requirement Chart**

<b>Number of Occupants</b>	<b>Minimum total square feet of all bedrooms</b>
1	70
2	100
3	150
4	200
5	250
6	300
7	350

[Original]

**8.07.310 Emergency Exits.**

A. Every habitable space shall have at least one openable window or exterior door approved for emergency escape or rescue. Emergency exit windows must be openable from the inside without special knowledge, effort or tools. Windows used to meet this requirement shall meet the size and sill height requirements described in 8.07.290. All below grade windows used to meet this requirement shall have a window well the full width of the window, constructed of permanent materials with a 3 foot clearance measured perpendicular to the outside wall. The bottom of the well may not be more than 44 inches below grade. [Tigard]

B. Required exit doors and windows in a structure shall be free of encumbrances or obstructions that block access to the exit. [Tigard]

C. All doorways, windows and any device used in connection with exits in a structure shall be kept in sound condition and good repair. [Tigard]

D. In addition to other exit requirements, all fire escapes and stairways, stair platforms, corridors or passageways that may be used as a means of emergency exit from an apartment, single-room occupancy or social care facilities:

1. Shall be kept in sound condition and good repair.
2. Shall be kept free of encumbrances or obstructions of any kind.
3. Shall not be used for storage of flammable or combustible materials.

[Combined]

E. Where doors to stair enclosures in a structure are required by a building code or other applicable law to be self-closing, the self-closing device shall be maintained in sound condition and good repair. No person shall wedge or hold open a self-closing door to

stair enclosures except by means of an approved magnetic device connected to a functioning fire alarm system. [Tigard]

F. Windows and doors in a structure leading to fire escapes shall be secured against unwanted entry with approved devices that permit opening from the inside without the use of a key or any special knowledge, effort or tool. [Tigard]

G. Apartments, single-room occupancies, and social care facility shall have directional signs visible throughout common passageways to indicate the way to exit doors and fire escapes. Emergency exit doors and windows in apartments, single-room occupancies, and social care facilities shall be clearly labeled for their intended use as emergency exits. [Tigard]

**8.07.320 [Intentionally Omitted]**

**8.07.330 Hazardous Materials.**

A. Residential property shall be free of dangerous levels of hazardous materials, contamination by toxic chemicals, or other materials that would render the property unsafe. [Tigard]

B. No person shall keep in an unreasonably dangerous manner any highly combustible or explosive materials or any materials that may be dangerous or detrimental to life or health. No residential property shall be used for the storage or sale of paints, varnishes or oils used in the making of paints and varnishes, except as reasonably needed to maintain the dwelling in sound condition and good repair. [Tigard]

**8.07.340 Maintenance of Facilities and Equipment.**

A. In addition to other requirements for the maintenance of facilities and equipment described in this code:

1. All required facilities in every dwelling shall be constructed and maintained to properly and safely perform their intended function.

2. All non-required facilities or equipment present in a dwelling shall be maintained to prevent structural damage to the building or hazards of health, sanitation, or fire. [Tigard]

**8.07.350 [Intentionally Omitted]**

**8.07.360 Illegal Residential Occupancy.**

Human habitation of a tent, camper, motor home, recreational vehicle, or other similar structure or space that is not intended for permanent residential use is prohibited, unless

A. Authorized by a declaration of local emergency; or

B. Limited in any three month period to a cumulative period of not more than 14 days.

[Original]

**8.07.370 Fences.**

Fences, whether built as part of a subdivision or added thereafter, shall be maintained in sound condition and good repair. Fence posts shall be kept in a vertical position, and rails

shall be kept in a horizontal position. Fence posts and rails with evidence of significant rot or deterioration must be replaced to keep the fence safe and prevent catastrophic failure. Fence posts and rails that lean or sag more than 15 degrees will be considered to be in violation of this section. Missing fence boards must be replaced within 30 days, unless dogs are kept inside a fenced yard, in which case missing boards must be replaced immediately. Fences of weather-resistant wood, such as redwood or cedar, need not be painted or stained, but if paint or stain is applied, it must be maintained free of peeling, bubbling or flaking. [Original]

**8.07.380 Swimming Pools.**

A. Swimming pools shall comply with the provision of Sections 8.05.005 through 8.05.100 of the Beaverton Code.

B. Special pools and swimming pools that hold or are capable of holding water exceeding 24 inches in depth at any point must be maintained so that the water does not become green, brown or black.

C. Special pools and swimming pools that hold or are capable of holding water exceeding 24 inches in depth at any point must be maintained so that the water is not stagnant and does not provide a habitat for amphibians, mosquitoes or other insect pests. [Original]

**8.07.390 Special Standards for Single-Room Occupancy Housing Units.**

In addition to meeting requirements for dwellings described elsewhere in this code, single-room occupancies shall comply with the following:

1. Either a community kitchen with facilities for cooking, refrigeration, and washing utensils shall be provided on each floor, or each single room occupancy shall have facilities for cooking, refrigeration and washing utensils. In addition, facilities for community garbage storage or disposal shall be provided on each floor. [Tigard]

2. Where cooking units are provided in single-room occupancies, they shall conform to these requirements:

a. The Mechanical Specialty Code shall be used for installation standards for cooking appliances. Cabinets over cooking surfaces shall be 30 inches above the cooking surface, except that this distance may be reduced to 24 inches when a non-combustible heat shield with 1 inch airspace and extending at least 6 inches horizontally on either side of the cooking appliance is provided. Cooking appliances shall be located with at least a 6-inch clear space in all directions from the perimeter of the cooking element or burner;

b. All cooking appliances shall be installed so as to provide a minimum clear space in front of the appliance of 24 inches. [Tigard]

## **PART 3 - ENFORCEMENT**

### **8.07.500 Penalties.**

A. Except as otherwise provided in this section, violation of a provision of this code is a Class 1 civil infraction to be processed in accordance with the provisions of BC 2.10.010 to 2.10.050 punishable upon conviction by a fine of not more than \$250. Each day of continuing violation shall be considered a separate offense. [Original]

B. Violation of BC 8.07.205 or 8.07.380 is a Class 2 civil infraction to be processed in accordance with the provisions of BC 2.10.010 to 2.10.050 punishable upon conviction by a fine of not more than \$150. Each day of violation shall be considered a separate offense.

C. Violation of BC 8.07.225 is a Class 3 civil infraction to be processed in accordance with the provisions of BC 2.10.010 to 2.10.050 and punishable upon conviction by a fine of not more than \$50. Each day of violation shall be considered a separate offense.

D. Violation of BC 8.07.110, 8.07.210, 8.07.310, 8.07.360 or 8.07.510 is a Class C misdemeanor, punishable upon conviction by a fine of not more than \$6,250 and/or imprisonment not to exceed 30 days. Each day of violation shall be considered a separate offense. [Original]

### **8.07.510 Prohibited Habitation.**

A. No person shall inhabit, remain in, or enter a dwelling or structure that has been duly posted with a notice to vacate or with an order forbidding occupancy pursuant to the Uniform Code for the Abatement of Dangerous Buildings as adopted by the City; provided, however, the building official may grant a person express written permission to enter said dwelling or structure for purposes reasonably related to repair or demolition.

B. No person shall remove or deface any notice to vacate or order forbidding occupancy duly posted on a dwelling or structure pursuant to the Uniform Code for the Abatement of Dangerous Buildings as adopted by the City until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the building code. [Original]

### **8.07.520 Additional Remedies.**

A. Any penalty or remedy imposed pursuant to this code is in addition to, and not in lieu of, any other civil, criminal or administrative penalty, sanction or remedy otherwise authorized by law.

B. A violation of this code is a public nuisance and may be enjoined or abated by repair in accordance with the provisions of BC 5.05.200 to 5.05.260.

C. A violation of this code is a public nuisance and may be enjoined or abated in accordance with the provisions of the Uniform Code for the Abatement of Dangerous Buildings. For purposes of the Uniform Code for the Abatement of Dangerous Buildings, this code shall be deemed a housing code. [Original]

D. A court of competent jurisdiction may appoint a receiver pursuant to the Oregon Housing Receivership Act, ORS 105.420 to 105.455, to perform an abatement of residential property found in violation of this code. For purposes of the Oregon Housing Receivership Act, this code shall be deemed a housing code. [Original]

E. A citation for a violation of this code shall not relieve the responsible party of the duty to maintain residential property in accordance with this code. The abatement of a violation pursuant to this code does not prejudice the right of any person to recover damages arising out of or related to the violation. [Tigard]

F. If a citation alleging a violation of sections 8.07.110, 8.07.210, 8.07.310 or 8.07.320 is issued, and if the affected dwelling unit is or becomes vacant, no person shall reoccupy or permit re-occupancy of the dwelling unit all repairs have been made by the responsible party and inspected by the code official. [Tigard]

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** ZMA 2006-0015, Progress Ridge Split  
Zoning Map Amendment

**FOR AGENDA OF:** 5-7-07 **BILL NO:** 07093

**Mayor's Approval:** *[Signature]*

**DEPARTMENT OF ORIGIN:** CDD *[Signature]*

**DATE SUBMITTED:** 04-25-07

**CLEARANCES:** Devel Serv *[Signature]*

City Attorney *[Signature]*

**PROCEEDING:** First Reading

**EXHIBITS:** Ordinance  
Land Use Order No. 1952  
Staff Report dated April 4, 2007

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

On April 11, 2007, the Planning Commission held a public hearing to consider an application to amend Ordinance No. 2050, the Zoning Map, redesignating certain parcels within the Progress Ridge development so that the existing zoning districts would match established parcel lines. The affected zoning designations include R4 (Urban Medium Density Residential), TC-MU (Town Center – Multiple Use), TC-HDR (Town Center – High Density Residential), and TC-MDR (Town Center – Medium Density Residential). The Planning Commission has recommended approval of the request to rezone the subject parcels within the Progress Ridge development.

**INFORMATION FOR CONSIDERATION:**

The properties affected by this ordinance are depicted in the attached map marked Exhibit "A", and the properties are more specifically described on the records of the Washington County Department of Assessment and Taxation as identified in Exhibit "B". The subject parcels are located in the area known as Progress Ridge, generally north of old Barrows Road, west of the powerline corridor, east of Harlequin Drive and south of Bunting Street.

Since no City Council hearing is required and no appeal was filed from the Planning Commission's decision, this ordinance making the appropriate change to the Zoning Map is being presented for first reading at this time.

**RECOMMENDED ACTION:**

First reading

SS:sp

ORDINANCE NO. 4435

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP, REZONING PARCELS WITHIN THE PROGRESS RIDGE DEVELOPMENT; ZMA 2006-0015, PROGRESS RIDGE SPLIT ZONING MAP AMENDMENT

**WHEREAS**, on April 11, 2007, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, redesignating certain parcels within the Progress Ridge development so that existing zoning districts would match established parcel lines; and

**WHEREAS**, the affected zoning designations include: R4 (Urban Medium Density Residential), TC-MU (Town Center - Multiple Use), TC-HDR (Town Center - High Density Residential), and TC-MDR (Town Center - Medium Density Residential); and

**WHEREAS**, the Planning Commission received no public testimony and considered the submitted staff report, exhibits, and staff recommended approval of this zoning map amendment; and

**WHEREAS**, no appeals were filed with the City; and

**WHEREAS**, the Council adopts as to criteria applicable to this request and findings thereon the Development Services Division Staff Report dated April 4, 2007 and Planning Commission Land Use Order No. 1952. Now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** Ordinance No. 2050, the Zoning Map, is amended to redesignate the parcels identified in "Exhibit A" to the zoning designations also identified in "Exhibit A".

**Section 2.** The properties affected by this ordinance are depicted in the attached map, marked Exhibit "A" and incorporated herein. The properties are more specifically described on the records of the Washington County Department of Assessment and Taxation as identified in Exhibit "B", Beaverton, Washington County, Oregon.

First reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed by the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

APPROVED:

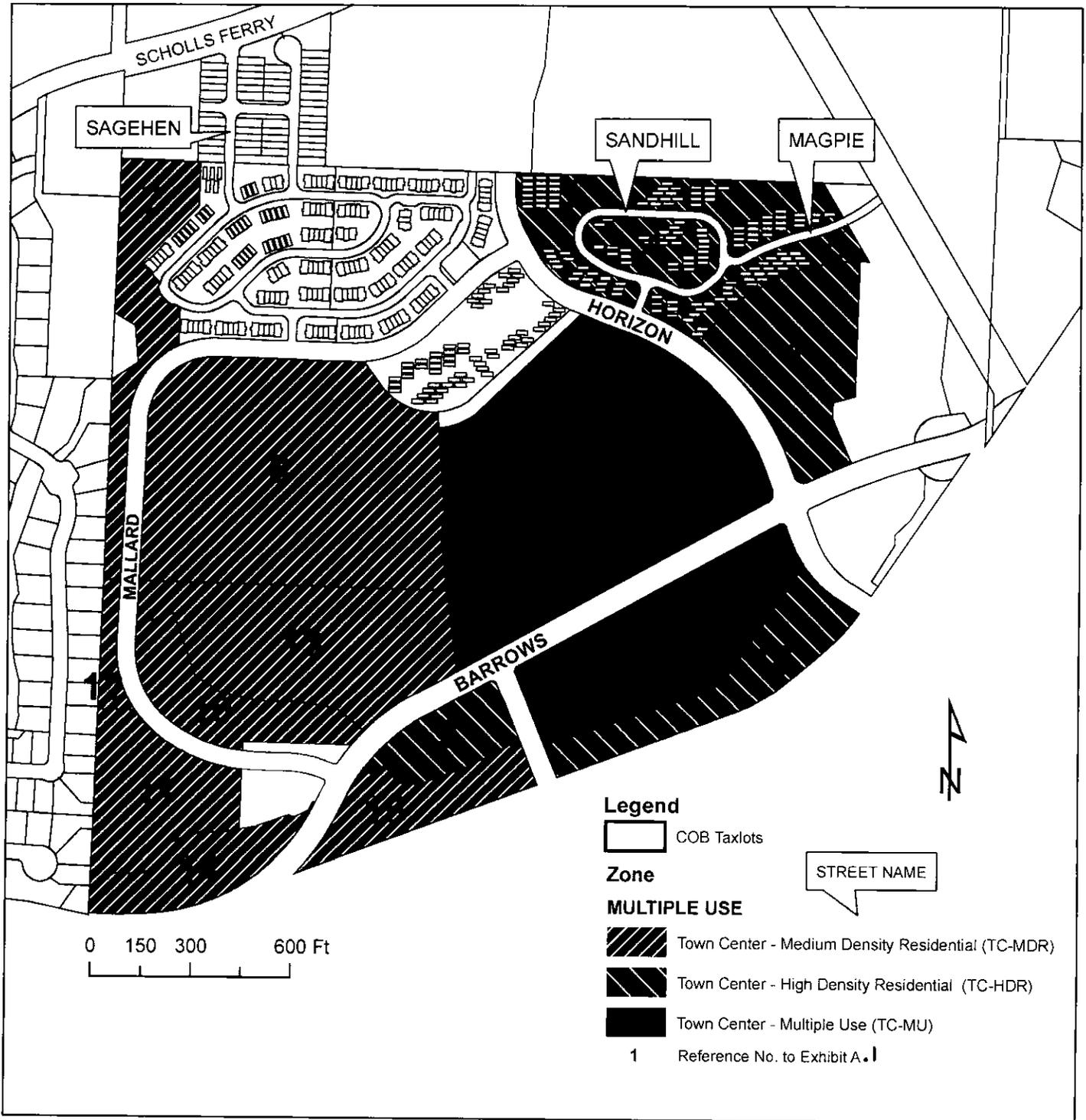
\_\_\_\_\_  
SUE NELSON, City Recorder

\_\_\_\_\_  
ROB DRAKE, Mayor

001

# Progress Ridge

## Proposed Zone Changes



# EXHIBIT A.1

Reference No.	Tax Lot ID No.	Site Address	Existing Zoning	Proposed Zoning
1	2S105AA02200	12200-12360 SW Horizon Blvd	TC-HDR & TC-MU	TC-HDR
2	2S105AA02301	None (Gramor)	TC-HDR & TC-MU	TC-MU
3	2S105AA02400	None (Com Ph 2)	TC-HDR & TC-MU	TC-MU
4	2S105AA90000	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
5	2S105AA90001	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
6	2S105AA90002	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
7	2S105AB04600	None	R4 & TC-MDR	TC-MDR
8	2S105AB04700	None (lake)	R4, TC-MDR & TC-HDR	TC-MDR
9	2S105AC09700	None (new prod)	TC-MDR & TC-HDR	TC-HDR
10	2S105AC09800	15225-15467 SW Mallard Road (Area G)	R4 & TC-MDR	TC-MDR
11	2S105AC09801	Area G	TC-MDR	NONE
12	2S105AC09901	Area H	R4 & TC-MDR	TC-MDR
13	2S105AC10000	None	R4	TC-MDR
14	2S105AC10100	None (lake & plaza)	R4, TC-MDR & TC-HDR	TC-MDR
15	2S105AC10200	None	R4 & TC-MDR	TC-MDR
16	2S105AC10300	None (creek)	TC-MDR & TC-HDR	TC-MDR
17	2S105AD17000	None (creek)	TC-HDR & TC-MU	TC-HDR

Minimum Density Calculations	
TC-MU	24 units per net acre
TC-HDR	24 units per net acre
TC-MDR	18 units per net acre
R4	8.12 units per net acre

**Affected Washington County Map and Tax Lot #'s:**

2S105AA02400, 2S105AA02900, 2S105AA90000, 2S105AA90111,  
2S105AA90122, 2S105AA90132, 2S105AA90142, 2S105AA90152,  
2S105AA90161, 2S105AA90211, 2S105AA90222, 2S105AA90232,  
2S105AA90242, 2S105AA90252, 2S105AA90261, 2S105AA90311,  
2S105AA90322, 2S105AA90332, 2S105AA90342, 2S105AA90352,  
2S105AA90361, 2S105AA90411, 2S105AA90422, 2S105AA90432,  
2S105AA90442, 2S105AA90452, 2S105AA90461, 2S105AA90511,  
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2S105AA90761, 2S105AA90811, 2S105AA90822, 2S105AA90832,  
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2S105AA92442, 2S105AA92452, 2S105AB04700 and 2S105AD17000.

