

RECEIVED

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Letter to the Neighborhood

January 9, 2024

**RE:** Virtual Neighborhood Review Meeting  
**Proposed Development:** 50 Bed Residential Care Facility

PLANNING & DEVELOPMENT SERVICES  
LAND USE & TRANSPORTATION

Dear Residents,

I, Auryn White/BAMA Architecture and Design LLC, represent the owner of the property located at 6905 SW 195<sup>th</sup> Ave, which is a 1.17 acre property located on the west side of 195<sup>th</sup> Ave. This property is located in the R-9 district, more specifically shown in the attached map. We are considering a proposal to construct a 50-bed residential care facility. Prior to applying to the Washington County Department of Land Use and Transportation, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this virtual meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a virtual meeting on: **February 5, 2024 at 6:00pm**

**Please access the meeting by using this URL:** <https://us06web.zoom.us/j/85271749485>

**Meeting ID:** 852 7174 9485

**Or join us via a toll-free call in number:** 833-548-0276

If utilizing the call-in number you will be prompted to enter the meeting ID number, followed by the pound sign. Once connected, unmute yourself by pressing the star sign followed by the number six.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

We look forward to more specifically discussing the proposal with you. Contact us at 503-253-4283 if you have questions.

Sincerely,



Auryn White  
**BAMA Architecture and Design**  
7350 SE Milwaukie Ave.  
Portland, OR 97202

**Project Narrative**

January 9, 2024

**Applicant:** Aurn White  
BAMA Architecture and Design LLC  
7350 SE Milwaukie Ave  
Portland OR 97202

Below is a narrative for the proposed Group Care Residential Care Facility at 6905 SW 195<sup>th</sup> Ave. Beaverton, OR 97007.

**Description of Facility:**

This is the new construction of a 50-bed Residential Care Facility which will have 50 resident units, common dining room, common social and recreational areas, interior open air courtyards, and facilities for housekeeping, sanitation, and personal hygiene.

This Residential Care Facility will provide a home-like setting for seniors and adult individuals with disabilities. The facility will offer and coordinate a range of supportive services available on a 24-hour basis to meet the activities of daily living, health, and social needs of the residents.

Surface parking will be provided at the front of the facility to the east. A trash enclosure will also be provided in the parking area.

Both staff and visitors will enter at the main doors of the building. Visitors will check in at the reception and are then directed to the patient they are visiting. There is a designated visitor and staff bathroom at the front of the facility. Residents have private toilet facilities. There will be common bathing facilities. Staff will assist residents with using these facilities. General supplies are delivered during business hours. Trash will be removed via a side door and placed in an exterior trash enclosure.

