



August 31, 2022

MIG | APG  
Attn: Frank Angelo  
506 SW Sixth Avenue, Suite 400  
Portland, OR 97204

Subject: Pre-Application Summary Notes for Beaverton High School (PA2022-0022)

Dear Frank Angelo,

Thank you for attending the Pre-Application Conference held on August 10, 2022. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. Please do not hesitate to contact us if you have any questions.

Sincerely,

Steve Regner  
Senior Planner  
Mobile: (503) 319-4427  
E-mail: [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov)

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

## Prepared for Beaverton High School PA2022-0022

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

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**PRE-APPLICATION CONFERENCE DATE:** August 10, 2022

### PROJECT INFORMATION:

Project Name: **Beaverton High School**

Project Description: Redevelop Beaverton High School campus, with initial capacity for 1,500 students and 120 staff members. Replace all existing academic buildings except for cafeteria, demolish historic Merle Davies School building, renovate selected athletic facilities and add field lighting, add on-site parking, and vacate Stott Ave. between 1<sup>st</sup> St. and 3<sup>rd</sup> St.

Property/Deed Owner: Beaverton School District  
16550 SW Merlo Rd.  
Beaverton, OR 97006

Site Address: 13000 SW 2<sup>nd</sup> St.

Tax Maps and Lots: 1S116AC02150  
1S116AC02151  
1S116AC02500  
1S116AD02900  
1S116AD07100  
1S116AD10900

Zoning: RMC Residential Mixed C and RC-OT Old Town  
Comp Plan Designation: Lower Density Neighborhoods and Downtown Regional Center  
Site Size: Approximately 26.83 acres

### APPLICANT INFORMATION:

Applicant's Name: MIG | APG  
Attn: Frank Angelo  
506 SW Sixth Avenue, Suite 400

**PREVIOUS LAND USE HISTORY:** City staff have located extensive land use history for this site. All land use applications approved in the last 20 years are listed below, as are select older land use applications.

- DR2015-0084 – Beaverton High School Score Board
- DR2014-0116 – Beaverton High School Parking Lot Mods
- CU2006-0007 – BEAVERTON HIGH SCHOOL PORTABLE CLASSROOM
- DR2003-0096 – BEAVERTON HIGH SCHOOL ATHLETIC FIELD
- DR2003-0096 – BEAVERTON HIGH SCHOOL LANDSCAPE MODS
- BDR2002-0109 – BEAVERTON HIGH SCHOOL PKG LOT RESTRIPIING
- TPP2001-0008 – Beaverton High School Cafeteria and Parking Lot Expansion
- CUP2001-0031 – Beaverton High School Cafeteria and Parking Lot Expansion
- SV2001-0003 – BEAVERTON HIGH SCHOOL SW 2ND STREET VACATION
- CUP 04-70 – Beaverton High School Expansion

**SECTION 50.25 (APPLICATION COMPLETENESS):**

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

**APPLICATION FEES:**

Based on the plans and materials provided, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>

<b>Application Type</b>	<b>Fee</b>
<b><i>Possible</i> Minor Adjustment</b>	\$2,500
<b><i>Possible</i> Major Adjustment</b>	\$7,800
<b>Design Review Three</b>	1.25% of project value Minimum: \$10,000 Maximum: \$27,000
<b>Downtown Design Review Two</b>	1.25% of project value Minimum: \$7,000 Maximum: \$25,000
<b><i>Possible</i> Downtown Design Review Three</b>	1.25% of project value Minimum: \$10,000 Maximum: \$27,000
<b>Historic Review (Demolition of a Landmark)</b>	\$3,000
<b>Street Vacation</b>	\$7,500
<b>Tree Plan Three</b>	\$8,000
<b><i>Possible</i> Variance</b>	\$7,800

\* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

### **SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):**

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the decision making authority of the Type 3 application. The decision making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

### **SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):**

The proposal meets the thresholds for a Type 3 Procedure, and a Neighborhood Review Meeting ***is required.***

The subject site is located in the **Central Beaverton Neighborhood Advisory Committee (NAC)**. Contact: Brian Negley, NAC Chair at [briannegley@gmail.com](mailto:briannegley@gmail.com)

For meetings held at the NAC, staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The City also requests that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: [neighbormail@beavertonoregon.gov](mailto:neighbormail@beavertonoregon.gov)

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:

<https://content.civicplus.com/api/assets/3f3dbebe-bd25-4ed6-8102-2d198238db25?cache=1800>

The Request for Neighborhood Meeting Labels Form can be found here:

<https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800>

In response to COVID-19, the applicant can fulfill the neighborhood meeting requirement by using alternative means of communication such as by phone, email, and online meeting platforms, provided by the applicant. The applicant may work with City staff to provide a physical place for members of the public without technology to participate in the meeting as needed on an appointment basis (social distancing requirement must be recognized). Contact the project planner or 503-526-2420 for details.

