

**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 APPROVAL OF)	ORDER NO. 2361
A DESIGN REVIEW THREE PROPOSAL FOR A)	DR2014-0055 ORDER APPROVING
164,978 SQUARE FOOT SENIOR LIVING FACILITY IN)	TIMBERLAND SENIOR HOUSING
THE TIMBERLAND DEVELOPMENT (TIMBERLAND)	
SENIOR HOUSING). REMBOLD PROPERTIES, LLC)	
APPLICANT.	

The matter came before the Planning Commission on August 20, 2014, on a request for approval of a Design Review Three for a 164,978 square feet senior living facility in the Timberland development. The proposed development will include 147 total units, with 89 senior independent living, 41 assisted living, and 17 memory care units. The subject site is bounded by NW 118th Avenue, NW Timberview Lane and NW Cedar Falls Drive and is specifically identified as Tax Lot's 200 and 500 on Washington County Assessor's Map 1N1-34CD.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 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 August 13, 2014, and Staff's Memorandum dated August 13, 2014,

and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

At the public hearing, the Commission considered testimony concerning the lack of a designated pedestrian crossing at the intersection of NW Cedar Falls Drive and NW 118th. The concern being that residents, including the residents of the new development, cannot safely cross NW 118th to the new commercial development under construction on the west side of NW 118th. Staff responded that at this time warrants for additional transportation improvements to NW 118th were not met by the proposed development; however, at a future date additional improvements such as pedestrian crossings may be warranted. The Commission acknowledged the concern and the desire for residents to have safe crossings and suggested the neighborhood and applicant work with the City's transportation engineer and Traffic Commission in the future to address this issue.

Testimony was also provided expressing concerns about the massing, height, and density of the proposed building. The applicant testified that the site has substantial grade changes through the parcel and the proposed building steps up the site. The applicant also provided an explanation of the various design solutions for the development of the site and demonstrated how the proposed development will have the least impact to the neighbors to the south of the site. The Commission acknowledged that the site design and massing of the building were large but is appropriate for the zone and well designed to fit in the slope of the site.

Therefore, **IT IS HEREBY ORDERED THAT DR2014-0055** 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 August 13, 2014, Staff's Memorandum dated August 13, 2014, the supplemental findings contained herein, and subject to the conditions of approval as follows:

A. Prior to any work beginning on-site beyond grading, retaining wall construction, and issuance of the full site development permit, the applicant shall:

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and emergency vehicle access driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)

5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
11. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
12. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed that is not part of a fully-improved public street. (Site Development Div./JJD) (Site Development Div./JJD)
13. Provide plans for LED street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) for all impacted public streets. (Site Development Div./JJD)

14. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
15. Provide plans showing a minimum two-way parking lot drive-aisle width, which meets the minimum dimensional requirements of Section 60.30.15 of the Development Code. (Transportation/LP)
16. Provide plans showing a 26 foot wide aerial fire apparatus access parallel to the building on NW 118th Avenue. The access must be signed and marked as a fire lane. (TVF&R/JF)
17. Provide plans showing the courtyard area is within 150 feet to the fire department access roadway, measured as the hose will lie on the ground. (TVF&R/JF)
18. Provide a plan showing the lobby canopy a minimum height of 13 feet 6 inches to accommodate fire apparatus access. (TVF&R/JF)
19. Provide a plan showing no parking signage along the fire lane on the NW Cedar Falls Drive side as well as the aerial fire department access along WN 118th Avenue. (TVF&R/JF)
20. Provide a plan showing fire access apparatus turning radius of no less than 28 feet and 48 feet respectively to allow fire apparatus to enter and exit the parking lot on NW Cedar Falls. Angle of departure may not exceed 8 degrees. (TVF&R/JF)
21. Resolve design and/or conflicts with refuse disposal/recycling hauler that would preclude adequate service of refuse and recycling containers for all units of the development. (Planning Division/JF)
22. Ensure that all associated applications, including Major Adjustment, Design Review, Replat, Loading Determination and Sidewalk Design Modification have been approved and are consistent with the submitted plans. (Planning Division/JF)

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

27. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
28. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
29. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./JJD)

C. Prior to final inspection of any building permit, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)

31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
32. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
33. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
34. Have completed all proposed on-site work and all proposed street frontage improvements and public access easements in conformance with the Beaverton Engineering Design Manual, Standard Drawings and the Beaverton Development Code, including:
 - a. Sidewalk, curb and planter along NW Cedar Falls Drive and NW 117th Avenue.
 - b. Street trees installed along NW Cedar Falls Drive, NW 117th Avenue, and NW Timberview Lane.
35. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./JF)
36. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JF)
37. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)
38. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
39. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)

40. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JF)

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

41. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD) Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

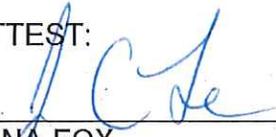
AYES: Doukas, Kiene, Stephens, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye and Wilson.

Dated this 25th day of August, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2361 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on September 4, 2014.

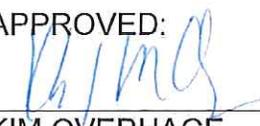
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager