



April 15, 2016

Linda Wilson, Vice Chair  
City of Beaverton  
Planning Commission  
12725 W Millikan Drive  
Beaverton, OR 97076

**SUBJECT: TRILLIUM WOODS (DR2015-0122, TP2015-0016 & LD2015-0026)**

Dear Chair Wilson,

On March 30, 2016, the City of Beaverton's Planning Commission continued the Trillium Woods Apartments Public Hearing until April 27<sup>th</sup> to allow the Applicant to complete several revisions to the preliminary development plans and to allow for coordination with the City's Development Review Staff and Arborist. The revisions to the plans were required to provide a greater separation between the project's buildings and site improvements and a few significant trees located along the project's southern and southeastern boundary lines.

The Applicant has successfully modified the site plan to move the proposed buildings and site improvements to the north and east by several feet. The revisions have been enabled by the conversion of several standard parking stalls to compact dimensions, consistent with City Code, within the western parking lot and by a slight modification to the layout of building A-3. The Applicant has removed an above ground parking garage that was to be located along the project's southern boundary line, as there is not sufficient room for enclosed parked cars using the City's compact parking dimensions. The garage has been replaced with compact surface parking and the overall parking count has been maintained.

The new placement of the buildings allows for the protection of the significant tree root areas with tree protection fencing along the 6x protection zone on the southern and eastern boundary lines. The revised design also allows for at least five (5) feet of room for site construction activities between the tree protection fencing and the edge of the buildings with only one exception. Along tree number 2734, the tree protection fencing is proposed to be located within 3 feet of the corner of the proposed building. The City agreed there is sufficient protection provided to assure that BDC 60.60.20.1.A.2.

On April 11, the project team met with the City arborist, the City's planning and engineering staff. The Applicant team explained the proposed site revisions and described that additional tree protection measures would be implemented within five (5) feet of the tree protection fencing adjacent to the buildings, The proposed five (5) foot buffer areas would be covered with geotextile fabric and mulch to protect against the impacts of the foot traffic, ladders and scaffolding placement.

Staff and the Applicant were in agreement that the proposed changes to the site plan appeared to provide the necessary separation to allow for tree protection and building construction. Adjacent to tree 2734, the City's arborist suggested that it may be permissible to encroach into the tree protection fencing by a few feet to allow for the placement of scaffolding and ladders but that the

tree protection fencing would need to be in place along the 6x boundary during foundation excavation and construction. The encroachment into fencing in this area could only be proposed under the supervision of the Applicant's Arborist and that that the area would be made available for review by the City's Arborist.

It was further discussed between the project and City arborist that three on-site trees which had previously been marked for retention may not be able to be retained as a result of the changes to the site plans. These trees have been marked for removal and mitigation, However the Applicant's arborist plans to evaluate these trees for retention during site construction to determine whether they can be retained. These include tree numbers: 2588, 2691, and 2732. A revised arborist report has been provided along with our submission materials which describes the proposed tree protection for the offsite trees and the issues associated with the retention of the on-site trees.

The applicant has provided ten (10) copies of the revised site plan, grading plan, and tree protection plan for the Commission's review. Revised elevation drawings illustrating the changes to the building A-3 and the proposed treatments of the building's stem walls have also been provided.

We look forward to meeting with you on April 27<sup>th</sup> and we appreciate having been provided with the opportunity to revise our plans to address these issues.

Most Sincerely,



Andrew Tull  
Principal Planner  
3J Consulting, Inc.

With Copies to: Mr. Scott Whyte, City of Beaverton  
Mr. Ken Rencher, City of Beaverton  
Mr. Jesse Nemec, JT Smith Companies  
Mr. Aaron Murphy, 3J Consulting, Inc.  
Mr. Mike Robinson, Perkins Coie  
File: 15263

Attachments: Revised Site Plan, Grading Plan, and Tree Retention Plan  
Updated Elevations Drawings