### **CHAPTER 20 (LAND USES):**

**Zoning:** RMC Residential Mixed C (West of Stott Ave.)

**20.05.15 Site Development Standards:** Refer to Table 20.05.15 for Residential Site Development Standards. **Applicant should also review all footnotes in Table 20.05.15.**

**20.05.20 Land Uses:** Educational Institutions are a Conditional Use in the RMC zone

### **SECTION 70.15 (DOWNTOWN ZONING AND STREETS):**

**Zoning:** RC-OT Old Town (East of Stott Ave.)

**70.15.10 District Purpose and Development Standards:** Refer to Section 70.15.10.2 for Development Standards in the RC-OT zone

**70.15.20 Downtown Use Regulations:** Educational Institutions are a Permitted Use in the RC-OT zone

**CHAPTER 30 (NONCONFORMING USES):**

Proposal subject to compliance to this chapter?  Yes  No

**CHAPTER 40 (PERMITS & APPLICATIONS):**

Facilities Review Committee review required?  Yes  No

**Please Note:** Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

*Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.*

*Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.*

The applicant’s written responses to Section 40.03 should states how all critical and essential services will serve the site, proposed or existing.

**Applicable Application Type(s):**

<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
<b><u>Possible</u> Minor Adjustment</b>	<b>40.10.15.1</b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> <b>Type 2</b>	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<b><u>Possible</u> Major Adjustment</b>	<b>40.10.15.2</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4
<b>Design Review Three</b>	<b>40.20.15.3</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4
<b>Downtown Design Review Two</b>	<b>40.23.15.2</b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> <b>Type 2</b>	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<b><u>Possible</u> Downtown Design Review Three</b>	<b>40.23.15.3</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4
<b>Historic Review (Demolition of a Landmark)</b>	<b>40.35.15.3</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4

<b>Street Vacation</b>	<b>40.75.15.1</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<b>Tree Plan Three</b>	<b>40.90.15.3</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<b><u>Possible Variance</u></b>	<b>40.95.15.1</b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

\* See **Key Issues/Considerations** for description of applications and associated process.

**Comments:** In order for your application(s) to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

**CHAPTER 60 (SPECIAL REGULATIONS):**

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Section 60.05 (Design Review Principles Standards and Guidelines)</b> | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities)                |
| <input checked="" type="checkbox"/> <b>Section 60.10 (Floodplain Regulations)</b>                            | <input checked="" type="checkbox"/> <b>Section 60.15 (Land Division Standards)</b> |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations)                              | <input checked="" type="checkbox"/> <b>Section 60.25 (Off-Street Loading)</b>      |
| <input checked="" type="checkbox"/> <b>Section 60.30 (Off-Street Parking)</b>                                | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities)            |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development)  | <input type="checkbox"/> Section 60.40 (Sign Regulations)                          |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection)   | <input checked="" type="checkbox"/> <b>Section 60.50 (Special Use Regulations)</b> |
| <input checked="" type="checkbox"/> <b>Section 60.55 (Transportation Facilities)</b>                         | <input checked="" type="checkbox"/> <b>Section 60.60 (Trees and Vegetation)</b>    |
| <input checked="" type="checkbox"/> <b>Section 60.65 (Utility Undergrounding)</b>                            | <input type="checkbox"/> Section 60.67 (Significant Natural Resources)             |
| <input type="checkbox"/> Section 60.70 (Wireless Communication)  |  |

**CHAPTER 70 (DOWNTOWN DESIGN DISTRICT): DOWNTOWN DESIGN GUIDELINES AND STANDARDS**

Based on the information presented at the pre-application conference, city staff has highlighted the following Site Design Guidelines and Standards in Section 70.20.05 as applicable to the proposal. Please note this is not an

exhaustive list and the applicant should review all Downtown Design Guidelines and Standards in Section 70.20 for applicability as they prepare their land use submittal.