**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR AN	)	
AMENDMENT TO THE CITY ZONING MAP TO	)	ORDER NO. 1952
REMOVE THE RESIDENTIAL ZONING DISTRICT	)	ZMA2006-0015 ORDER APPROVING
FROM THE SUBJECT AREA AND REALIGN THE	)	REQUEST WITH CONDITIONS.
EXISTING MULTIPLE-USE ZONING DISTRICTS	)	
TO FOLLOW PARCEL LINES IN ORDER TO	)	
ELIMINATE THE OCCURRENCES OF SPLIT	)	
ZONING (PROGRESS RIDGE SPLIT ZONE MAP.	)	
CITY OF BEAVERTON, APPLICANT	)	

The matter came before the **Planning Commission** on April 11, 2007, on a request for an amendment to the Zoning Map to remove the residential zoning district from the subject area and realign the existing multiple-use zoning districts to follow parcel lines in order to eliminate the occurrences of split zoning. The affected Washington County Map and Tax Lot's are attached as Exhibit A.

Pursuant to Ordinance 2050 (Development Code), Section 50.45, the **Planning Commission** conducted a public hearing and considered testimony and exhibits on the subject proposal.

The **Commission**, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 4, 2007.

Therefore, IT IS HEREBY ORDERED that ZMA2006-0015 is APPROVED, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated April 4, 2007.

Motion CARRIED, by the following vote:

AYES: Winter, Stephens, Bobadilla, Johansen, Platten, San Soucie, and Maks.  
NAYS: None.  
ABSTAIN: None.  
ABSENT: None.

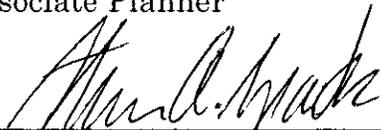
Dated this 20<sup>th</sup> day of April, 2007.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 1952, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, April 30, 2007.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
LIZ JONES  
Associate Planner

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Development Services Manager

APPROVED:

  
\_\_\_\_\_  
DAN MAKS  
Chairman

**Affected Washington County Map and Tax Lot #'s:**

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2S105AA92442, 2S105AA92452, 2S105AB04700 and 2S105AD17000.



# CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

## STAFF REPORT

HEARING DATE: April 11, 2007

TO: Planning Commission

FROM: Liz Jones, Associate Planner 

PROPOSAL: **Progress Ridge Split Zone Map**

LOCATION: Progress Ridge PUD  
See list of affected Washington County Assessor's Map  
& Tax Lot's on page SR-3

**SUMMARY:** The City is proposing a Zoning Map Amendment for the area known as Progress Ridge. Currently there are four (4) different zoning districts in the area, a majority of which do not follow parcel lines, thus resulting in several parcels having split zoning. Some areas of existing zoning are not consistent with the development plan approved under the Progress Ridge PUD. The amendment would remove the residential zoning district from the subject area and realign the existing multiple-use zoning districts to follow parcel lines in order to eliminate the occurrences of split zoning.

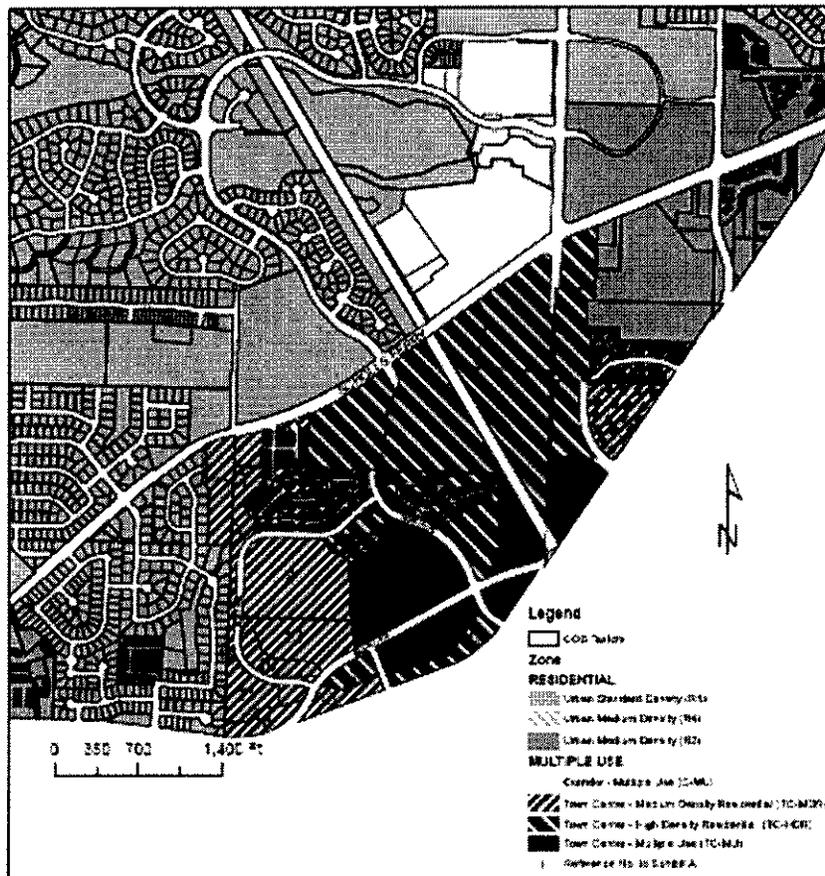
APPLICANT: City of Beaverton  
PO Box 4755  
Beaverton, OR 97076

PROPERTY OWNER See attached list

RECOMMENDATIONS: **APPROVAL** of ZMA2006-0015 (**Progress Ridge Split Zone Map**).

# Progress Ridge

## Proposed Zone Changes In Context



**Affected Washington County Map and Tax Lot #'s:**

2S105AA02400, 2S105AA02900, 2S105AA90000, 2S105AA90111, 2S105AA90122,  
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2S105AA92452, 2S105AB04700 and 2S105AD17000.

**BACKGROUND FACTS**

**Key Application Dates**

<u>Application</u>	<u>Submittal Date</u>	<u>Complete Date</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
ZMA2006-0015	Nov. 20, 2006	March 7, 2007	Nov. 22, 2006	March 23, 2007

\* 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.

**Existing Conditions Table**

<b>Zoning</b>	Urban Medium Density (R4), Town Center – Medium Density Residential (TC-MDR), Town Center – High Density Residential (TC-HDR), Town Center – Multiple Use (TC-MU)	
<b>Current Development</b>	Site of Progress Quarry Development, existing townhomes, condominiums, apartments, and underdeveloped commercial areas.	
<b>Site Size</b>	110 acres approximately	
<b>NAC</b>	Neighbors Southwest	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: TC-MDR South: Washington County, Tigard residential East: TC-MDR and TC-MU West: R5	<u>Uses:</u> North: townhomes South: single family East: apartments and undeveloped West: single family

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

<b><u>Attachment A: ZMA2006-0015 (Progress Ridge Split Zone Map)</u></b>	<b><u>PAGE No.</u></b> <b>ZMA1-ZMA8</b>
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### EXHIBITS

**Exhibit 1. Maps** (pages SR-2 of this report)

**Exhibit 2. Additional Materials by Staff**

Exhibit 2.1 Zoning Map – Current Zoning

Exhibit 2.2 Proposed Zone Change Map

Exhibit 2.3 Proposed Zone Changes In Context Map

Exhibit 2.4 Affected Properties Spreadsheet

Exhibit 2.5 Property Owner List

**Exhibit 3. Public Testimony**

None Submitted

ANALYSIS AND FINDINGS FOR  
ZONING MAP AMENDMENT –QUASI-JUDICIAL

**Section 40.97.05. Zoning Map Amendment; Purpose**

*The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires. This Section is carried out by the approval criteria listed herein.*

**Section 40.97.15.1.C. Approval Criteria:**

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

- 1. The proposal satisfies the threshold requirements for a Legislative Zoning Map Amendment application.*

**Facts and Findings:**

40.97.15.1.A Threshold states an application for Quasi-Judicial Zoning Map Amendment shall be required when the following threshold applies:

1. The change of zoning designation for a specific property or limited number of specific properties.

The applicant is initiating a zoning map amendment to multiple tax lots within the existing Progress Ridge development. The affected parcels can be identified by Washington County Assessor's as Map and Tax Lot's, as identified on page SR-3 of the staff report.

**Therefore, staff find that the criterion is met.**

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

Facts and Findings:

The City of Beaverton Community Development Director is the applicant on the subject ZMA application and therefore, application fees are not applicable to the zoning map amendment request.

Therefore, staff find that the criterion is met.

3. *The proposal conforms with applicable policies of the City's Comprehensive Plan.*

Facts and Findings:

The following Comprehensive Plan policies are addressed below:

3.4.2.a) *The City, through its Planning Commission and City Council, shall establish and apply appropriate land use designations to property within the city limits.*

3.4.2.b) *The City shall establish and maintain a Comprehensive Plan Land Use Map (Figure III.1) designating land uses throughout the city.*

3.5.1.a) *Regulate new development in Regional Centers, Town Centers, Station Communities and Main Streets (see Figure III-1, Comprehensive Plan Land Use Map) to ensure compact urban development.*

3.5.1.b) *Allow a mix of complementary land use types, which may include housing, retail, offices, small manufacturing or industry, and civic uses to encourage compact neighborhoods with pedestrian oriented streets in order to promote:*

- *Independence of movement, especially for the young and elderly to enable them to conveniently walk, cycle, or ride transit;*
- *Safety in commercial areas, through round-the-clock presence of people;*
- *Reduction in auto use, especially for shorter trips;*
- *Support for those who work at home, through the nearby services and parks;*
- *A range of housing choices so that people of varying cultural, demographic, and economic circumstances may find places to live.*

3.5.1.c) *Design streets and adjacent buildings within mixed use land use designations to ensure a setting that is attractive and accessible to multiple transportation modes, including pedestrians, bicyclists, transit riders and motor vehicles.*

- 3.5.1.d) Incorporate pedestrian and bicycle connections into an area-wide network of public and private open spaces.**
- 3.5.1.e) Promote pedestrian safety by designing streets and pedestrian areas that encourage pedestrian use both day and night, reflect local access functions and use land efficiently.**
- 3.5.1.f) Regulate the design and construction of streets, intersections, and parking facilities to ensure pedestrian safety and convenience.**
- 3.5.1.g) Promote use of multiple level parking structures with ground floor storefront design to accommodate parking needs while avoiding dispersal of commercial activities and discontinuity of retail activities.**
- 3.5.1.h) Improve designated pedestrian oriented streets and intersections to stimulate safe, enjoyable walking.**
- 3.5.1.i) Provide usable open spaces throughout mixed use areas, acknowledging such open spaces will generally be smaller and more intensively developed through open spaces in a more suburban setting.**
- 3.5.1.j) Prior to development on any portion of a property or group of properties under single ownership a Design Review Application, or a Planned Unit Development and Design Review Application, must be submitted and approved. The application(s) must demonstrate consistency with the policies in the underlying land use designation.**
- 3.5.1.k) Allow phased development of property through a Planned Unit Development application. Ensure the phasing plan demonstrates compliance with the minimum housing density and commercial floor area ratio requirements.**
- 3.7.1.a) Regulate new development in Town Centers to provide an integrated mix of land uses accessible to pedestrians and bicyclists as well as those who drive.**

The application is for a Zoning Map Amendment with no request for physical development at this time and there is no proposal for a Comprehensive Plan Amendment. The current and approved uses of the Progress Ridge PUD as a residential and commercial center are permitted uses within the Town Center districts. The proposed Zoning Map Amendment will allow the site to contain a zoning designation consistent with its current supportive and previously approved use.

All proposed Town Center zoning districts would require submittal of a Design Review application to expand or redevelop the subject site as the Design Review exemptions identified in Section 40.20.10.3 of the Development Code would not pertain to the uses permitted or conditional in the three districts. Planned Unit Developments are permitted in all three zones, consistent with the previously approved land use applications for the site. Any future proposed development in the districts would require the demonstration of compliance with the underlying land use designation through the review of future land use applications.

**3.7.1.c) Apply zoning districts as shown in subsection 3.14  
Comprehensive Plan and Zoning District Matrix.**

The Comprehensive Plan and Zoning District Matrix, Section 3.14 of the City's Comprehensive Plan identifies which specific zoning designations implement the Comprehensive Plan designations. As seen in the table below, the TC-HDR, TC-MU, and TC-MDR zoning designations are compatible and fall under the overall Town Center Comprehensive Plan designation.

The land currently zoned R-4 is out of compliance with the existing Town Center designation for the site; therefore, the subject Zoning Map Amendment will bring this property into conformance with the Comprehensive Plan.

<b>COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX</b>	
Comprehensive Plan Designation	Zoning District
Regional Center	RC-E, RC-OT, RC-TO
Station Community	SC-HDR, SC-MU, SA-MDR, SA-MU
Town Center	TC-HDR, TC-MU, TC-MDR
Main Street	Office Commercial, Neighborhood Service, Convenience Service Center, R-1, R-2
Corridor	General Commercial, Convenience Service Center, Office Commercial, Community Service, Neighborhood Service, Corridor-Multiple Use, R-1, R-2, R-3.5, R-4
Employment Areas	Campus Industrial
Industrial	Industrial Park, Light Industrial, Campus Industrial
Neighborhood Residential (equivalent to Metro's Inner and Outer Neighborhood Design Types)	
Low Density	R-10
Standard Density	R-7, R-5
Medium Density	R-4, R-3.5, R-2
High Density	R-1
Any of the plan designations cited above	Institutional

**6.2.1. a) Maintain the livability of Beaverton through proper location and design of transportation facilities.**

**6.2.2.c) Provide connectivity to each area of the City for convenient multi-modal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, employment and recreational areas, and destinations in station areas, regional and town centers by identifying and developing improvements that address connectivity needs.**

**6.2.4.c) Maintain levels of service consistent with Metro's Regional Transportation Plan and the Oregon Transportation Plan. Applications for Comprehensive Plan Amendments shall comply with the requirements of OAR 660-012-0060 and as appropriate include a transportation Impact Analysis that shows that the proposal will not degrade system performance below the acceptable two-hour peak demand-to-capacity ratio of 0.98. If the Adopted Comprehensive Plan forecasts a two-hour peak demand-to-capacity ratio greater than 0.98 for a facility, then the proposed amendment shall not degrade performance beyond the forecasted ratio. (Ordinance 4301)**

**Reduce traffic congestion and enhance traffic flow through such system management measures as intersection improvements, intelligent transportation systems, incident management, signal priority, optimization, and synchronization, and other similar measures.**

**6.2.4.d) Plan land uses to increase opportunities for multi-purpose trips (trip chaining).**

**6.2.4.f) Support mixed-use development in appropriate locations.**

The request is for a Zoning Map Amendment with no request for physical development at this time with no proposal for a Comprehensive Plan Amendment. Because the site contains the same Town Center zoning as the proposed districts, the highest trip generators allowed in the zones are the same. The portion of the site which is currently R4 zoning will likely not be developed with a more intense use due to the existing topography and the layout of the previously approved plan. Specific improvements to the transportation system will be evaluated for compliance with Development Code and Engineering Design Manual compliance at a time in the future when development proposals are presented to the City for review. The City's transportation planning efforts are ongoing with regard to regional goals and policies.