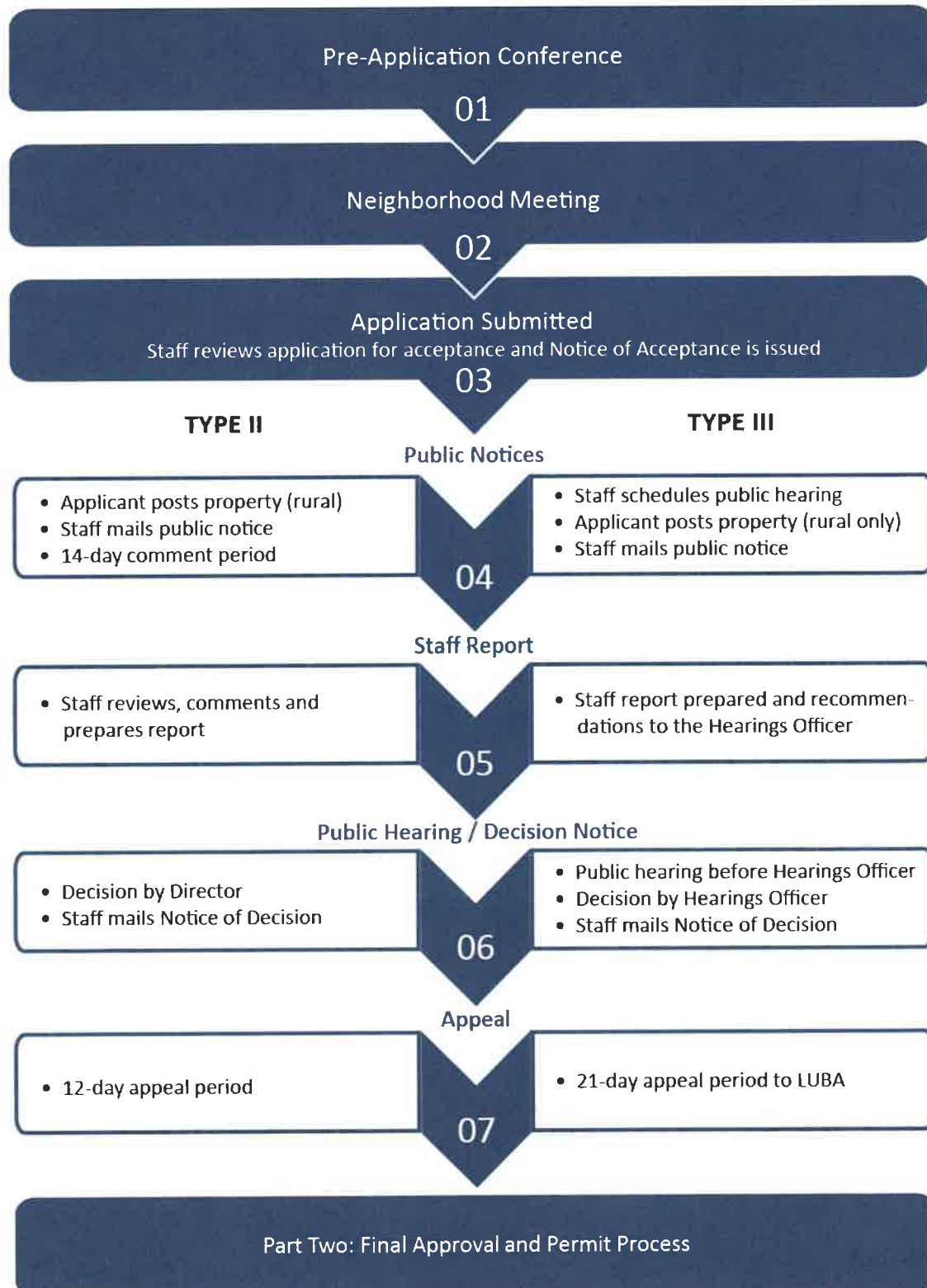
**Existing Site Conditions:**

The site in question is located along the west side of SW 195<sup>th</sup> Ave. The site is approximately 1.17 acres in size, with the street facing the east side of the property. Currently populated with a single family residence and a detached garage. All current structures on site are proposed to be demolished. The site has multiple existing trees which will be preserved to the extent practical.

# Washington County Department of Land Use & Transportation

## Summary of Type II & Type III Land Development Application Process

(Attachment C)



## Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications\* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

**Community Plans:** [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm)  
**Community Development Code:** [www.co.Washington.or.us/DevCode](http://www.co.Washington.or.us/DevCode)

**MEETING PURPOSE:** The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

**MEETING GOAL:** The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

**WHAT'S NEXT?** Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email [lutdev@co.washington.or.us](mailto:lutdev@co.washington.or.us). You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