**SITE DESIGN:**

- Section 70.20.05.6 Pedestrian Circulation**
- Section 70.20.05.7 Parking, Loading and Service Areas**
- Section 70.20.05.8 Landscaping**
- Section 70.20.05.9 Lighting**

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

**OTHER DEPARTMENT/AGENCY CONTACTS:**

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information if checked <input checked="" type="checkbox"/>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a Service Provider Letter (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in Chapter 3 of the <i>Design and Construction Standards</i> at: <a href="http://www.cleanwaterservices.org/permits-development/design-construction-standards">www.cleanwaterservices.org/permits-development/design-construction-standards</a></p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the City will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain a SPL, complete the <a href="http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/">pre-screening site assessment form</a>. Please visit this website for more information about CWS environmental review: <a href="http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/">http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</a></p>
<input checked="" type="checkbox"/>	<p><b>Lawrence Arnbrister</b>, Building, City of Beaverton          (503) 526-2408 / <a href="mailto:larnbrister@beavertonoregon.gov">larnbrister@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Please contact the Building Division to discuss process for phased construction.</p>
<input type="checkbox"/>	<p><b>Steve Brennen</b>, Operations, City of Beaverton          (503) 526-2200 / <a href="mailto:sbrennen@beavertonoregon.gov">sbrennen@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<input checked="" type="checkbox"/>	<p><b>Silas Shields</b>, Site Development, City of Beaverton          (503) 350-4055 / <a href="mailto:sshields@beavertonoregon.gov">sshields@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Written comments attached.</p>

<input checked="" type="checkbox"/>	<p><b>Kate McQuillan</b>, Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Written comments attached.</p>
<input type="checkbox"/>	<p><b>Diana Powers</b>, ODOT Development Review diana.powers@odot.oregon.gov</p> <p><input checked="" type="checkbox"/> ODOT stated they likely will not need any additional role in scoping traffic study beyond what is being asked by City of Beaverton.</p>
<input type="checkbox"/>	<p><b>Naomi Vogel</b>, Washington County (503) 846-7639 / naomi_vogel@co.washington.or.us</p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<input checked="" type="checkbox"/>	<p><b>Elizabeth Cole</b>, Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Trash enclosure guidelines attached.</p>

**KEY ISSUES/CONSIDERATIONS:**

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **ADJUSTMENTS AND VARIANCES:** Based on the information presented at the pre-application conference, the applicant may need to apply for adjustments or variances to modify the Residential Site Development Standards in Table 20.05.15, including minimum setbacks and maximum building height:
  - **Minor Adjustment:** Involves up to and including a 10% adjustment from the numerical Site Development Requirements specified in Chapter 20. A Minor Adjustment is processed under a Type 2 Procedure. Please refer to Sections 40.10.15.1 and 50.40 for more information.
  - **Major Adjustment:** Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirements specified in Chapter 20. A Major Adjustment is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Sections 40.10.15.2 and 50.45 for more information.
  - **Variance:** Involves a change of more than fifty percent (50%) to the numerical standards specified in the Site Development Requirements contained in Chapter 20. A Variance is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Sections 40.95.15.1 and 50.45 for more information.
2. **DESIGN REVIEW THREE:** The project involves new construction or addition of more than 30,000 square feet of non-residential floor area in a residential zone and requires a Design Review Three application, which is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Sections 40.20.15.3 and 50.45 for more information. The applicant’s submittal should respond to all applicable Design Guidelines in Sections 60.05.35 to 60.05.50.
3. **DOWNTOWN DESIGN REVIEW TWO OR THREE:** The project involves new on-site vehicular parking, maneuvering and circulation areas in the RC-OT zone and requires a Downtown Design Review Two, which is processed under a Type 2 Procedure. Please note that a maximum of three (3) Design Guidelines in Chapter 70 Downtown Design District can be applied to a Downtown Design Review Two application (Section 40.23.15.2.C.4); if the proposal exceeds (3) Design Guidelines, then a Downtown Design Review Three (Section 40.23.15.3) will be required, which is processed under a Type 3 Procedure and the decision-making



authority is Planning Commission. Please refer to Section 40.23 for descriptions of the Downtown Design Review applications and Section 70.20 for the Downtown Design Guidelines and Standards.