#### Conclusion

The findings above show the proposed Zoning Map Amendment meets the applicable policies of the Comprehensive Plan.

**Therefore, staff find that the criterion is met.**

4. ***All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.***

Facts and Findings:

Chapter 90 of the Development Code defines “critical facilities” to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

The application is a Zoning Map Amendment and no physical development is proposed at this time. The site is subject to previous land use approvals for the Progress Ridge multi-use development, which is currently under construction. The majority of the infrastructure including streets, sidewalks and utilities have been installed and residential structures are currently being constructed. The future commercial areas to the north and south of Barrows Road will have all critical facilities and services available or they will be made available upon the future development of those properties. The adequacy of the critical facilities and services was evaluated with the original land use applications for the development, originally known as “Progress Quarry”. The subject zoning map amendment is to change the zoning for a number of parcels so that the zoning boundaries follow the actual tax lot boundaries and so that the zoning is consistent with the uses and the PUD Concept Plan previously approved for Progress Ridge. All public improvements including water lines, water services, hydrants, sanitary sewer, storm facilities, street lights, and street signs are adequate for the area in association with the Progress Ridge development.

**Therefore, staff find that the criterion is met.**

5. ***Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.***

Facts and Findings:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. With regard to essential facilities, staff cite the finding for “critical facilities”, above for Criterion #4, as applicable to Criterion #5. All public improvements necessary to provide essential facilities and services are adequate for the area in association with the Progress Ridge development.

**Therefore, staff find that the criterion is met.**

6. *The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).*

Facts and Findings:

The request is for a zone map amendment and no physical development is proposed with the subject application. The site is the location of the Progress Ridge development, formally known as "Progress Quarry". Land use applications were approved in association with "Progress Quarry" for a mixed use development to contain a mixture of residential, commercial, and recreational uses. The subject zone map amendment request is to adjust the existing zoning district boundaries, which currently split the center of tax lots so that the zoning will follow tax lot boundary lines. As stated in Section 10.35, zoning boundaries usually must follow tax lot lines or right-of-way lines. The proposed zoning for the affected parcels is consistent with the previously approved Progress Ridge land use applications and will be consistent with all applicable provisions of Chapter 20, per those approvals.

**Therefore, staff find that the criterion is met.**

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

Facts and Findings:

**Therefore, staff find that the criterion is met.**

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

The application is a Zoning Map Amendment and the required documents and application related to this request are submitted as required. All documentation and applications have been submitted to the City of Beaverton in the proper sequence.

**Therefore, staff find that the criterion is met.**

9. *In addition to the criteria stated in Section 40.97.15.2.C.1 through 4, above, the following criteria shall apply to Legislative Zoning Map Amendment which would change the zone designation to the Convenience Service (C-V) zoning district.*

- a. *There is a public need for the proposal and that this need will be*

*served by changing the zoning district classification of the property in question as compared with other available property.*

- b. The public interest is best carried out by approving the proposal at this time.*

The request is for a Zoning Map Amendment which affects the R4, TC-MDR, TC-HDR, and TC-MU zones and does not affect the C-V district.

**Therefore, staff find that the criterion is not applicable.**

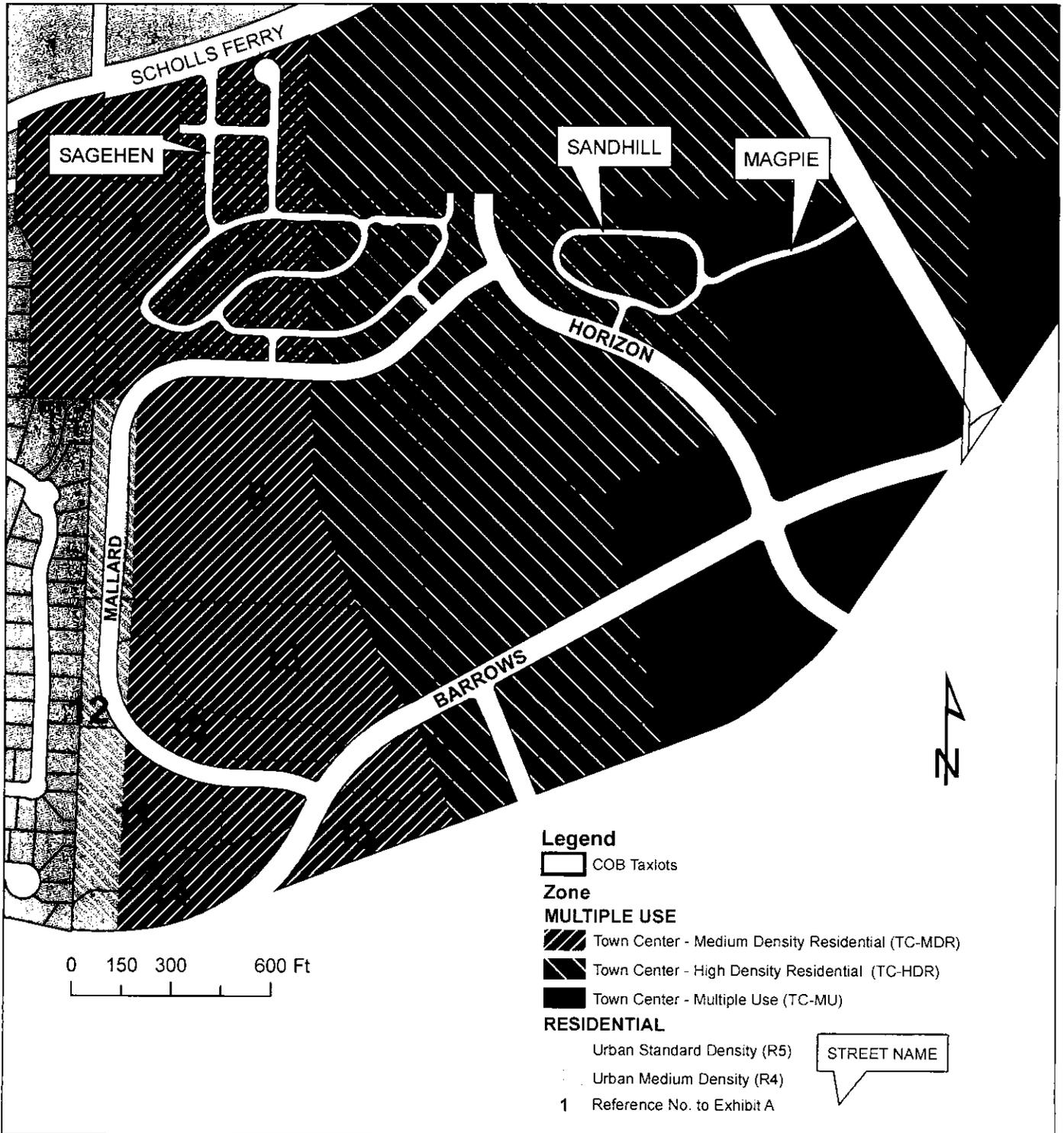
### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **ZMA2006-0015 (Progress Ridge Split Zone Map)**.

There are no recommended conditions of approval.

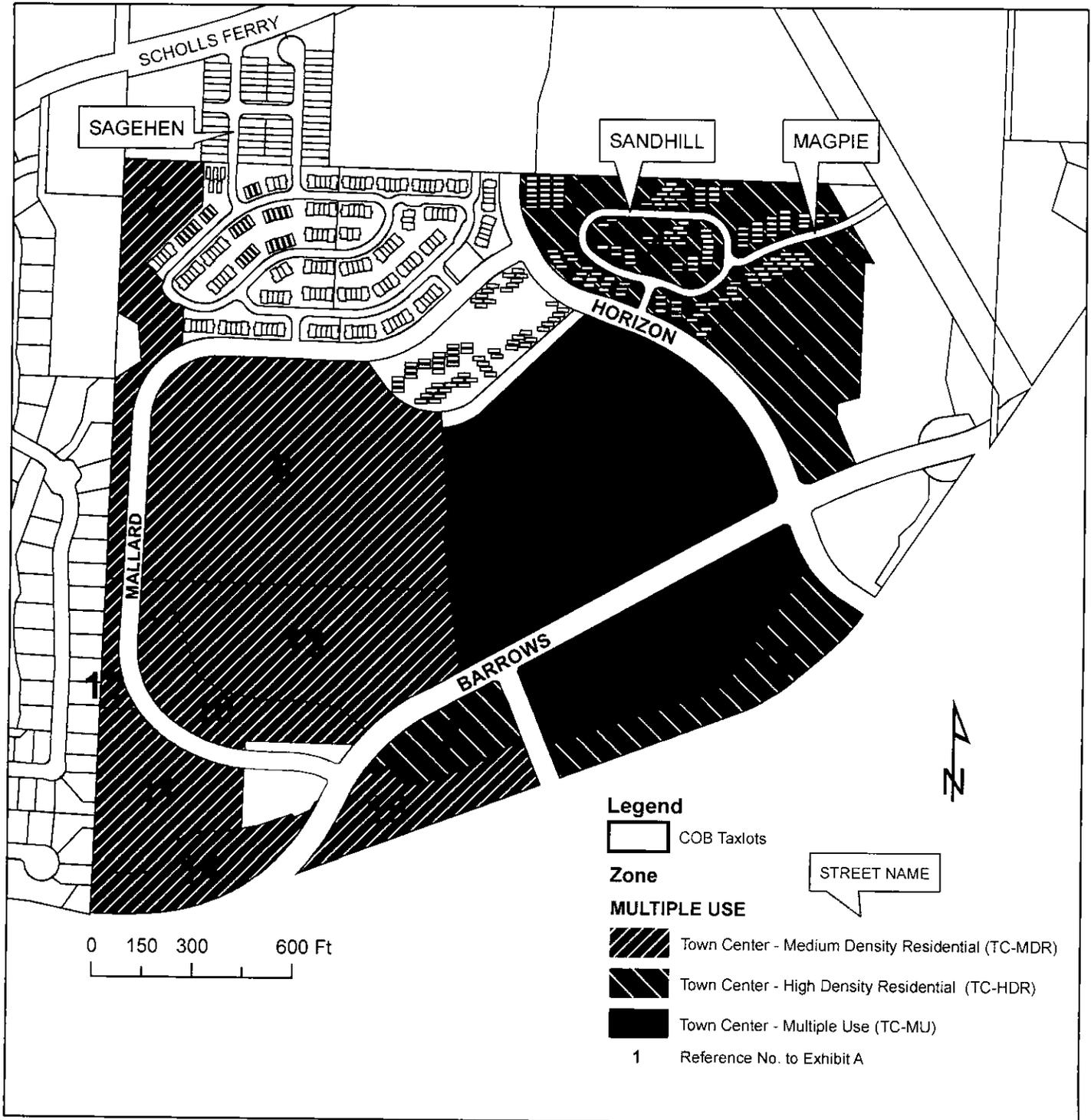
# Progress Ridge

## Current Zoning



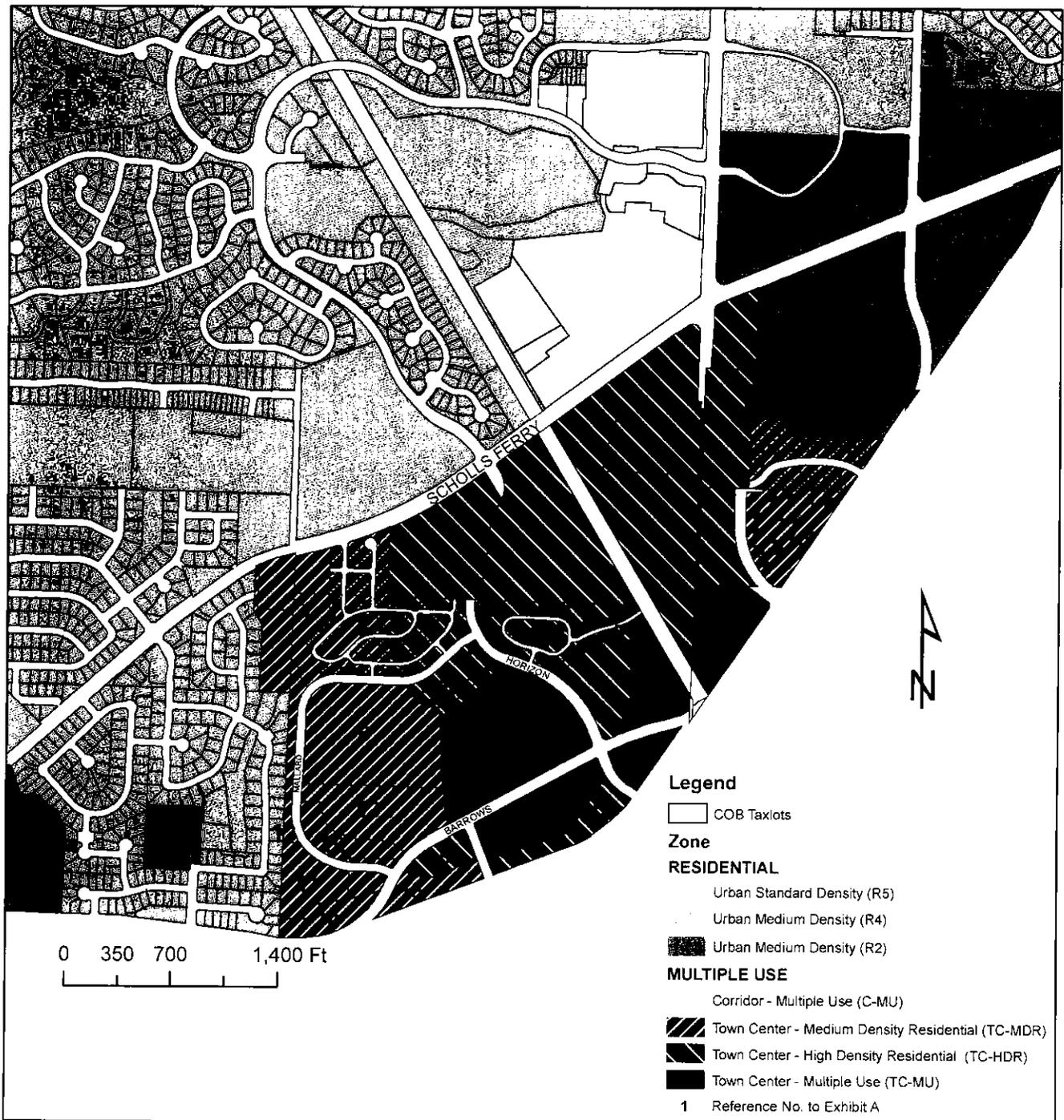
# Progress Ridge

## Proposed Zone Changes



# Progress Ridge

## Proposed Zone Changes In Context



**EXHIBIT A**

Reference No.	Tax Lot ID No.	Site Address	Existing Zoning	Proposed Zoning
1	2S105AA02200	12200-12360 SW Horizon Blvd	TC-HDR & TC-MU	TC-HDR
2	2S105AA02301	None (Gramor)	TC-HDR & TC-MU	TC-MU
3	2S105AA02400	None (Com Ph 2)	TC-HDR & TC-MU	TC-MU
4	2S105AA90000	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
5	2S105AA90001	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
6	2S105AA90002	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
7	2S105AB04600	None	R4 & TC-MDR	TC-MDR
8	2S105AB04700	None (lake)	R4, TC-MDR & TC-HDR	TC-MDR
9	2S105AC09700	None (new prod)	TC-MDR & TC-HDR	TC-HDR
10	2S105AC09800	15225-15467 SW Mallard Road (Area G)	R4 & TC-MDR	TC-MDR
11	2S105AC09801	Area G	TC-MDR	NONE
12	2S105AC09901	Area H	R4 & TC-MDR	TC-MDR
13	2S105AC10000	None	R4	TC-MDR
14	2S105AC10100	None (lake & plaza)	R4, TC-MDR & TC-HDR	TC-MDR
15	2S105AC10200	None	R4 & TC-MDR	TC-MDR
16	2S105AC10300	None (creek)	TC-MDR & TC-HDR	TC-MDR
17	2S105AD17000	None (creek)	TC-HDR & TC-MU	TC-HDR