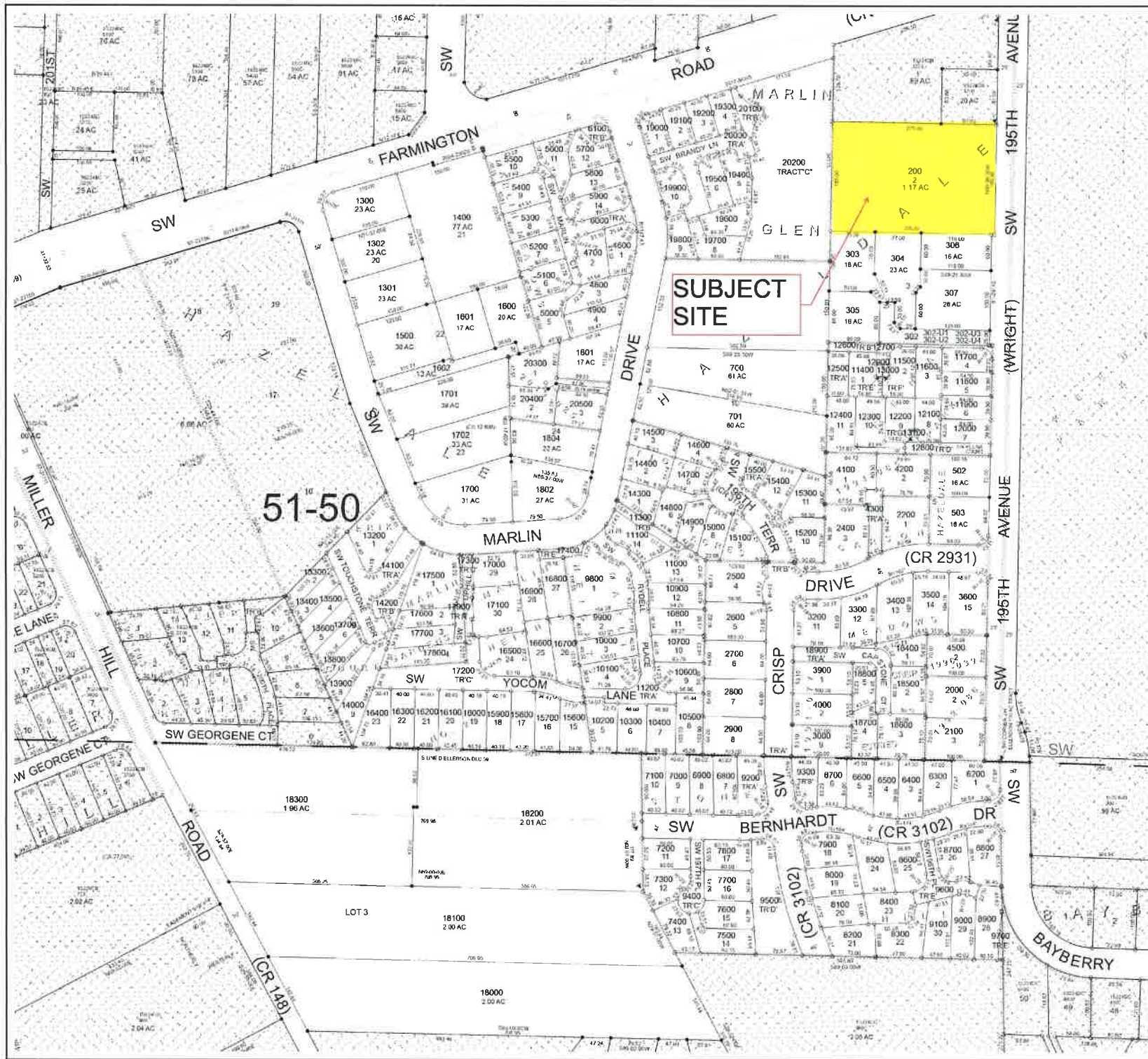
You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

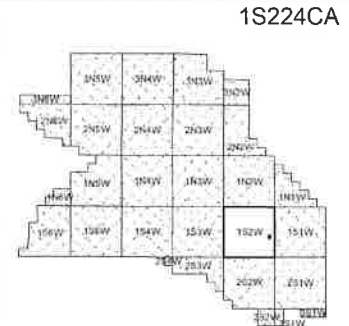
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

\* Refer to Washington County Community Development Code section 203-3





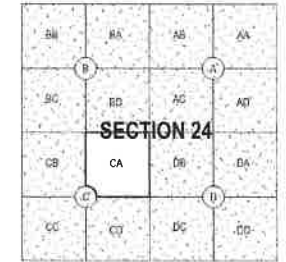
**SUBJECT SITE**



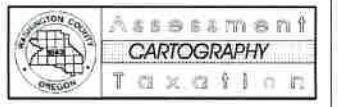
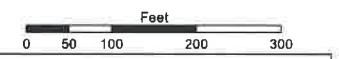
WASHINGTON COUNTY OREGON  
NE 1/4 SW 1/4 SECTION 24 T1S R2W W.M.  
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