4. **HISTORIC REVIEW – DEMOLITION OF A LANDMARK:** The project involves demolition of the historic Merle Davies School building and requires a Historic Review application for the Demolition of a Landmark, which is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Section 40.35.15.3 for more information. City staff has also attached copies of historic documents for the Merle Davies School building to these notes. Special attention should be given to criteria 3 through 6. Staff recommends working with a Historic Preservation specialist when preparing this analysis.
5. **STREET VACATION:** As discussed in the pre-application conference, the applicant proposes to vacate Stott Ave. between 1<sup>st</sup> St. and 3<sup>rd</sup> St. The proposal requires a Street Vacation application, which is processed under a Type 3 Procedure; however, the decision-making authority for a Street Vacation is City Council instead of Planning Commission. As such, staff strongly recommends applying for the Street Vacation application before the full development proposal. Staff shared a variety of concerns, including vehicle, bicycle and pedestrian circulation impacts, reduced access to public utilities in the existing roads. Staff noted that the city is open to discussing the proposed street vacation, but at this time cannot express support for the request. Staff suggests further conversations take place prior to a Street Vacation application submission. The request should include analysis demonstrating compliance with the Comprehensive Plan, emergency vehicle access, and a traffic analysis showing the impacts related to the vacation. Improved circulation in the neighborhood for the general public, such as an east-west connection between Stott and Erickson through the center of campus, may be a consideration for staff and City Council when evaluating the vacation request.
6. **TREE PLAN THREE:** The Beaverton High School campus contains Historic Trees that are proposed for removal as part of this project. A Tree Plan Three application is required, which is processed under a Type 3 Procedure and the decision-making authority is Planning Commission. Please refer to Section 40.90.15.3 for more information about the Tree Plan Three application and refer to Section 60.60 for tree removal, preservation, and mitigation standards. City staff has also attached land use records from 2001 regarding the Historic Trees entry to these notes.
7. **SERVICE PROVIDER LETTERS (SPLs):** The City of Beaverton requires SPLs from special districts who provide services to the subject site. SPLs are required prior to your application being deemed complete in the land use process. City staff has identified the following SPLs as applicable to your proposal:
  - a. **Clean Water Services (CWS):** All development within the City requires a CWS SPL for environmental review. Please visit this website for more information: <http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
  - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a SPL to address fire code issues related to development. The SPL form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
  - c. **Water Service:** All developments require a Water SPL to address water service provision. The SPL form can be found attached to these pre-application conference notes and should be submitted to [mailboxengineering@beavertonoregon.gov](mailto:mailboxengineering@beavertonoregon.gov) once completed.
8. **STREET IMPROVEMENTS:** Street improvements will be expected along all frontages. Street standards from the Beaverton Engineering Design Manual are attached.
  - a. SW Farmington – Dedication consistent with a 5 lane arterial will be expected
  - b. SW 2<sup>nd</sup> (east of SW Erickson) – Local Street; staff are unsure of street width and current improvements. Full dedication and half street improvements are expected.

- c. SW Erickson – 3 lane Collector Street; Full frontage improvements are expected along the length of the corridor. Staff acknowledges existing structures may impede full dedication and buildout. Staff may consider alternative designs due this constraint.
  - d. SW 5th – Collector Street; Full sidewalk improvements will be expected.
9. **TRAFFIC ANALYSIS:** While a full TIA is not required, staff will require analysis related to the Street Vacation, as referenced in item 5 above. Additionally, a queueing analysis for the intersection of SW Farmington and SW Erickson, especially the westbound left turn lane on SW Farmington turning onto SW Erickson. At the meeting, ODOT did not express any additional scoping items for the analysis. However, staff recommends confirming with ODOT that they do not need to participate in any scoping conversations between the applicant and the Transportation Engineer.
10. **SYSTEM DEVELOPMENT CHARGES (SDCs):** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other SDCs. The SDCs are not assessed or evaluated through the land use application process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the TDT, please use Washington County’s Self-Calculation Form:

<https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm>

For more information regarding the TDT, please contact City of Beaverton Transportation Engineer Jabra Khasho at (503) 526-2221 or [jkhasho@beavertonoregon.gov](mailto:jkhasho@beavertonoregon.gov).

Please review this website for information regarding other applicable system development fees, such as fees for sanitary sewer, storm sewer, water, and parks; the Metro Construction Excise Tax; and the School District Construction Excise Tax: <https://www.beavertonoregon.gov/798/Development-Charges>. For more information, please contact the Building Division at [cddmail@beavertonoregon.gov](mailto:cddmail@beavertonoregon.gov).