**Minimum Density Calculations**

TC-MU	24 units per net acre
TC-HDR	24 units per net acre
TC-MDR	18 units per net acre
R4	8.12 units per net acre

AAS, JOHN E  
14620 SW SANDHILL LP #201  
BEAVERTON OR 97007

ABSTON, CARA LYNN  
14705 SW SANDHILL LP #101  
BEAVERTON OR 97007

AITCHISON, JEANNINE A  
14815 SW SANDHILL LP #102  
BEAVERTON OR 97007

ANDERSON, CHRISTINE K  
14720 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

ARMES, JAYE K  
14705 SW SANDHILL LP #204  
BEAVERTON OR 97007

ATKINSON, JAMES J & FLORENCE M  
6280 SW RICHEY LN  
PORTLAND OR 97223

BARNET, MICHAEL A  
14575 SW MAGPIE LN #203  
BEAVERTON OR 97007

BATISTA, JUDINA L  
14840 SW SANDHILL LOOP #202  
BEAVERTON OR 97007

BEEDE, MARK P & MARY L  
14580 SW MAGPIE LN #101  
BEAVERTON OR 97007

BEEZLEY, TAMARA  
14510 SW MAGPIE LN #202  
BEAVERTON OR 97007

BERTELL FAMILY TRUST  
BY RUSSELL/JOAN BERTELL CO-TRS  
14740 SW SANDHILL LP #102  
BEAVERTON OR 97007

BROWN, LARRY EUGENE  
14690 SW SANDHILL LP #201  
BEAVERTON OR 97007

BRUCE, BREANA KAY  
14695 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

BRUNNER, JUDITH E  
14525 NW MAGPIE LN #101  
BEAVERTON OR 97007

BURRY, LISA  
14740 SW SANDHILL LP #203  
BEAVERTON OR 97007

CARNAHAN, KIRK & ERIN  
14695 SW SANDHILL LP #204  
BEAVERTON OR 97007

CARTWRIGHT, KATHLEEN M  
14815 SW SANDHILL LP #201  
BEAVERTON OR 97007

CHOI, CHOON J  
14510 SW MAGPIE LN #201  
BEAVERTON OR 97007

CLARK, THOMAS E & LORRAINE L  
14695 SW SANDHILL LP #101  
BEAVERTON OR 97007

COCKE, CHUNG JA  
14855 SW SANDHILL LP #102  
BEAVERTON OR 97007

COGBURN, DAVID R  
12537 EL CAMINO REAL A  
SAN DIEGO CA 92130

CONKLIN, MARY I  
14700 SW SANDHILL LP #101  
BEAVERTON OR 97007

CORSO, TRISHA A  
14526 SW MAGPIE LN #202  
BEAVERTON OR 97007

COURTYARD AT PROGRESS RIDGE  
CONDOMINIUMS OWNER'S ASSOCIATION  
BY THE MANAGEMENT GROUP  
15350 SW SEQUOIA PKWY #200  
PORTLAND OR 97224

CROSSLEY, SARAH  
14735 SW SANDHILL LP #202  
BEAVERTON OR 97007

CURE, JUDITH M  
14815 SW SANDHILL LP #204  
BEAVERTON OR 97007

DALLUM, JOHN & REBECCA  
14600 SW MAGPIE LN #201  
BEAVERTON OR 97007

DEARDORFF, STEPHANIE K  
14805 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

DECLUE, MICHELE E  
14905 SW SANDHILL LP #201  
BEAVERTON OR 97007

DELAMETER, JANICE K  
14805 SW SANDHILL LOOP #202  
BEAVERTON OR 97007

DEQUATTRO, ANNELIESE  
14600 SW MAGPIE LN #102  
BEAVERTON OR 97007

DIRREN, DENNIS  
14745 SW SANDHILL LP #101  
BEAVERTON OR 97007

DIVINE, STEVEN C  
14700 SW SANDHILL LP #202  
BEAVERTON OR 97007

DOWNEY, JEANNINE R  
14580 SW MAGPIE LN #202  
BEAVERTON OR 97007

DRYER, DAVID W  
14525 SW MAGPIE LN #203  
BEAVERTON OR 97007

DUNN, JENNIFER L  
14905 SW SANDHILL LP #202  
BEAVERTON OR 97007

DURAZO, MELANIE  
14525 SW MAGPIE LN #204  
BEAVERTON OR 97007

EDWARDS, ANTHONY L &  
EDWARDS, CASSANDRA G  
14585 SW MAGPIE LN #201  
BEAVERTON OR 97007

EGGING, BROOK  
14510 SW MAGPIE LN #102  
BEAVERTON OR 97007

FABIAN, AMY C  
14745 SW SANDHILL LP #202  
BEAVERTON OR 97007

FREDERICKSON, MARLYSS D  
14690 SW SANDHILL LP #204  
BEAVERTON OR 97007

GARNER, DANNY A & KAREN E  
14720 SW SANDHILL LOOP #204  
BEAVERTON OR 97007

GESER, GARY J  
14580 SW MAGPIE LN  
BEAVERTON OR 97007

GIBBONS, BRIAN N TRUST  
BY DEBORAH K BELLPORT TR  
14925 SW SANDHILL LP #101  
BEAVERTON OR 97007

GILL, BRIAN D &  
RADOMINSKI, YVONNE  
14705 SW SANDHILL LP #201  
BEAVERTON OR 97007

GIONTA, MARY & JON  
14735 SW SANDHILL LOOP #203  
BEAVERTON OR 97007

GORMAN, JOHN R  
14855 SW SANDHILL LP #203  
BEAVERTON OR 97007

GRAY, STEPHANIE L  
14585 SW MAGPIE LN #202  
BEAVERTON OR 97007

GRESBRINK, AMY E  
14810 SW SANDHILL LP #202  
BEAVERTON OR 97007

GRINFAS, DAN  
14695 SW SANDHILL LP #203  
BEAVERTON OR 97007

GRINFAS, ZVI & EVA  
14700 SW SANDHILL LP #201  
BEAVERTON OR 97007

HALL, DENISE  
14805 SW SANDHILL LP #204  
BEAVERTON OR 97007

HARRISON, THERESA L  
14735 SW SANDHILL LOOP #204  
BEAVERTON OR 97007

HERNANDEZ, KEVIN  
14700 SW SANDHILL LP #204  
BEAVERTON OR 97007

HILL, CATHY H  
14735 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

HOCKETT, LESLIE  
14620 SW SANDHILL LP #102  
BEAVERTON OR 97007

HOHNSTEIN, BRENDA & GARY  
14740 SW SANDHILL LOOP #204  
BEAVERTON OR 97007

HOOVER, JOANNE M  
14740 SW SANDHILL LP #202  
BEAVERTON OR 97007

HULME, CLIFFORD & JULIA A  
14800 SW SANDHILL LP #204  
BEAVERTON OR 97007

HUNT, JAKLIN M  
14810 SW SANDHILL LP #203  
BEAVERTON OR 97007

HUNT, JEFFREY J  
14925 SW SANDHILL LP #102  
BEAVERTON OR 97007

HURWITZ, BRIAN J  
14705 SW SANDHILL LP #102  
BEAVERTON OR 97007

IHANDER, LYNN K  
14695 SW SANDHILL LP #202  
BEAVERTON OR 97007

JACKMAN, THOMAS E & MELINDA  
93764 COHO LN  
COOS BAY OR 97420

JACOB, TIRZAH D  
14925 SW SANDHILL LP #102  
BEAVERTON OR 97007

JACOBSEN, LAWRENCE J  
14815 SW SANDHILL LP #101  
BEAVERTON OR 97007

JACOBSON, JOHN M  
14745 SW SANDHILL LP #102  
BEAVERTON OR 97007

JOHNSON, JOANIE  
14510 SW MAGPIE LN #204  
BEAVERTON OR 97007

KAPLAN, STEVE E &  
DOLL, NANCY  
14575 SW MAGPIE LN #102  
BEAVERTON OR 97007

KELLAS, LAURA M  
14705 SW SANDHILL LP #202  
BEAVERTON OR 97007

KENDALL, DANNY E  
14525 SW MAGPIE LN #102  
BEAVERTON OR 97007

KENEFSKY, MARK  
14840 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

KIM, GINA K & YOUNG CHER  
14585 SW MAGPIE LN #102  
BEAVERTON OR 97007

KIM, HYON M  
14740 SW SANDHILL LP #101  
BEAVERTON OR 97007

KIM, SEUNG KYU & OK JA  
14580 SW MAGPIE LN #102  
BEAVERTON OR 97007

KING, JAMIE ELIZABETH  
14620 SW SANDHILL LP #203  
BEAVERTON OR 97007

KISH, CHRISTOPHER A  
14800 SW SANDHILL LOOP #202  
BEAVERTON OR 97007

KIZER, LILLIE M &  
FRASER, NANCY JEANNE  
14575 SW MAGPIE LN #101  
BEAVERTON OR 97007

KOVACICH, DANIELLE  
14855 SW SANDHILL LP #204  
BEAVERTON OR 97007

KWON, EVAN C & JENNY Y  
14575 SW MAGPIE LN #204  
BEAVERTON OR 97007

LAGE, JEFFREY A  
14695 SW SANDHILL LP #201  
BEAVERTON OR 97007

LARA, KRISTIE M  
14585 SW MAGPIE LN #204  
BEAVERTON OR 97007

LARSEN, BRIAN & HEATHER  
14830 SW SANDHILL LP #203  
BEAVERTON OR 97007

LARSEN, JANET I  
14905 SW SANDHILL LP #101  
BEAVERTON OR 97007

LEIDERMAN, LLOYD J  
14805 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

LEMON, MELVIN A & LUCILLE V  
14600 SW MAGPIE LN #203  
BEAVERTON OR 97007

LOUIE, SUZANNE  
14840 SW SANDHILL LP #101  
BEAVERTON OR 97007

MANNING, DANA  
14510 SW MAGPIE LN #203  
BEAVERTON OR 97007

MASTERSON, DONALD C &  
BARBARA L  
14830 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

MCCLINTOCK, ANNETTE L  
14580 SW MAGPIE LN #204  
BEAVERTON OR 97007

MCMILLAN, KEITH L  
14600 SW MAGPIE LN #202  
BEAVERTON OR 97007

MEEKS, DWIGHT D & SHEILA C  
FAMILY  
14840 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

MENOHER, HOLLY A  
14805 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

MORGAN, DAVID H  
14580 SW MAGPIE LN #203  
BEAVERTON OR 97007

MORTON, ALTON C & JEANETTE C  
4538 SANDYFORD CT  
DUBLIN CA 94568

NAFZIGER, ALICE  
14810 SW SANDHILL LP #102  
BEAVERTON OR 97007

NAGY, ELIZABETH N &  
ERIKSEN, CARL T  
14735 SW SANDHILL LP #201  
BEAVERTON OR 97007

NELSON, ANNE N  
14830 SW SANDHILL LP #202  
BEAVERTON OR 97007

NELSON, JEFFREY S & TAFFY K  
14745 SW SANDHILL LP #204  
BEAVERTON OR 97007

NORDLING, KENNETH E/RUTH A &  
NORDLING, SHARON MARIE  
14585 SW MAGPIE LN #203  
BEAVERTON OR 97007

O'BRIEN, TIMOTHY J/JENNIFER A  
14690 SW SANDHILL LP #102  
BEAVERTON OR 97007

PICKENS, JOSEPH B & WILLA M  
1266 LEISURE WORLD  
MESA AZ 85206

POP, PAVEL & LIANA  
14855 SW SANDHILL LP #201  
BEAVERTON OR 97007

PRIESTER, ZACHORIE B  
14705 SW SANDHILL LP #203  
BEAVERTON OR 97007

PROGRESS QUARRY, LLC  
3616 EAGLE VIEW DR, NW  
ALBANY OR 97321

PROGRESS RIDGE, LLC  
109 E 13TH ST  
VANCOUVER WA 98660

QUINN, LINDSAY K  
14925 SW SANDHILL LP #202  
BEAVERTON OR 97007

REICHERT, CHRISTINA A  
14800 SW SANDHILL LP #203  
BEAVERTON OR 97007

ROBINSON, CHRISTOPHER J  
14805 SW SANDHILL LOOP #203  
BEAVERTON OR 97007

ROBINSON, SARAH E  
14720 SW SANDHILL LOOP #203  
BEAVERTON OR 97007

ROSENFARB, DAWN M &  
CHAD D  
14830 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

ROWLAND, MARTIN T &  
GUPTA, DEEPTI  
14620 SW SANDHILL LP #202  
BEAVERTON OR 97007

SANDS, SUSAN E LIVING TRUST  
BY SUSAN E SANDS TR  
14815 SW SANDHILL LP #202  
BEAVERTON OR 97007

SCHLICK, ROBERT W &  
EARLYNNE F  
14830 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

SCHMITT, TIANA S &  
SCHMITT, STEVEN R &  
SCHMITT, GEORGANNE R  
14815 SW SANDHILL LP #203  
BEAVERTON OR 97007

SCHNIBBE, MARILYN  
14745 SW SANDHILL LP #203  
BEAVERTON OR 97007

SCOTT, STEFANIE E  
14575 SW MAGPIE LN #202  
BEAVERTON OR 97007

SEISE, BETTY  
14925 SW SANDHILL LP #201  
BEAVERTON OR 97007

SERVATIUS, DAVID R & LESLIE M  
14720 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

SMITH, ROSE H LIVING TRUST  
14700 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

SONG, YOUNG K & HWA JA  
14600 SW MAGPIE LN #101  
BEAVERTON OR 97007

SPARKS, SUSANNAH J  
14905 SW SANDHILL LP #203  
BEAVERTON OR 97007

SPOERKE, NICHOLAS J  
14745 SW SANDHILL LP #201  
BEAVERTON OR 97007

SPRING, MARK W  
14810 SW SANDHILL LP #201  
BEAVERTON OR 97007

STEA, BERNARD F &  
JANES, DEBBRA A  
BY ASSET PRESERVATION  
14525 SW MAGPIE LN #8-2  
BEAVERTON OR 97007

STEVENS, GARY  
14510 SW MAGPIE LN #101  
BEAVERTON OR 97007

STOCK, BARBARA R  
14905 SW SANDHILL LP #204  
BEAVERTON OR 97007

SULLIVAN, AMBER E  
14800 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

TERRY, BEVERLY D  
14810 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

THELANDER, JUANITA R  
14830 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

THORNBURG, BRIAN J & RILLA J  
14620 SW SANDHILL LP #204  
BEAVERTON OR 97007

TIBBITS, MARSHA  
14925 SW SANDHILL LP #204  
BEAVERTON OR 97007

TICHENOR, KIMBERLEE A  
14690 SW SANDHILL LP #101  
BEAVERTON OR 97007

TRAFFAS, JESSICA & STEVEN  
14840 SW SANDHILL LOOP #204  
BEAVERTON OR 97007

TUALATIN HILLS PARK & REC DIST  
5500 ARCTIC DR  
BEAVERTON OR 97005

UNREIN, SUZANNE O  
14585 SW MAGPIE LN #101  
BEAVERTON OR 97007

UTLEY, JENNIFER D  
14690 SW SANDHILL LP #203  
BEAVERTON OR 97007

VERANT, ROBERT J &  
SANTANGELO-VERANT, CRISTY  
14740 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

VOGT, ANDREW & SARAH  
14720 SW SANDHILL LOOP #202  
BEAVERTON OR 97007

WEISEL, LINDA G  
14855 SW SANDHILL LP #202  
BEAVERTON OR 97007

WELTERS, DAVID J &  
JOHNSON, PAIGE  
14800 SW SANDHILL LOOP #101  
BEAVERTON OR 97007

WESTOVER, SHARON D  
14800 SW SANDHILL LOOP #201  
BEAVERTON OR 97007

WHALIN, SYLVIA M  
14810 SW SANDHILL LP #204  
BEAVERTON OR 97007

WHITEHEAD, ROBERT W  
14840 SW SANDHILL LOOP #203  
BEAVERTON OR 97007

WINSLOW, LISA M  
14690 SW SANDHILL LP #202  
BEAVERTON OR 97007

WONG, ROBERT G & WENDY A  
14735 SW SANDHILL LOOP #102  
BEAVERTON OR 97007

YOCHUM, MARIA  
14600 SW MAGPIE LN #204  
BEAVERTON OR 97007

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**

**SUBJECT:** ZMA 2006-0025, Tri-Met Elmonica  
Maintenance and Storage Area Expansion  
Zoning Map Amendment

**FOR AGENDA OF:** 5-7-07 **BILL NO:** 07094

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** CDD 

**DATE SUBMITTED:** 04-25-07

**CLEARANCES:** Devel Serv   
City Attorney 

**PROCEEDING:** First Reading

**EXHIBITS:** Ordinance  
Exhibit A Zoning Map  
Land Use Order No. 1956  
Staff Report dated April 4, 2007

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

On April 11, 2007, the Planning Commission held a public hearing to consider an application to amend Ordinance No. 2050, the Zoning Map, by redesignating approximately 20 acres of the existing site located at 16250 SW Jenkins Road from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E Subarea 3).