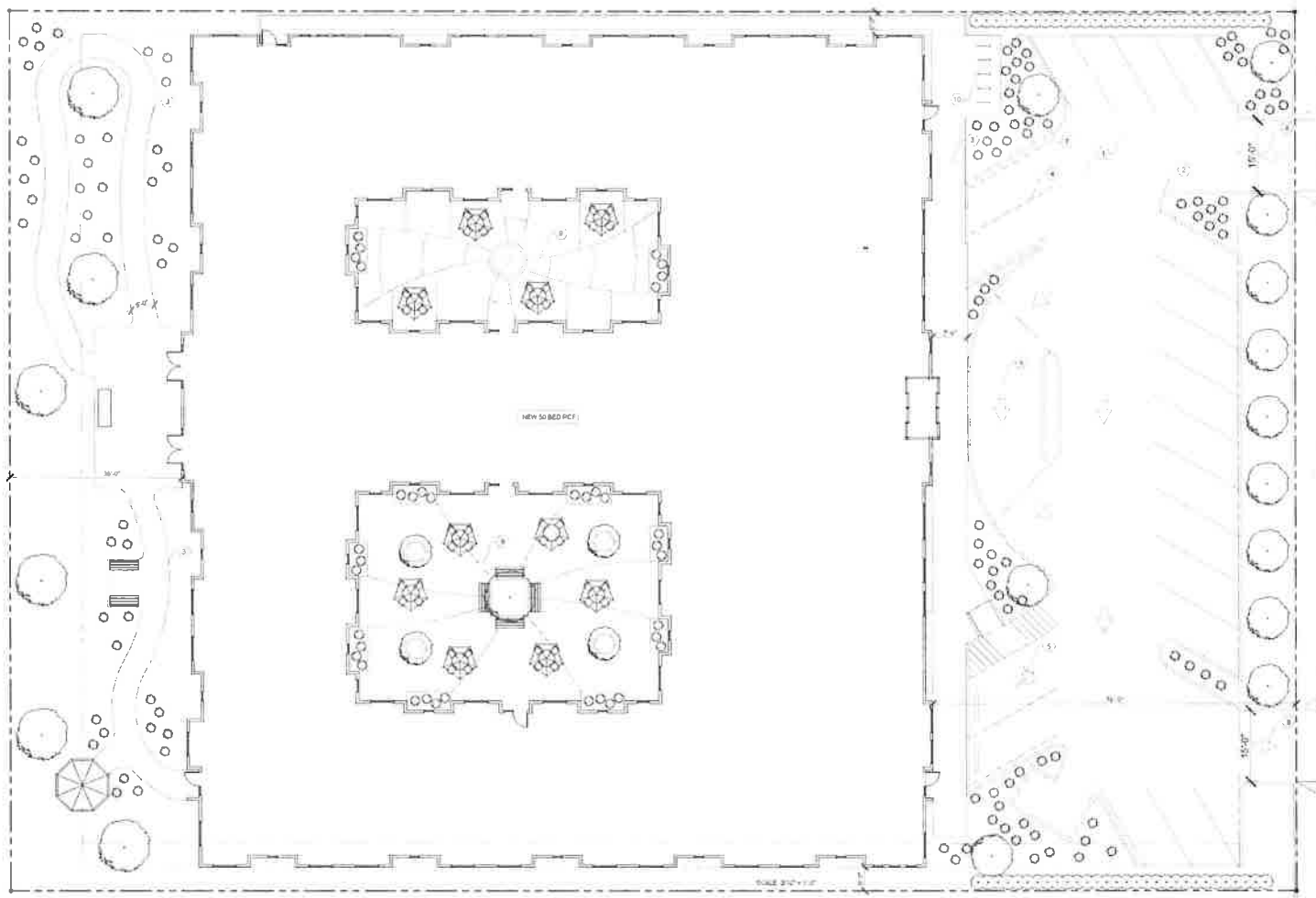
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 19224CA  
306,1800,1161,504,500,501,1901,3100,2300,1900,1401,  
3700,900,400,1000,800,1000,1000,1000,1000,1000,1000,1000,  
1100,1200,1600.



PLOT DATE: 6/17/2020  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE  
This map is intended to provide general information only and should not be used for legal purposes. The information is provided as is, without warranty. Please consult the appropriate map for the most current information.



**LIVE LIVES FROM**

PROPERTY DESCRIPTION  
ACCESSION MAP 13200A  
TAX LOT NUMBER 0300  
PROPERTY ADDRESS 1805 SW 19TH AVE  
BEAVERTON, OR 97007  
SITE AREA: 1.17 ACRES  
BUILDING COVERAGE: 51%  
PARKING SPACES: 19 SPACES  
BME PARKING SPACES: 5 SPACES  
BUILDING AREA: 26,651 SF

SETBACKS ALLOWED

(FRONT) 12' MIN  
SIDE 8' MIN  
REAR 10' MIN

SETBACKS PROPOSED

FRONT 12' 0"  
SIDE 8' 0"  
REAR 10' 0"

**KEYNOTES**

- 1. ASPHALT PARKING AREA
- 2. 8" CONCRETE CURB
- 3. ALL WEATHER SHIMAZO DECKING SEE PLAN FOR DETAILS
- 4. STAIRS/STAIRING STALLS
- 5. ACCESSIBLE PARKING STALL PER DIVISION CHAPTER 10
- 6. LOADING AND DROP OFF ZONE
- 7. LANDSCAPING PER OWNER
- 8. DRIVE/EXIT DRIVEWAY
- 9. OPEN AIR COURTYARD PER PLAN
- 10. BME PARKING

TRUE NORTH

**SITE PLAN**

SCALE 3/32" = 1'-0"

**BAMA**  
**Architecture and Design**

Portland, Oregon 97202  
Ph: 503.253.0853  
Email: admin@bamaadsgn.com



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**TOUCHING LIVES RCF**

8805 SW 19TH AVE  
BEAVERTON, OR 97007

Proj # 202317

REVISIONS

Design:  
SW LKZ

**SHEET NO**  
**SD1.1**  
SITE PLAN