11. **ELECTRONIC PLAN REVIEW:** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. Please visit the “Apply for Permits” webpage for more information: <https://beavertonoregon.gov/188/Apply-for-Permits>



City of Beaverton  
Community Development Department  
Site Development Division  
12725 SW Millikan Way 4<sup>th</sup> Floor  
Beaverton, OR 97076  
Tel: (503) 350-4021  
Fax: (503) 526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

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## PRE-APPLICATION CONFERENCE MEETING SUMMARY

### Site Development & Engineering

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**Project Name:** Beaverton HS Re-build

**Pre-Application Conference Number:** PA2022-0022

**Date:** August 10, 2022

**Prepared by:** Silas Shields-Site Development Division

**Ph:** (503) 536-3766 **Fx:** (503) 526-2550 **Email:** [sshields@BeavertonOregon.gov](mailto:sshields@BeavertonOregon.gov)

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#### General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04) Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4. The northern portion of the site that drains to the regional treatment facility on SW Watson Ave will have the storm water quality requirements addressed, and a fee-in-lieu may be paid for this new and modified impervious area. The stormwater quantity requirements, including the quantity component for hydromodification are not met by this regional facility.

Per Beaverton City Code, Section 9.05.046 for Extension of Facilities, public utilities (water, sanitary sewer and storm drainage) must be brought to serve this site upon development and to facilitate future adjacent development.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There are 12" public storm along SW Farmington, SW Stott, and SW Erickson. There is a 54" public storm line that crosses the west sports field. An 8" public sanitary line also crosses this field. There are 8" public sanitary lines along SW Stott, SW 1<sup>st</sup>, SW 2<sup>nd</sup>, and SW 3<sup>rd</sup> St.

City of Beaverton is the water provider for this site. There are 12" and 6" public water lines that cross through the site from east to west. There is also an 8" water line along SW Erickson and a 6" water line along SW Stott Ave. There is a 12" line along SW 1<sup>st</sup> St. and 8" lines along SW 2<sup>nd</sup> and SW 3<sup>rd</sup> St. A Service Provider Letter (SPL) will be required for new connections to the water system and/or changes in water meter size, see next page for contact information. Any proposed relocations of public water lines will need to be coordinated with Public Works engineers and operations.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit will be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

Per sections 307 and 311 of Oregon Uniform Plumbing Code, storm and/or sanitary sewer that serve/crosses more than one lot shall be a public system or as approved by the building division plumbing code.

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. Please note that no permanent structures including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.

With any frontage improvements/dedication, per EDM Section 130, the minimum width for a Public Utility Easement (PUE) shall be 8 feet. The PUE shall be located along all property lines adjacent to public rights-of-way. The City may require a larger PUE in commercial and industrial areas and where right-of-way widths are sub-standard. SWM facilities, including side slopes, retaining walls, perimeter fencing (when required) and all associated structures, shall not be installed within a PUE. Meter boxes or other public water infrastructure shall not be located in a PUE.

With any frontage improvements street tree plantings and any storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

Per Beaverton development code 60.65, any affected overhead utilities, as well as new connections into the site must be placed underground.

The plans or other submittals must document how a future building is elevated or entire structure is dry-flood proofed per FEMA definitions. See next page for flood elevation information. The 100-year base flood elevation (BFE) as currently mapped, is at 193.5 feet NGVD-29 (197.0 feet NAVD-88). The building design flood elevation (DFE) minimum finish floor or dry flood-proofing elevation is 174.5 feet NGVD-29 (198.0 feet NAVD-88). Motor vehicle long-term parking can occur at or below 1 foot of the 100-year BFE, 192.5 feet NGVD-29 (196.0 feet NAVD-88). Short term parking is allowed only at an elevation at or above elevation 191.0 feet NGVD-29 (194.5 feet NAVD-88) which is one foot below the 10-year flood event [192.0 feet NGVD-29 (195.5 feet NAVD-88)]. Within the mapped floodway, only vehicle maneuvering is allowed; no designated parking or other stationary use is allowed.

Floodplain regulations are found in Chapter 60 of the City Development Code, Chapter 9.05 of the City Code, and Chapter 5, Section 5.10 of CWS DCS

Survey datum information on site plans must be documented with the land use application. Within the floodplain, the flood conveyance and storage of the site at each 1-foot contour must be preserved or enhanced with a zero-rise certification by a registered professional engineer.