The Planning Commission has recommended approval of the request to rezone the property from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E Subarea 3) on the Zoning Map.

**INFORMATION FOR CONSIDERATION:**

The site of the zoning map amendment is specifically identified as Tax Lot 300 on Washington County Tax Assessor's Map 1S1-06DA, Tax Lot 405 on Washington County Tax Assessor's Map 1S1-05CC, and Tax Lot 5101 on Washington County Tax Assessor's Map 1S1-05CB, which are generally located on the southeast corner of SW Jenkins Road and SW 170<sup>th</sup> Avenue. The area of the zoning map amendment is approximately 20 acres in size.

Since no City Council hearing is required and no appeal was filed from the Planning Commission's decision, this ordinance making the appropriate change to the Zoning Map is being presented for first reading at this time.

**RECOMMENDED ACTION:**

First reading

SS:sp

AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE ZONING MAP, REZONING THE PARCEL AT 16250 SW JENKINS ROAD  
FROM STATION COMMUNITY – MIXED USE (SC-MU) TO STATION COMMUNITY –  
EMPLOYMENT (SC-E SUBAREA 3); ZMA 2006-0025, TRI-MET ELMONICA MAINTENANCE  
AND STORAGE AREA EXPANSION ZONING MAP AMENDMENT

**WHEREAS**, on April 11, 2007, the Planning Commission conducted a public hearing to consider an application to amend Ordinance No. 2050, the Zoning Map, redesignating the site located at 16250 SW Jenkins Road from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E Subarea 3); and

**WHEREAS**, the Planning Commission received testimony and exhibits and recommended approval of this zone change; and

**WHEREAS**, no appeals were filed with the City; and

**WHEREAS**, the Council adopts as to criteria applicable to this request and findings thereon the Development Services Division Staff Report dated April 4, 2007 and Planning Commission Land Use Order No. 1956. Now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** Ordinance No. 2050, the Zoning Map, is amended to redesignate approximately 20 acres, located at 16250 SW Jenkins Road, from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E Subarea 3).

**Section 2.** The property affected by this ordinance is depicted in the attached map, marked Exhibit “A” and incorporated herein. The properties are more specifically described on the records of the Washington County Department of Assessment and Taxation as Tax Lot 300 on Washington County Tax Assessor’s Map 1S1-06DA, Tax Lot 405 on Washington County Tax Assessor’s Map 1S1-05CC, and Tax Lot 5101 on Washington County Tax Assessor’s Map 1S1-05CB, Beaverton, Washington County, Oregon.

First reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Passed by the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

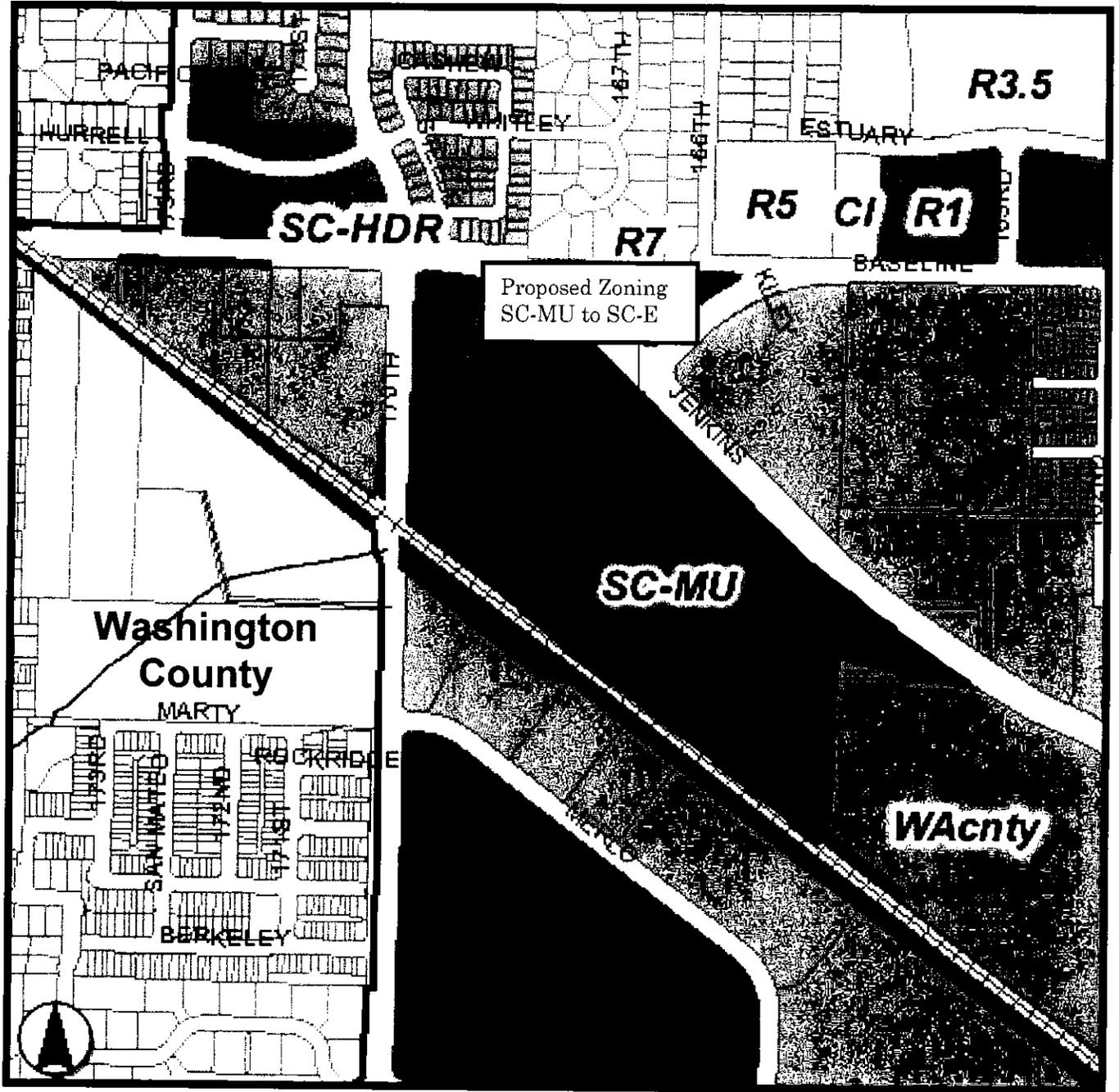
APPROVED:

\_\_\_\_\_  
SUE NELSON, City Recorder

\_\_\_\_\_  
ROB DRAKE, Mayor

# EXHIBIT A: ZONING MAP

ORDINANCE NO. 4436



**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR AN )  
AMENDMENT TO THE CITY ZONING MAP TO ) ORDER NO. 1956  
CHANGE THREE PARCELS FROM STATION ) ZMA2006-0025 ORDER APPROVING  
COMMUNITY – MIXED USE (SC-MU) TO STATION ) REQUEST  
COMMUNITY – EMPLOYMENT (SE-E) (TRI-MET )  
ELMONICA MAINTENANCE AND STORAGE AREA )  
EXPANSION). TRI-MET, APPLICANT )

The matter came before the **Planning Commission** on April 11, 2007, on a request for an amendment to the Zoning Map to change the zoning of three parcels from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E-Subarea 3). Parcels identified as Tax Lots 300, 405, and 5101 are approximately 20 acres in size and contain Tri-Met's Maintenance and Operation Facility for the light rail system. While the zoning map amendment is proposed for three parcels, the development site consists of six parcels generally located on 16250 SW Jenkins Road and is more specifically identified as Tax Lot 300 and 400 on Washington County Tax Assessor's Map 1S1-06DA, Tax Lot 405 on Washington County Tax Assessor's Map 1S1-05CC, Tax Lot 5101 on Washington County Tax Assessor's Map 1S1-05CB, Tax Lot 2500 on Washington County Tax

Assessor's Map 1S1-0800, and Tax Lot 1000 on Washington County Tax Assessor's Map 1S1-123BA.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45, the **Commission** conducted a public hearing and considered testimony and exhibits on the subject proposal.

The **Commission**, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 4, 2007.

Therefore, **IT IS HEREBY ORDERED** that ZMA2006-0025 is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated April 4, 2007.

Motion **CARRIED**, by the following vote:

**AYES:** Winter, Bobadilla, Johansen, Platten, San Soucie,  
Stephens, and Maks.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 19<sup>th</sup> day of April, 2007.

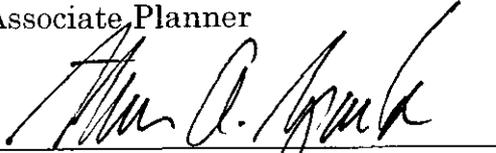
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 1956, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, April 30, 2007.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

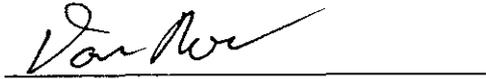


SAMBO KIRKMAN  
Associate Planner



STEVEN A. SPARKS, AICP  
Development Services Manager

APPROVED:



DAN MAKS  
Chairman

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# CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

## STAFF REPORT

HEARING DATE: Wednesday, April 11, 2007

TO: Planning Commission

FROM: Sambo Kirkman, Associate Planner *SJK*

PROPOSAL: **Tri-Met Elmonica Maintenance And Storage Area Expansion**

LOCATION: 16250 SW Jenkins Road  
Map 1S1-06DA Tax Lots 300 and 400  
Map 1S1-05CC Tax Lot 405  
Map 1S1-05CB Tax Lot 5101  
Map 1S1-0800 Tax Lot 2500  
Map 1S123BA, Tax Lot 1000

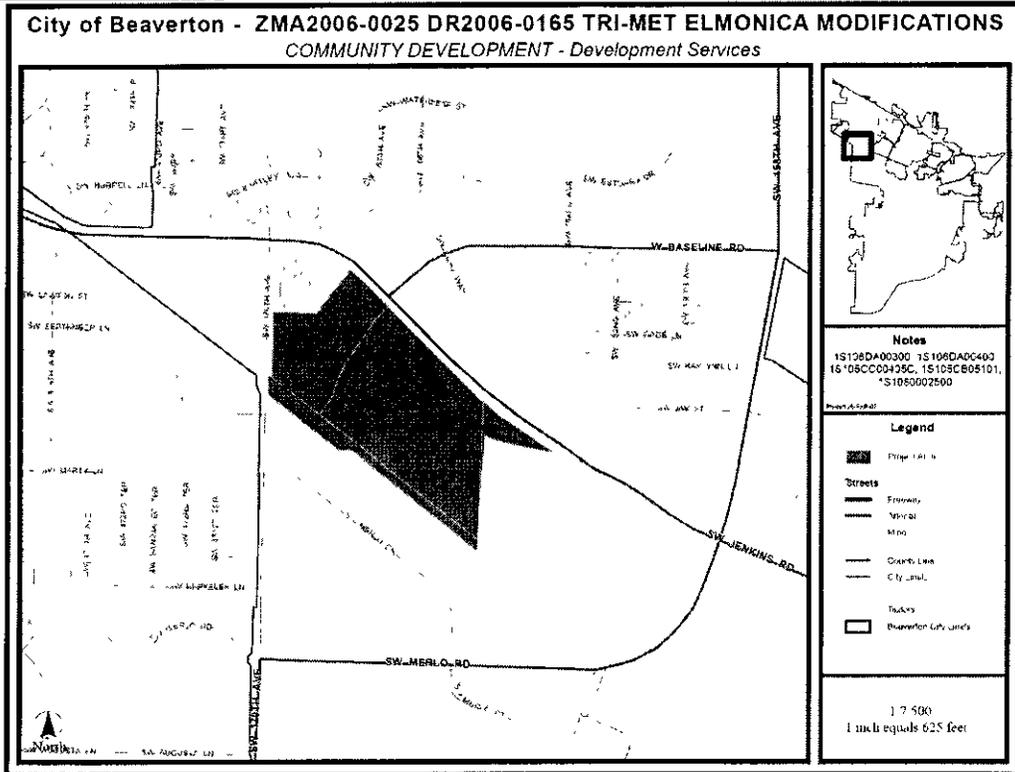
**SUMMARY:** The applicant is requesting approval of a Zoning Map Amendment to change the zoning of three parcels from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E). Parcels identified as Tax Lots 300, 405, and 5101 are approximately 20 acres in size and contain Tri-Met's Maintenance and Operation Facility for the light rail system. The applicant is also requesting Design Review Two approval to expand the maintenance building and to construct a storage area. The proposed expansions will also include site improvements and associated landscaping.

**APPLICANT'S** Tri-Met  
710 NE Holladay Street  
Portland, OR 97232

**RECOMMENDATIONS:** **APPROVAL of ZMA2006-0025 (Tri-Met Elmonica Maintenance And Storage Area Expansion),** subject to conditions identified at the end of this report.

**APPROVAL of DR2006-0165 (Tri-Met Elmonica Maintenance and Storage Area Expansion),** subject to conditions identified at the end of this report.

**Exhibit 1.1 Detail Map**



**Exhibit 1.2 Aerial Photo**



## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
ZMA2006-0025	Dec. 15, 2006	Feb. 20, 2007	June 20, 2007	Oct. 18, 2007
DR2006-0165	Dec. 15, 2006	Feb. 20, 2007	June 20, 2007	Oct. 18, 2007

\* 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.

### Existing Conditions Table

<b>Zoning</b>	SC-MU	
<b>Current Development</b>	Light Rail Operation and Maintenance Facility	
<b>Site Size</b>	The Tri-Met parcel is approximately 30 acres; the ZMA is for 20 acres of the project site.	
<b>NAC</b>	Five Oaks	
<b>Surrounding Uses</b>	<b>Zoning:</b> North: Interim Wash. Co. / SC-MU South: Interim Wash. Co. East: Interim Wash. Co. West: Interim Wash. Co.	<b>Uses:</b> North: Commercial Building / Residential / Recreational Facility South: Vacant East: PGE Substation West: Light Rail Station / Residential

### Written Testimony Received

The following is a summary of public comments collected for the proposed development. (See Exhibit 4).