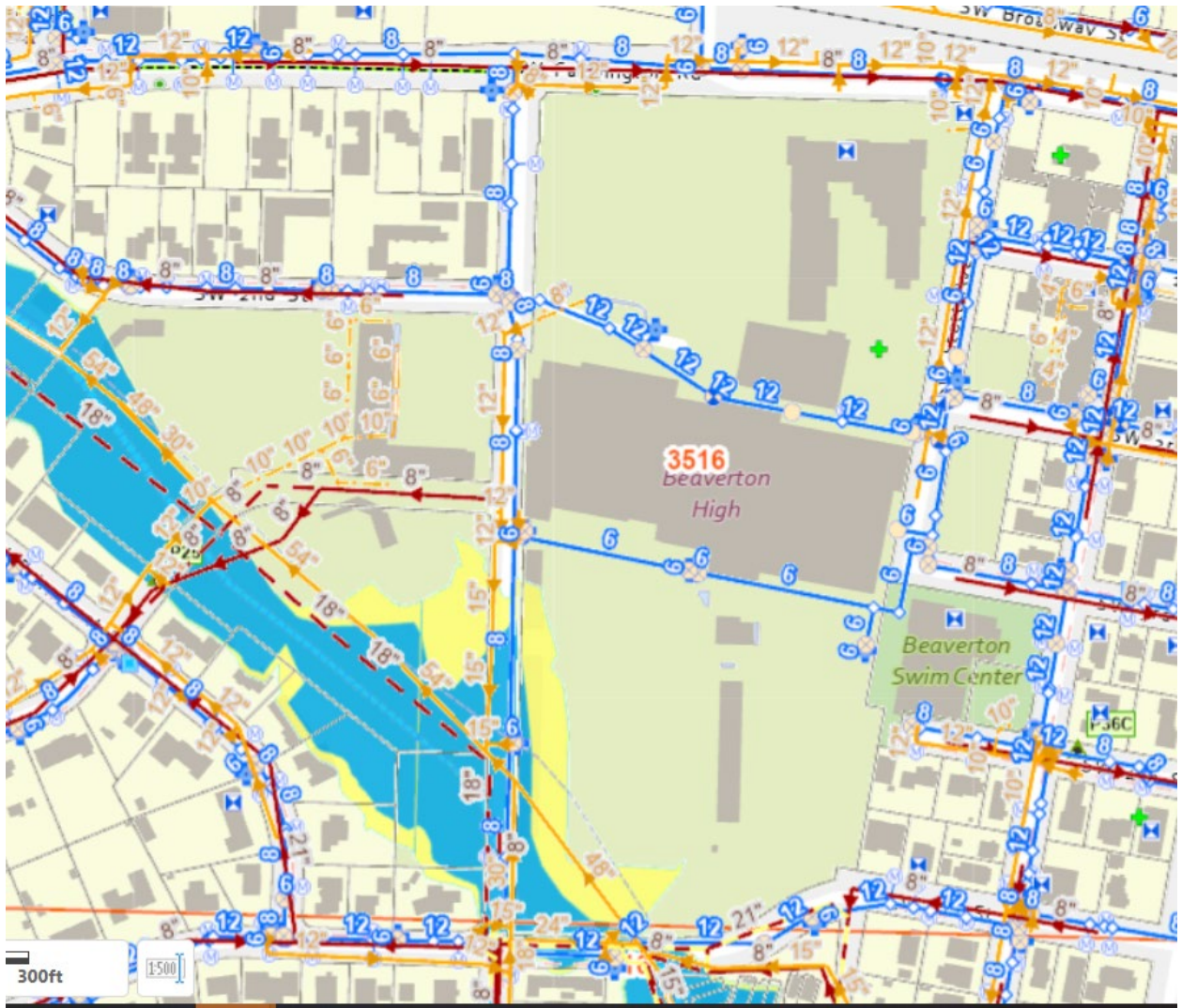
**Resources:**

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:  
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>

**Permits & approvals identified as likely to be needed with this development:**

<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Site Development Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov
<input checked="" type="checkbox"/>	City of Beaverton Building permit Contact: Building Division at (503) 526-2493
<input checked="" type="checkbox"/>	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
<input checked="" type="checkbox"/>	City of Beaverton utility system & SPL's Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov
<input checked="" type="checkbox"/>	Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email <a href="mailto:SPLReview@cleanwaterservices.org">SPLReview@cleanwaterservices.org</a></li> <li>• <input checked="" type="checkbox"/> Source Control Permit (all non-residential) - Contact: Source Control Division at (503) 681-5175</li> </ul>
<input checked="" type="checkbox"/>	Oregon Department of Environmental Quality <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> DEQ 1200-C Erosion Control Permit (for disturbance of 5 or more acres) - Submit to City of Beaverton Site Development for processing: 503-350-4021</li> </ul>
<input checked="" type="checkbox"/>	Mapped FEMA Floodplain

☒	Map Number 41067C0531E
☒	<p>Level of 100 year flood in vicinity of the site, Base Flood Elevation (BFE): 197.0</p> <ul style="list-style-type: none"> <li>• ☒ Cut and fill grading balance required</li> <li>• ☒ Must flood proof* non-residential building</li> </ul> <p>*ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood Resistant Construction)</p> <p>OR</p> <ul style="list-style-type: none"> <li>• ☒ Certified minimum finish floor required</li> <li>• ☒ 1 foot ☐ 2 feet above BFE</li> </ul>
☒	<p>A downstream storm water analysis is required for this development per CWS 2.04.2.m.3. For development constructing new impervious surface of greater than 5,280 square feet, or collecting and discharging greater than 5,280 square feet of impervious area, perform a capacity and condition analysis of existing downstream storm facilities and conveyance elements receiving flow from the proposed development.</p>
☒	Geotechnical report may be required
☒	Submit City of Beaverton Stormwater Management Worksheet
☒	<p>Storm water facilities required</p> <ul style="list-style-type: none"> <li>• ☒ Quantity Control for Conveyance Capacity</li> <li>• ☒ Hydromodification</li> <li>• ☒ Quality Treatment</li> </ul> <p>The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.</p> <p>Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.</p>



Blue = City Water Line

Red = City Sanitary Line

Orange = City Storm Line



## TRANSPORTATION CHECKLIST

### PRE-APPLICATION MEETING

#### Community Development Department

Project Name: **Beaverton High School Rebuild**

Pre-Application Conference #: **PA2022-0022**

Pre-Application Date: **August 10, 2022**

The requirements checked below are based on the information provided at the **August Pre-Application Conference Meeting** for a proposal at **[Address]**

Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

#### REQUIREMENTS TO BE ADDRESSED

##### Right of Way Dedication

You may be required to dedicate public street right of way (BDC 60.55.30, and EDM Standard Drawing 200). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

##### Traffic Impact Analysis

A Traffic Impact Analysis is required for this proposal, specifically studying the intersection of SW Farmington and SW Erickson, as well as the impacts of the proposed Street Vacation. Please refer to BDC 60.55.20 for required components of a TIA. Prior to commencement of work, the applicant should submit a memo from a traffic engineer that describes the scope and assumptions of the TIA. After receipt of the memo, staff will contact the applicant's traffic engineer to discuss any required modifications, request a revised scope and subsequently approve commencement of work. Please note - The TIA will not be accepted without prior approval of the written scope of work.

##### Frontage Improvements

- Construct full half street improvements to the minimum street standards (Standard Drawings 200).
- A portion of the proposed development is within a Commercial or Multiple Use Zone. Alternative sidewalk standards within Design Review may apply. (BDC 70.20.05.6.S7, and EDM Standard Drawing 216).



Replace substandard curb and sidewalk ramps along the site's frontage(s) including driveways to be in compliance with the Americans with Disabilities Act and the EDM Section 210.23.

Provide photometric data demonstrating that illumination for any public transportation facilities meets the minimum lighting levels established in the Engineering and Design Manual (EDM) Section 450. Street lights may be required if lighting levels that do not meet the minimum required levels within the EDM.

#### **Off-Street Loading Requirements**

The proposed development will increase or alter up to 25% of an existing building or structure's the gross floor area, and thus must comply with the minimum number of loading spaces, and loading berth dimensions, as described in BDC 60.25.

Provide a site plan showing the turning movements for freight / delivery truck vehicles both within the internal site's circulation, as well as the ingress and egress to the site. (BDC 40.03.1)

#### **Off-Street Parking (Vehicles and Bicycles)**

The proposed development requires the minimum and maximum number of vehicle parking spaces as detailed in BDC 60.30.10.

The proposed parking areas must meet parking circulation and design standards in BDC 60.30.15 and in Engineering Design Manual Section 210.21 I and N (as well as parking lot design standards within BDC 60.05.20 if Design Review is applicable).