- Adjacent property owners oppose expansion of the site as they are concerned with the impacts to stormwater run-off to the adjacent parcel. Staff cite the findings in Criterion 1 of Attachment B in addressing the critical facilities. Adverse impacts to critical facilities were not identified and staff find that by meeting the conditions of approval adequate critical facilities are provided.

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

	<u>PAGE No.</u>
<b><u>Attachment A:</u> ZMA2006-0025 (Tri-Met Elmonica Maintenance and Storage Area Expansion)</b> The applicant is requesting approval of a Zoning Map Amendment to change the zoning of three parcels from Station Community – Mixed Use (SC-MU) to Station Community – Employment (SC-E).	ZMA1-ZMA9
<b><u>Attachment B:</u> Facilities Review Committee Technical Review and Recommendation Report</b>	FR1-FR8
<b><u>Attachment C:</u> DR2006-0165 (Tri-Met Elmonica Maintenance and Storage Area Expansion)</b> The applicant is requesting Design Review Two approval to expand the maintenance building and to construct a storage area. The proposed expansions will also include site improvements and associated landscaping.	DR1-DR10
<b><u>Attachment E:</u> Conditions of Approval</b>	COA1-COA2

## EXHIBITS

### **Exhibit 1. Maps**

- Exhibit 1.1 Detail Map (page SR-2 of this report)
- Exhibit 1.2 Aerial Photo (page SR-2 of this report)

### **Exhibit 2. Additional Materials by Staff**

- Exhibit 2.1 Letter from Washington County, dated March 14, 2007
- Exhibit 2.2 Letter from TVF&R, dated March 12, 2007
- Exhibit 2.3 Clean Water Service Provider Letter, dated October 31, 2006.

### **Exhibit 3. Materials submitted by Applicant (Materials on file at City Hall)**

- Exhibit 3.1 Application and Written Narrative dated March 26, 2007

### **Exhibit 4. Public Comment Letters (Correspondence is on file at City Hall)**

- Exhibit 4.1 Letter from John Rankin, dated March 26, 2007
- Exhibit 4.2 Letter from Edward Walters and Janet Wallace, dated March 26, 2007

ANALYSIS AND FINDINGS FOR  
ZONING MAP AMENDMENT –QUASI-JUDICIAL

**Section 40.97.05. Zoning Map Amendment; Purpose**

*The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires. This Section is carried out by the approval criteria listed herein.*

**Section 40.97.15.1.C. Approval Criteria:**

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

- 1. The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.*

**Facts and Findings:**

The applicant is requesting a zoning map amendment to three parcels specifically identified as 1S106DA00300; 1S105CC00405; and 1S105CB05101.

Therefore, staff find that the criterion is met.

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

**Facts and Findings:**

The applicant paid the required fee for a Zoning Map Amendment application.

Therefore, staff find that the criterion is met.

- 3. The proposal conforms with applicable policies of the City's Comprehensive Plan.*

Facts and Findings:

- 3.5.1.a *Regulate new development in Regional Centers, Town Centers, Station Communities and Main Streets (see Figure III-1, Comprehensive Plan Land Use Map) to ensure compact urban development.*
- 3.5.1.b *Allow a mix of complementary land use types, which may include housing, retail, offices, small manufacturing or industry, and civic uses to encourage compact neighborhoods with pedestrian oriented streets in order to promote:*
- *Independence of movement, especially for the young and elderly to enable them to conveniently walk, cycle, or ride transit;*
  - *Safety in commercial areas, through round-the-clock presence of people;*
  - *Reduction in auto use, especially for shorter trips;*
  - *Support for those who work at home, through the nearby services and parks;*
  - *A range of housing choices so that people of varying cultural, demographic, and economic circumstances may find places to live.*
- 3.5.1.c *Design streets and adjacent buildings within mixed use land use designations to ensure a setting that is attractive and accessible to multiple transportation modes, including pedestrians, bicyclists, transit riders and motor vehicles.*
- 3.5.1.g *Promote use of multiple level parking structures with ground floor storefront design to accommodate parking needs while avoiding dispersal of commercial activities and discontinuity of retail activities.*

The application proposes to change the existing zoning district of this subject parcel from Station Community– Mixed Use (SC-MU) to Station Community – Employment (SC-E). In comparing the uses permitted for each zoning district, the SC-MU zoning district has a greater number and variety of uses that are either permitted or conditional in comparison to the SC-E zone. However the current use of the site as the Operations and Maintenance Facility for light rail is a permitted use only in the SC-E zone and not the SC-MU. As the site contains a supportive use to the light rail system, a key component to the Station Community zoning district, there is significant importance in allowing the facility to remain. The proposed ZMA allows the site to contain a zoning designation consistent with its current supportive use.

Therefore, staff find that the proposal meets the policies.

- 3.5.1.j *Prior to development on any portion of a property or group of properties under single ownership a Design Review Application, or a Planned Unit Development and Design Review Application, must be submitted and approved. The application(s) must demonstrate consistency with the policies in the underlying land use designation.*

Both zoning districts would require submittal of a Design Review Application to expand or redevelop the subject site as the Design Review exemptions identified in

Section 40.20.10.3 of the Development Code would not pertain to the uses permitted or conditional in both zoning districts, the exception for both being Wireless Communication Facilities which have a separate application. Planned Unit Developments are prohibited in the SC-E zone and is a conditional use in the SC-MU zone. Developments in both zoning district are required to demonstrate how they are consistent with the underlying land use designation through the review of future land use applications.

Therefore, staff find that the proposal meets the policy.

*3.5.1.k Allow phased development of property through a Planned Unit Development application. Ensure the phasing plan demonstrates compliance with the minimum housing density and commercial floor area ratio requirements.*

The SC-E designation does not permit Planned Unit Developments on the subject site. However, the subject site is currently developed as an Operation and Maintenance facility for light rail, providing supportive use to a key element of this land use designation. The ZMA is to provide a zoning district consistent to the use on the subject site. Therefore the site does not require phased development as the site is already developed.

Therefore, staff find that the policy is not applicable.

*3.8.1.a Regulate new development in Station Communities to maximize the public infrastructure investment in light rail.*

The applicant states the current use of the site as an O&M facility that directly supports the light rail system. The current zoning designation SC-MU is not compatible with this key functional element of light rail transit, and would not permit expansion of the site. The proposed zoning map amendment would allow for the existing use of the parcels to be a permitted use within the SC-E zoning district Subarea 3.

Therefore, staff find that the proposal meets the policy.

*3.8.1.b Apply the Station Community land use designation generally within one mile of light rail station platforms.*

The subject site is designated Station Community in the City's Comprehensive Plan and is located less than a quarter mile from the Elmonica light rail station. The proposed zoning map amendment will not alter this land use designation.

Therefore, staff find that the proposal meets the policy.

*3.8.1.c Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.*

The proposal to change the zoning of the subject site to SC-E is in compliance with the Comprehensive Plan and Zoning District Matrix (Exhibit 2.3), because the Station Community land use designation lists SC-E as one of the appropriate zoning district for this land use designation.

Therefore, staff find that the proposal meets the policy.

*3.8.1.d Adopt Community Plans identifying Comprehensive Plan Policies applicable to Station Community Areas to provide community vision.*

The subject site is not located within the boundaries of an existing community plan. Adoption of a Community Plan is to be completed by the City and would not be part of this application proposal.

Therefore, staff find that the policy is not applicable to this proposal.

*3.8.2.a Regulate new development in Station Communities to provide increased densities and employment to support a high level of transit service.*

*3.8.2.b Within ¼ mile of the light rail station platform and along all major pedestrian routes, require development to provide the highest level of design features for pedestrian activity and public access to the light rail station platform.*

*3.8.2.c Within ¼ mile of the light rail station platform, design the arrangement of parking and streets to accommodate construction of multiple level structures for parking, commercial, residential and mixed uses.*

The ZMA is to address the current use of the site as a transit storage and maintenance facility. This use is necessary for the operation of the light rail system, a key component to the Station Community zoning districts. Although the Comprehensive Plan and Development Code requires that land uses be more transit supportive, this use is currently not an approved use under the SC-MU zoning district. The SC-E (Subarea 3) zoning district accommodates for this type of use and would allow for the operation of this facility to occur, and when needed expand, to support the operation of the light rail system which may intensify in the future. The specific design elements addressed in these policies are not applicable to the current use of the site which is needed as long as the light rail facility is in operation.

Therefore staff find these policies are not applicable.

*6.2.4.c Maintain levels of service consistent with Metro's Regional Transportation Plan and the Oregon Transportation Plan. Applications for Comprehensive*

*Plan Amendments shall comply with the requirements of OAR 660-012-0060 and as appropriate include a Transportation Impact Analysis that shows that the proposal will not degrade system performance below the acceptable two-hour peak demand-to-capacity ratio of 0.98. If the Adopted Comprehensive Plan forecasts a two-hour peak demand-to-capacity ratio greater than 0.98 for a facility, then the proposed amendment shall not degrade performance beyond the forecasted ratio. (Ordinance 4301)*

The zoning map amendment is to change the site from SC-MU to SC-E. The applicant states that the highest trip generators allowed in the SC-E zoning district are also permitted in the SC-MU zoning district; therefore, no additional traffic impacts are expected with the proposed ZMA. Should there be an application that would redevelop the site in the future, such as building additions or new building construction, the proposed use may trigger a traffic analysis and conditions of approval would be added, including possible street improvements. Staff finds that the proposal does not result in an increase in traffic beyond the worst case scenario expected in the SC-MU zoning district and that a Traffic Analysis is not required by Development Code Section 60.55.10.

Therefore, staff find that the proposal meets the policy.

- 6.2.4.d Plan land uses to increase opportunities for multi-purpose trips (trip chaining).*
- 6.2.4.e Require land use approval of proposals for new or improved transportation facilities. The approval process shall consider the project's identified impacts.*
- 6.2.4.f Support mixed-use development in appropriate locations.*

The ZMA is to address the current use of the site as a transit storage and maintenance facility. This use is necessary for the operation of the light rail system, a key component to the Station Community zoning districts. This use is currently not an approved use under the SC-MU zoning district. The SC-E (Subarea 3) zoning district accommodates for this type of use and would allow for the operation of this facility to occur, and when needed, expand to support the operation of the light rail system. Specific design elements addressed in these policies are not applicable to the current use of the site which is needed as long as the light rail facility is in operation.

Therefore staff find these policies are not applicable.

**SUMMARY OF FINDINGS:** Staff find the applicable Comprehensive Plan policies for this ZMA has been met.

**Therefore, staff find that the criterion is met.**

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

Facts and Findings:

The application is a City-initiated Zoning Map Amendment. A Design Review Two application is being reviewed concurrently. The required documents and application related to this request are submitted as required. All documentation and applications have been submitted to the City of Beaverton in the proper sequence.

**Therefore, staff find that the criterion is met.**

- 5. All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.*
- 6. Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.*

Facts and Findings:

The applicant states the site is already occupied and both critical and essential facilities and services are already available and can serve any expansion of the site. Critical and essential facilities are defined in Chapter 90 of the City's Development Code. The applicant further indicated that the proposed SC-E zoning district of the site is no more intensive as the current SC-MU zoning. Staff concur that adequate facilities and services are available or can be made available to serve the site and uses allowed by the SC-E (Subarea 3) zoning district. As the ZMA does not address a specific development proposal, the issues regarding critical and essential facilities will be addressed at the time of a specific development application.

**Therefore, staff find that the criterion is met.**

- 7. The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).*

Facts and Findings:

The use of the subject site as a transit vehicle storage and maintenance facility is currently not a permitted use in the SC-MU zoning district. Further, certain site development requirements that encourage urban-scale development, such as the setback requirements, are not met. The use of the site is more industrial in nature and is more consistent with SC-E (Subarea 3). Staff find that with the proposed

ZMA, the current use of the subject site will be consistent with applicable provisions of Chapter 20.

Therefore, staff find that the criterion is met.

8. *In addition to the criteria stated in Section 40.97.15.1.C.1 through 4, above, the following criteria shall apply to Quasi-Judicial Zoning Map Amendment which would change the zone designation to the Convenience Service (C-V) zoning district.*
  - a. *There is a public need for the proposal and that this need will be served by changing the zoning district classification of the property in question as compared with other available property.*
  - b. *The public interest is best carried out by approving the proposal at this time.*

Facts and Findings:

The proposal requests approval to change the zoning designation of the subject site from SC-MU to SC-E. The CV zoning district is not proposed.

Therefore, staff find the criterion is not applicable.

9. *The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development. [ORD 4302; May 2004]*

Facts and Findings:

Staff cite the findings in Criterion No. 40.97.15.1.C.10 as applicable to this criterion.

Therefore, staff find the criterion is met.

10. *As an alternative to 40.97.15.1.C.9, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.*

Facts and Findings:

The applicant finds that the evidence submitted demonstrates that the worst case scenario does not have traffic impacts that are greater than the potential impacts (worst case) from under the existing zoning. The applicant states that the highest trip generators allowed by the SC-E Zone are also permitted by the SC-MU Zone. Should there be an application that would redevelop the site in the future, building additions or new building construction, the proposed use may trigger a traffic analysis and conditions of approval would be added, including possible street improvements.

The Transportation Division has reviewed the applicant's narrative for the Tri-Met proposal to rezone the Operations and Maintenance Facility from SC-MU to SC-E Sub area 3 and has found that it meets the traffic analysis requirement in Section 40.97.15.1.C.9 of the Development Code. The Development Code allows the use of Section 40.97.15.1.C.10 as an alternative to Section 40.97.15.1.C.9, that requires a full traffic analysis. The applicant has submitted evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.

**Therefore, staff find that the criterion is met.**

- 11. In cases where the Comprehensive Plan identifies more than one zone to implement the applicable Land Use Map designation, the applicant is to demonstrate how the proposal conforms with applicable District Requirements of the zone(s) subject to Quasi-Judicial Zoning Map Amendment consideration.***

Facts and Findings:

The applicant states the purpose section of SC-E zoning districts states: "...provides for limited industrial activities that could be incompatible in other Station Community zoning districts." As the existing use of the site as the operations and maintenance facility is not a permitted use with the current SC-MU zoning district the SC-E zoning district is more appropriate as storage yards for transit vehicles is a permitted use under Sub Area 3. Staff concur that the SC-E zoning district is consistent with the current use of the site. As the Land Use designation of Station Community addresses uses in close proximity to the Light Rail Station, use of the site is the operation and maintenance facility for Light Rail is necessary in maintain this key element of this land use designation.

In comparing the district requirements of the SC-E and SC-MU zoning district, most of the requirements were similar except for the follow: Front Yard Setbacks, Building Height, and Floor Area Ratio. While the SC-MU zoning district allows for higher buildings, the proposal for both zoning districts, will meet the maximum height allowed in the zoning district. The SC-MU zoning district has a maximum

front yard setback which the current proposal does not meet, but the SC-E zoning district is more consistent with the current site as there are no minimum or maximum required. The minimum floor Area Ratio is higher with the SC-MU zoning district; however, the SC-E zoning district does allow a higher intensity use with a maximum FAR of 2.0 as compared to the 1.2 in the SC-MU zoning district. In analyzing the differences between the two zoning districts, staff find the current use of the site as an Operations and Maintenance facility is more consistent with SC-E (Subarea 3) zoning district as it is a less intense use.

**Therefore, staff find the criterion is met.**

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

Facts and Findings:

The applicant submitted the applications on December 15, 2006 and was deemed complete on February 20, 2007. In the review of the materials during the application review, the Committee find that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff find the criterion is met.**

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

Facts and Findings:

The applicant has submitted the required application materials for review of a Zoning Map Amendment application. This review process is a required step to receive City approval for the applicant's proposal. The applicant has submitted a Design Review Two application to be reviewed concurrently. The applications and documents have been submitted to the City in proper sequence.

**Therefore, staff find the criterion is not met.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **ZMA2006-0025(Tri-Met Elmonica Maintenance and Storage Area Expansion)**.

There are no recommended conditions of approval.

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**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS**

**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 Planning Commission Decision and Order, the Facilities Review Conditions may be re-numbered and placed in different order.

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

**The Facilities Review Committee Criteria for Approval will be reviewed for all eleven (11) criteria for the submitted Design Review application, DR2006-0165.**

- 1. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.*

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The applicant states the site is already served with facilities of adequate capacity. The City Development Services Engineer has reviewed the applicant's utility and grading plans and has provided a list of conditions in response to these plans to ensure adequate critical facilities are provided and installed with the proposed expansion of the site.

A traffic analysis was not required of this development. The trip generation of the proposed expansion is not great enough to meet the 200 trip per day threshold requirement (Development Code Sec 60.55.20 Traffic Analysis). The surrounding street system will adequately accommodate the traffic from this development. Staff find that the development meets the requirements of Development Code Section 60.55.20.

Tualatin Valley Fire and Rescue (TVF&R) serves the site. TVF&R had no comments for the proposed expansion. However, TVF&R will need to sign off on the site development permit prior to its issuance as required in the conditions of approval.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

2. *Essential facilities and services are available or can be made available prior to occupancy of the development. In lieu of providing essential facilities and services, a specific plan strategy may be submitted that demonstrates how these facilities, services, or both will be provided within five years of occupancy.*

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to the Beaverton School District, the City Transportation staff, City Police Department, and Tualatin Valley Fire and Rescue. The applicant states the site is already occupied and essential facilities and services are already available.

Staff determined essential street facilities are available and no traffic mitigations are required. The City of Beaverton Police and the Beaverton School District have not provided comments indicating adverse impacts are expected as a result of this application. The proposal is abutting the light rail station. Weekday peak intervals are 15 minutes with service running between 4 AM and 2 AM.

Therefore, the Committee find the proposal meets the criterion for approval.

3. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.*

The applicant has requested a ZMA for the subject site from Station Community-Mixed Use (SC-MU) to Station Community-Employment (SC-E). The ZMA is necessary for the proposed expansion as the use is not permitted under the current zoning district. Staff has conditioned the ZMA be effective prior to the issuance of a permit to ensure the proposed expansion is permitted. Staff cite the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Station Community – Employment Zone (SC-E) zone, as applicable to the above mentioned criteria.

Therefore, the Committee find the proposal meets the criterion for approval.

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

Staff cite 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, as applicable to the above mentioned criteria.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 5. 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: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;*

The applicant state the use of the subject site is to maintain the Westside MAX Line and all its ancillary parts including this site. 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.

Therefore, the Committee find the proposal meets the criterion for approval.

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

The site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Section 60.55.25.

Therefore, the Committee find the proposal meets the criterion for approval.

7. *The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner.*

The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner in conformance with Development Code Section 60.55.25.

**Therefore, the Committee find the proposal meets the criterion for approval.**

8. *Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards at a level which will provide adequate fire protection, including, but not limited to, fire flow, and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;*

The applicant states the existing building was designed to provide adequate fire protection and that the new additions will have the same level of fire protection features as shown in the plans. TVF&R have indicated that there are no comments or conditions associated with the applicant's proposal. To ensure adequate fire protection is provided, staff recommend that prior to issuance of the Building Permit TVF&R sign-off is obtained.

No issues have been identified by the City police on the design elements of the proposed building; therefore, no mitigation measures are being recommended.

**Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.**

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

The applicant states the proposal will require minimal grading to construct the storage building and expansion of the maintenance. The expansion of the maintenance bay is located approximately 100 feet from the southern property line, the closes distance to a property line. Staff find the grading plan shows minimal grading to the site as a result of the proposed development and is not expect to result in adverse impacts to the surrounding area.

**Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.**

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

The applicant states the existing facility and the new storage building has been designed for access by the disabled. To ensure the design of these amenities provide conformance with applicable ADA requirements is to be demonstrated prior to issuance of Site Development and Building permits.

**Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.**

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

The applicant submitted the applications on December 15, 2006 and was deemed complete on February 20, 2007. In the review of the materials during the application review, the Committee find that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee find the proposal meets the criterion for approval.**

## **RECOMMENDATION**

The Facilities Review Committee find that by meeting the conditions of approval, the proposal complies with all the technical criteria. The Committee recommend that the decision-making authority APPROVE the proposal and adopt the conditions of approval identified in Attachment D.

**CODE CONFORMANCE ANALYSIS**  
**Chapter 20 Use and Site Development Requirements**  
**Station Community –Employment (SC-E) – Sub Area 3**

CODE STANDARD		PROJECT PROPOSAL	MEETS CODE?
Use		The subject site is used as an operations and maintenance facility for the light rail equipment. The uses fall under storage yard for transit vehicles and related vehicle or equipment maintenance activities.	Yes, if ZMA is approved
20.20.50 Site Development Requirements			
Lot Area Minimum Maximum	None None	There are no changes to the lot area proposed.	Yes
Lot Dimensions Minimum Maximum	None None	There are no changes to the lot dimension proposed.	Yes
Yard Setbacks Front-Min Front-Max Side Rear	None None None None	The zoning district has no minimum or maximum yard setbacks.	Yes
Building Height Minimum Maximum	None 45 feet	The proposal is an addition to the existing maintenance by and a new storage facility. Both buildings are less than 45 feet in height.	Yes
Floor Area Ratio: Minimum Maximum	None None	The floor area ratio is 0.08. However, the zoning district has no minimum or maximum floor area ratio.	Yes

## Chapter 60 – Special Requirements

CODE STANDARD		PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05 Design Review Design Principles Standards and Guidelines			
Design Guidelines		The applicant addresses the design guidelines as part of the Type 3 application. Findings for the design guidelines are part of the Design Review Report in Attachment B.	N/A
Development Code Section 60.25.15 Off-Street Loading			
Number of Required Loading Spaces		The applicant states all loading occurs within the 18 acre site inside the track loop away from public streets.	Yes
Development Code Section 60.30 Off-Street Parking			
Minimum Off-Street parking spaces Maximum parking spaces	<u>MIN:</u> <u>Warehouse / Storage</u> 0.3 per 1,000 sq. ft. <u>Manufacturing</u> 1.6 per 1,000 sq. ft.  <u>MAX (Zone A):</u> <u>Warehouse / Storage</u> 0.4 per 1,000 sq. ft. <u>Manufacturing</u> 2.0 per 1,000 sq. ft.	The applicant states that based on the City Code requirements, the minimum number of parking spaces required is 99 and the maximum is 123. The applicant states the proposal identifies 99 parking spaces.	Yes
Minimum Off-street bicycle parking	Manufacturing / Storage:	The applicant states there are six (6) parking spaces provided two in lockers and four spaces on a bike rack.	Yes
Short term Long term	N/A 2 spaces		

CODE STANDARD	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.55 Transportation Facilities		
	Refer to Facilities Review Committee findings for criterion #'s 1, 2, 4, 5, 6, 7, 8, and 9	Yes
Development Code Section 60.65 Utility Undergrounding		
	All existing overhead utilities and any new utility service lines within the project and along any existing street frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states all utility services will be placed underground as part of this proposed development. However, the applicant also states that there may be an optional fee in-lieu. To ensure the proposal meets requirements of this section, staff recommend a condition requiring either the payment of the under-grounding or its completion prior to occupancy.
		COA

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW APPROVAL**

**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:

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

**Facts and Findings:**

The applicant's proposal is to expand the existing maintenance shop by approximately 3,500 square feet and a new storage approximately 6,100 square feet in size. The proposal also includes modifications to the maneuvering area and the addition of parking spaces. The proposal meets Thresholds No. 2 and 6 of the Design Review Type 2 application.

**Therefore, staff find that the criterion is met.**

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

**Facts and Findings:**

The applicant paid the required associated fee for a Design Review Two application.

**Therefore, staff find that the criterion is met.**

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

**Facts and Findings:**

The applicant states that all submittal required by Section 50.25.1 of the Development Code are contained in the submittal package. Staff concur.

**Therefore, staff find that the criterion is met.**

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).*
5. *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 additions or modifications are moving towards compliance of 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 guideline;*  
*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.*

Facts and Findings:

Staff cite the findings contained within the Design Standards analysis chart that identifies the applicable Design Standards for this proposal. The Design Standards Analysis Chart identifies conditions necessary for the proposal to meet the applicable Design Standards.

**Therefore, staff find that the criteria are met.**

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

Facts and Findings:

The applicant has submitted the required application materials for review of a Design Review application. This review process is a required step to receive City approval for the development's proposal. The applicant has submitted a Zoning Map Amendment application to be reviewed concurrently with this application. Staff recommend a condition that prior to issuance of a permit, an approved Zoning Map Amendment is in effect which would permit the transit storage and maintenance facility on the subject site which the proposed modifications are to accommodate.

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

## Design Review Standards and Guidelines Analysis

### Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD	DESIGN GUIDELINE	MEETS GUIDELINE
<b>Building Articulation and Variety</b>				
<b>60.05.15.1.B</b>	The storage building and the addition to the maintenance building are located more than 200 feet from the SW Jenkins Road and SW 170 <sup>th</sup> Avenue.	N/A	<b>60.05.35.1.B</b> <b>60.05.35.1.C</b> <b>60.05.35.1.D</b> <b>60.05.35.1.E</b> <b>60.05.35.1.F</b> <b>60.05.35.1.G</b>	N/A N/A N/A N/A N/A N/A
<b>60.05.15.1.C</b>	Windows are located every 20 feet at the north elevation, roll-up doors are located in the middle of the 60 foot wide east and west elevation, and metal columns are located every 20 feet on the south elevation. The addition to the maintenance bay includes windows and doors spaced to meet this standard.	YES	<b>60.05.35.1.F</b> <b>60.05.35.1.G</b>	N/A
<b>Roof Forms</b>				
<b>60.05.15.2.A</b> <b>60.05.15.2.B</b> <b>60.05.15.2.C</b> <b>60.05.15.2.D</b> <b>60.05.15.2.E</b>	The storage building is located in the center of the 20 acre site, the applicant states the roof will not be exposed to public view. The location of the addition is on the south portion of the existing building facing the opposite direction from the street. The roof for the addition will be built-up roof with a parapet similar to the existing roof design.	YES	<b>60.05.35.2.A</b> <b>60.05.35.2.B</b> <b>60.05.35.2.C</b>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD	DESIGN GUIDELINE	MEETS GUIDELINE
<b>Primary Building Entrances</b>				
60.05.15.3	The subject site contains an existing primary entrance that is recessed. The proposal does not alter this primary entrance.	N/A	60.05.35.3.A 60.05.35.3.B	N/A
<b>Exterior Building Materials</b>				
60.05.15.4.B	The proposed building and addition are more than 200 feet from SW Jenkins Road and SW 170 <sup>th</sup> Avenue.	N/A	60.05.35.4.B	N/A
60.05.15.4.C	The foundation is not expected to appear more than eight inches above the grade if any.	YES	60.05.35.4.B	N/A
<b>Roof-Mounted Equipment</b>				
60.05.15.5.A 60.05.15.5.B 60.05.15.5.C	Applicant states there will not be any rooftop equipment on the storage building.	N/A	60.05.35.5	N/A
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>				
60.05.15.6.A 60.05.15.6.B 60.05.15.6.C 60.05.15.6.D 60.05.15.6.E	The subject site is located in a Multiple Use District, but is not located on a Major Pedestrian Route.	N/A	60.05.35.6.A 60.05.35.6.B 60.05.35.6.C	N/A
<b>Building Scale on Major Pedestrian Routes</b>				
60.05.15.7.A 60.05.15.7.B	The subject site is not located on a Major Pedestrian Route.	N/A	60.05.35.7.A 60.05.35.7.B	N/A
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>				
60.05.15.8.A	The proposed building and addition are more than 200 feet from SW Jenkins Road and SW 170 <sup>th</sup> Avenue.	N/A	60.05.35.8.A	N/A

**Section 60.05.20 Circulation and Parking Design**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>	<b>DESIGN GUIDELINE</b>	<b>MEETS GUIDELINE</b>
<b>Loading Areas, solid waste facilities and similar improvements</b>				
<b>60.05.20.2.A</b> <b>60.05.20.2.B</b> <b>60.05.20.2.C</b> <b>60.05.20.2.D</b> <b>60.05.20.2.E</b>	The proposal is to add to the existing maintenance facility and construct a new storage building. The applicant states there will be no new on-site service area proposed for this project.	N/A	<b>60.05.40.2.A</b> <b>60.05.40.2.B</b>	<b>N/A</b> <b>N/A</b>
<b>Pedestrian Circulation</b>				
<b>60.05.20.3.A</b> <b>60.05.20.3.B</b> <b>60.05.20.3.C</b> <b>60.05.20.3.D</b> <b>60.05.20.3.E</b>	The proposal includes a walkway connecting the storage building to the east / west walkway connecting to the Elmonica Light Rail station and the main building. The new walkway is five feet wide made of scored concrete.	YES	<b>60.05.40.3.A</b> <b>60.05.40.3.B</b> <b>60.05.40.3.C</b> <b>60.05.40.3.D</b> <b>60.05.40.3.E</b>	<b>N/A</b> <b>N/A</b> <b>N/A</b>
<b>60.05.20.3.H</b>	ADA standards will be reviewed at time of building permit review.	COA	<b>60.05.40.3.E</b>	<b>N/A</b>
<b>Street Frontages and Parking Areas</b>				
<b>60.05.20.4.A.1</b> <b>60.05.20.4.A.2</b>	The two parking spaces proposed do not abut the street frontage.	N/A	<b>60.05.40.4</b>	<b>N/A</b>
<b>Parking and Landscaping</b>				
<b>60.05.20.5.A.2</b> <b>60.05.20.5.B</b> <b>60.05.20.5.C</b> <b>60.05.20.5.D</b>	Two parking spaces area proposed with existing landscaping abutting the spaces.	YES	<b>60.05.40.5</b>	<b>N/A</b>
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>				
<b>60.05.20.7.A</b> <b>60.05.20.7.B</b>	The new parking spaces are located between the two existing buildings.	YES	<b>60.05.40.7.A</b> <b>60.05.40.7.B</b>	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD	DESIGN GUIDELINE	MEETS GUIDELINE
<b>Sidewalks along streets and primary building elevations in Multiple-Use and Commercial Districts</b>				
60.05.20.7.A 60.05.20.7.B	The subject site is contains existing sidewalks along the streets. The proposal does not impact these sidewalks. Sidewalks existing around the main building which contains the primary entrance of the facility. The proposal does not affect this connection.	N/A	60.05.40.7.A 60.05.40.7.B	N/A
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>				
60.05.20.8.A.3 60.05.20.8.B	The existing drive aisles connecting to SW 170 <sup>th</sup> Avenue through the Elmonica Station and connecting to SW Jenkins Road exist on the site and are not impacted by the proposal.	YES	60.05.40.8.A 60.05.40.8.B	N/A N/A

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

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>	<b>DESIGN GUIDELINE</b>	<b>MEETS GUIDELINE</b>
<b>Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts</b>				
60.05.25.3.A	Applicant's site plan shows 107,949 square feet of landscaping, approximately 13% of the subject site.	YES	60.05.45.3.A 60.05.45.3.C 60.05.45.3.D 60.05.45.3.E	N/A N/A N/A N/A
60.05.25.3.B	The applicant states the addition to the existing maintenance area and the construction of the storage area is located in an area in which the existing landscaping is not affected.	N/A	60.05.45.3.A 60.05.45.3.C 60.05.45.3.D 60.05.45.3.E	N/A N/A N/A N/A
60.05.25.3.C	The site contains an existing hard surface area north of the existing shop building, but no new hard surface areas are proposed.	N/A	60.05.40.3.B 60.05.45.3.E	N/A N/A
60.05.25.3.D	The location of the addition and storage building is more than 200 feet from SW Jenkins Road and SW 170 <sup>th</sup> Avenue.	N/A	60.05.45.3.A 60.05.25.3	N/A N/A
<b>Fences and Walls</b>				
60.05.25.6.A 60.05.25.6.B 60.05.25.6.C 60.05.25.6.E	The site contains an existing fence around the perimeter of the site, but no new fencing or walls are proposed.	N/A	60.05.45.6.A 60.05.45.6.B	N/A N/A
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>				
60.05.25.7	The applicant does not propose grading within 25 feet of any property line.	N/A	60.05.25.8	N/A

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>	<b>DESIGN GUIDELINE</b>	<b>MEETS GUIDELINE</b>
<b>Integrate water quality, quantity, or both facilities</b>				
<b>60.05.25.8</b>	The site drainage is collected into a detention facility.	N/A	<b>60.05.25.8</b>	N/A
<b>Natural Areas</b>				
<b>60.05.25.9</b>	CWS has indicated that there are no natural resources identified for this project site.	N/A	<b>60.05.45.10</b>	N/A
<b>Landscape Buffering Requirements</b>				
<b>60.05.25.10</b>	The site is abutting Interim Washington County zoning. These parcels do not have a specific City zone district; therefore the landscape buffer requirements for these parcels do not apply as they do not have a City zoning designation. The other parcels are zone SC-MU a similar zoning district there buffering is not required.	N/A	<b>60.05.45.9.A 60.05.45.9.B 60.05.45.9.C</b>	N/A

**Section 60.05.30 Lighting Design Standards**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>	<b>DESIGN GUIDELINE</b>	<b>MEETS GUIDELINE</b>
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>				
<b>60.05.30.1.A</b> <b>60.05.30.1.B</b>	The lighting plans shows surface and wall mounted lights on the addition and the new storage building. Illumination is provided around the area of the addition and building as well as the walkway.	YES	<b>60.05.50.1</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A
<b>60.05.30.1.C</b>	There are no pedestrian plazas proposed	N/A	<b>60.05.50.1</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A
<b>60.05.30.1.D</b>	New wall lights are proposed around the building and the addition with lighting at the entrances.	YES	<b>60.05.50.1</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A
<b>60.05.30.1.E</b>	Canopy lights are proposed at the south elevation of the storage area and within the area of the addition. The lighting is provided a cover over the florescent tubes.	YES	<b>60.05.50.1</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A
<b>Pedestrian-scale on-site lighting</b>				
<b>60.05.30.2.A</b>	No pole mounted lights area proposed with this application.	N/A	<b>60.05.50.1</b> <b>60.05.50.2</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A N/A
<b>60.05.30.2.B</b>	The applicant states the wall lights, which will comply with the technical standards having full-cutoff.	YES	<b>60.05.50.1</b> <b>60.05.50.2</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A N/A
<b>60.05.30.2.C</b>	No bollards are proposed with this application.	N/A	<b>60.05.50.1</b> <b>60.05.50.2</b> <b>60.05.50.3</b> <b>60.05.50.4</b>	N/A N/A N/A N/A

**RECOMMENDATION**

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2006-0165 (Tri-Met Elmonica Maintenance and Storage Area Expansion)**, subject to the applicable conditions identified in Attachment D.

## ATTACHMENT D

### CONDITIONS OF APPROVAL

#### CONDITIONS OF APPROVAL FOR DR2006-0165

**Prior to building permit issuance, the applicant shall (NOTE: If a building permit is not required, a City Facilities Permit for erosion control will be required):**

1. Provide documentation that the Zoning Map Amendment to modify the zoning of the subject site from the Station Community – Mixed Use to the Station Community – Employment (Subarea 3) zoning district is in effect. (Development Services Div. / SNK)
2. Comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2003 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon; The 2003 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon; 2003 International Mechanical Code as published by the International Code Council and amended by the State of Oregon; the 2003 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon; the 2005 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2003 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue. (Building Division / BR)
3. Obtain a separate plumbing permit required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the “Site Development” work, a separate application and three sets of the private utility plans must be submitted to the Building Services Division for review and approval. (Building Division / BR)
4. Obtain all approvals if needed from Washington County regarding the proposed work and for construction access to and from the surrounding public streets (170<sup>th</sup>, Baseline, Jenkins). (Site Development Div./JJD)
5. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be

given for roofs, equipment pads parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site. (Site Development Div./JJD)

6. Pay a storm water system development charge (storm water quality, quantity, and overall system conveyance) for any net new impervious area proposed. (Site Development Div./JJD)
7. Submit plans to the City that include erosion control measures that are designed to meet the requirements of the Clean Water Services District and Oregon Department of Environmental Quality. (Site Development Div./JJD)
8. Have obtained the City Building Official's approval of the private plumbing or electrical plans for any regulated installations. (Site Development Div./JJD)

**Prior to final permit inspection, the applicant shall:**

9. Have placed underground any new utility service lines within the project limits. (Site Development Div./JJD)
10. Install or replace all sidewalks, curb, ramps, and bike paths which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

**WASHINGTON COUNTY, OREGON**

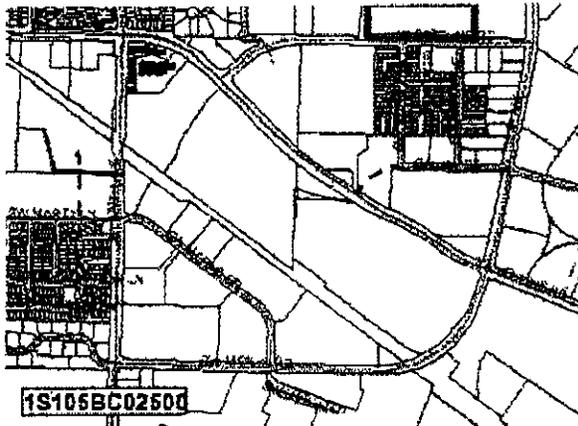
Department of Land Use and Transportation, Land Development Services  
155 North First Avenue, Suite 350-13, Hillsboro, Oregon 97124  
(503) 846-8761 · FAX: (503) 846-2908

EXHIBIT 2.1

March 14, 2007

**Sambo Kirkman**  
**City of Beaverton**  
**PO Box 4755**  
**Beaverton, OR 97076**  
**FAX: 503-526-3720**  
**No. of Pages: 1**

**RE: Tri-Met Elmonica Modifications**  
City File Number: DR2006-0025  
Tax Map and Lot Number: 1S2 06DA 300, 405, & 5101  
Location: **SW 170<sup>th</sup> Avenue/Elmonica**



Washington County Department of Land Use and Transportation has received notice of the above noted application but **will not be submitting any requirements/conditions**. The subject site is adjacent to a County-maintained road section, however the scope of the project does not warrant requirements/conditions at this time. Should the project need to perform work within the County road right-of-way, an Individual Right-of-Way permit is required (Contact Operations Division at (503) 846-7623).

Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-3839.

  
Naomi Vogel-Beattie  
Associate Planner



March 12, 2007

Sambo Kirkman, Associate Planner  
City of Beaverton Development Services Department  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

**Re: DR 2006-0165 Tri-Met Elmonica Modifications**

Dear Sambo,

The fire district has no additional comments or conditions regarding this proposal insofar as fire apparatus access or firefighting water supplies are concerned.

Sincerely,

*John K. Dalby*

John K. Dalby, Deputy Fire Marshal II  
Tualatin Valley Fire & Rescue, North Division  
14480 SW Jenkins Road  
Beaverton, OR 97005-1152  
(503) 356-4723

EXHIBIT 2.3

RECEIVED

FEB 01 2007

City of Beaverton  
Development Services

OCT 31 2006

Clean Water Services  
Our commitment is clear.

CWS File Number 06-003314

Sensitive Area Pre-Screening Site Assessment

Jurisdiction Beaverton Date 10-31-06  
 Tax Map & Tax Lot 151.06DA00300 Owner Tri-Met  
 Applicant John Griffiths  
 Site Address 16250 SW Jenkins Rd. Company Tri-Met  
 Address 710 NE Holladay St.  
 Proposed Activity Minor additions to Light Rail Maintenance base in areas of pavement and gravel. City State Zip Portland, OR 97232  
 Phone 503 962-2126  
 Fax 503 962-2281

By submitting this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.

Official use only below this line

Official use only below this line			Official use only below this line		
Y	N	NA	Y	N	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive Area Composite Map			Stormwater Infrastructure maps		
Map # <u>151WB</u>			QS # <u>3212</u>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locally adopted studies or maps			Other		
Specify _____			Specify <u>Aerial photos</u>		

Based on a review of the above information and the requirements of Clean Water Services Design and Construction Standards Resolution and Order No. 04-9:

- Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE CERTIFICATION PRIOR TO ISSUANCE OF A SERVICE PROVIDER. If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Sensitive areas do not appear to exist on site or within 200' of the site. This pre-screening site assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 04-9, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.
- The proposed activity does not meet the definition of development. NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewer Comments:  
Based on review of the site plan and aerial photos the proposed project will not significantly impact the existing sensitive area found near the site.

Reviewed By: Chuck Brakelaw Date: 11/2/06

Post-it* Fax Note	7671	Date	11/2/06	# of pages	1
To	John Griffiths		From	Chuck Brakelaw	
Co/Dept			Co	CWS	
Phone #			Phone #	503-681-5100	
Fax #	503-962-2281		Fax #		

**Official use only**  
 Returned to Applicant  
 Mail  Fax  Counter   
 Date 11/2/06 By CB

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**JOHN A. RANKIN, LLC**  
Attorney at Law  
26715 S.W. Baker Road  
Sherwood, Oregon 97140  
(503) 625-9710 / Fax (503) 625-9709  
email: john@johnrankin.com

March 26, 2007

*Via email: skirkman@ci.beaverton.or.us and First Class Mail*

Planning Commission  
c/o Sambo Kirkman  
Development Services Division  
City of Beaverton  
PO Box 4755  
Beaverton, Oregon 97006

Re: Project Name: Tri-Met Elmonica Maintenance and  
Storage Area Expansion (the "Project")  
Case File No.: ZMAA2006-0025/DR2006-0165

Dear Mr. Kirkman:

I represent the interests of Ed Walters and Jan Wallace ("Walters/Wallace") who own property at 1355 SW 170<sup>th</sup> Avenue, Beaverton, Oregon 97006, Washington County ("Walters/Wallace Property"). This correspondence is submitted for the purpose that the comments contained herein be made part of the staff report to be prepared and be placed in the record regarding the Project.

Walters/Wallace's parents purchased the property in 1947. Their father passed away in 1966. During the planning stages of the light rail project and the Elmonica Station improvements, their Mother attended many meetings where she and her neighbors expressed their concerns about the project, excess traffic, water flows from the station, maintenance facility and storm water from the developments that arose as a result of Tri-Met property division. Walters/Wallace inherited the property in mid-1994 following the death of their mother. Walter/Wallace have attempted to sell the Property; however have been unable to sell the Property as a result of escalating damages caused by water run-off, which created a growing wetlands and additional issues of property access, which never existed prior to the light rail project and the Tri-met Elmonica site. The Property has been for sale off and on for 13 years, and remains unsold as a result the additional wetland created on their property by Unified Sewer Agency (now Clean Water) who failed to properly apply and enforce its storm water and Goal 5 regulations, Tri-Met, the City of Beaverton and Washington County. The stream that now feeds those wetlands was originally merely a drainage ditch dug by their father in 1950 to clear the land of excess water during periods of heavy rainfall.

In construction of the sewer line to serve the Tri-met site, the property's topography was changed, wetland plants were planted and seeded into the area and the drainage ditch was turned into a stream. There was never any continual flow of water in this area prior to the development of the light rail station and maintenance facility.

Walter/Wallace were eventually sued by Tri-Met for withholding agreement to the sewer easement, hoping that their refusal would force Tri-Met to fulfill the terms of the "temporary easement" requiring them to put the Property back to the way it was prior to sewer installation, and to stop them from channeling its excess water on the Property, utilizing it as a filter and disposal site for its facilities. During the light rail projection construction, Tri-met was to install a holding pond as indicated on the approved plan. Tri-met did not follow the approved plan nor did they revise the approved plan. The lawsuit was settled in November 1997; however Walter/Wallace did not waive any rights to a separate claim for inverse condemnation relating to alleged water-run off onto their property.

As a result of the above, my clients oppose any additional modifications and/or further expansion proposed by Tri-Met on the Project, and in the event the Planning Commission approves the proposed modifications and/or expansion, my clients would request that Commission require Tri-Met to bring the entire site into complete compliance with all current Clean Water Service and DSL regulations regarding storm water run-off prior to approval of its proposed maintenance facility expansion so that the Wallace Walters property does not suffer additional damage.

Thank you for the opportunity to comment on the record.

Very truly yours,

*John A. Rankin*

John A. Rankin

JAR/mjs  
cc: Clients

Edward P. Walters  
Janet M Wallace  
8509 Sweetbrier Loop, SE  
Olympia, WA, 98513  
Forwarded by John A. Rankin, LLC.

March 26, 2007

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In 1947 our parents purchased the property located at 1355 SW 170<sup>th</sup> Ave. Beaverton, Oregon. On this site they built their home and raised their family, as productive members of the community. At that time, 170<sup>th</sup> Avenue was far out in the country with few homes and no public services. After our father passed away in 1966, our mother, Marie Walters continued to live in the home they built themselves mortgage free.

For many years our mother continued to hear of the upcoming "light rail project" and diligently attended every public meeting to keep abreast of what was happening near her home. As the project became a reality, the map at one public meeting identified her property as "owned by a widow". She was very concerned by this and afraid that she would be targeted because she was more "vulnerable" than some of her neighbors. There were many meetings following that and she and her neighbors expressed their concerns about the project, excess traffic, water flows from the station, maintenance facility and storm water from the developments that arose as a result of Tri-Met property division. At each occasion they were "pacified" and always referred on to another agency but their concerns were ignored. As my mother's health declined my brother and I got more involved to help her address the "damage" that was being caused to her property by the construction of this project. We started spending her savings and our own on attorneys!

In mid 1994 our mother passed away and we inherited the property. My brother and I put the property up for sale shortly after the death of our mother, but found it impossible to sell due to the escalating damages caused by water run off which was now creating a growing wetlands and the additional issues of property access, which never existed prior to the project. The property has remained for sale for 13 years now and while we have had many offers, in each case the potential buyer has walked away due to the wetland creation on our property by The Unified Sewer Agency (now Clean Water), Tri-Met, the City of Beaverton and Washington County. The stream that now feeds our wetlands was merely a "drainage ditch, dug by our father in 1950 to clear the land of excess water during periods of heavy rainfall. In construction of the sewer line, our property's topography was changed, wetland plants were planted and seeded into the area and the "drainage ditch" was turned into a "stream". There was never any continual flow of water in this area prior to the development of the light rail station and maintenance facility.

Over the last 13 years my brother and I have had to mortgage this property to pay for attorney fees and taxes because we could not sell the property. We have tried to protect our property, but found it impossible to fight the unjust actions of the government agencies. As property owners, we have been harassed and lied to numerous times by

these agencies. When we protested by withholding agreement to the sewer easement with the only means possible for "regular" working people to fight the government agencies, we were sued by Tri-Met! With this protest, we tried to accomplish two things. First, to force them to fulfill the terms of the "temporary easement" requiring them to put our property back to the way it was prior to sewer installation, and secondly to stop them from the "illegal act" of channeling their excess water onto our property, utilizing it as a "filter" and disposal site for their facilities. Further, during the construction of the project, they were to install a holding pond; they did not follow the "approved" plan or get revisions and though we protested continuously, again we were unable to stop them. In November, 1997 we were forced to settle the lawsuit with Tri-Met as we did not have the financial ability to continue. However, the Tri-Met attorney, Mark J. Facile, did acknowledge our concerns in his letter of November 12, 1997 stating "Tri-Met's offer is made with the understanding that, if a settlement is concluded, your clients would not be waiving their separate claim for inverse condemnation relating to alleged water run-off onto their property. If we conclude a settlement on the initial portion of the case, Tri-Met also understands that you would expect to include a provision regarding the non-waiver of the inverse condemnation claim in the formal settlement documentation and that the case would proceed as to that one remaining claim."

Again, we are faced with actions from government agencies that will cause additional damage to our property. We implore you to require Tri-Met to meet its legal obligation to effectively, fairly and legally deal with their water run-off prior to approval of their proposed maintenance facility expansion. This property has been in our family for 60 years, long before these government agencies determined it was theirs to do with as they choose.

Should you have questions or wish to view the mentioned documentation, please contact us through our attorney, John Rankin. Additionally, insight into our continual battle to protect our property could be gained by speaking with Hal Bergsma or Ross VanLoo who were very involved with our issues over this period of time.

Thank you for your consideration.