The proposed development is required to provide the minimum number of long term bicycle parking as detailed on BDC 60.30.10. The location of bicycle parking and design features for long term bicycle parking will also be required.

#### **Bicycle and Pedestrian Circulation**

Pedestrian and bicycle connectivity (i.e., accessways) may need to be provided in between full street connections, or between a street and a destination, as required in BDC 60.55.25.9.

Provide pedestrian circulation plan along with submitted site plans that is consistent with BDC 40.03.1 and 60.55.25.10. (or BDC 60.05.20.3, 4, and 7 if Design Review is applicable).

#### **Access / Driveways**

*Access requirements are not applicable at this time.*

Driveway(s) is required to meet the minimum standards shown in EDM Standard Drawings 210 & 211. (BDC 60.55.35.3)

Driveway(s) is required to meet minimum sight distance standards in EDM Section 210.21. Verification may be required from a registered engineer in the state of Oregon. (BDC 60.55.35.3)

### **SYSTEM DEVELOPMENT CHARGES**

Washington County Transportation Development Tax (TDT) may be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

**OTHER REVIEWING TRANSPORTATION AGENCIES**

No outside transportation agency review required.

**WASHINGTON COUNTY** - The proposed development has frontage on a street that is maintained by Washington County. The County may have additional requirements or permits. Please contact Naomi Vogel at (503) 846-7639, or [Naomi.Vogel@co.washington.or.us](mailto:Naomi.Vogel@co.washington.or.us).

Applicant is required to contact the County before preparing a traffic impact analysis to review the proposed scope of work.

**OREGON DEPARTMENT OF TRANSPORTATION** – The proposed development has frontage on a street that is maintained by the Oregon Department of Transportation (ODOT). ODOT may have additional requirements or permits. Please contact Marah Danielson at (503) 731-8258, or [marah.b.danielson@odot.state.or.us](mailto:marah.b.danielson@odot.state.or.us).

Applicant is required to contact ODOT before preparing a traffic impact analysis to review the proposed scope of work.

**OREGON DEPARTMENT OF TRANSPORTATION- RAIL AND PUBLIC TRANSIT DIVISION** – The proposed development is located within close proximity to a rail crossing which is under the regulatory jurisdiction of the Oregon Department of Transportation Rail and Public Transit Division. A Crossing Order approved by ODOT Rail may be required. Please contact Carrie Martin at (503) 986-6801, or [Carrie.A.Martin@odot.state.or.us](mailto:Carrie.A.Martin@odot.state.or.us). (BDC 60.55.10.1)

**TRIMET** - The proposed development is in close proximity to bus and/or light rail service provided by TriMet. Note that City staff may route future land use applications to TriMet staff for review. (BDC 60.55.10.1, and BDC 60.55.40)

**TUALATIN HILLS PARKS AND RECREATION DISTRICT** - The proposed development is in close proximity to an existing or future park / trail as identified in the THPRD Functional Plan. Note that City staff may route future land use applications to THPRD staff for review. (BDC 60.55.10.1, and BDC 60.55.40)



# Oregon

Kate Brown, Governor

## Department of Transportation

Region 1 Headquarters  
123 NW Flanders Street  
Portland, Oregon 97209  
(503) 731.8200  
FAX (503) 731.8259

August 25, 2022

ODOT #12644

## ODOT Response

<b>Project Name:</b> Beaverton High School Re-Build	<b>Applicant:</b> Beaverton High School
<b>Jurisdiction:</b> City of Beaverton	<b>Jurisdiction Case #:</b> PA2022-0022
<b>Site Address:</b> 13000 SW 2nd St, Beaverton, OR 97005	<b>State Highway:</b> SW Canyon Rd (OR 8)

The site of this proposed land use action is in the vicinity of SW Canyon Rd (OR 8). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

### COMMENTS/FINDINGS

Beaverton High School proposes to rebuild its campus including 286,000 square feet of new construction. There is no access to the site from Farmington Rd and the school will continue to use SW Erickson Ave for site access. The rebuild will result in planned capacity of 2,200 students with an initial capacity of 1,500 students.

ODOT recommends a traffic study be conducted at impacted intersections along SW Tualatin Valley Hwy/Canyon Rd up to the interchange of Highway 217 with Canyon Rd (OR 8) and Farmington Rd (OR 10) to assess the impacts of the proposed land use on the state highway system. Please contact the ODOT Traffic Engineer identified below to scope the traffic study.

### ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

#### Traffic Impacts

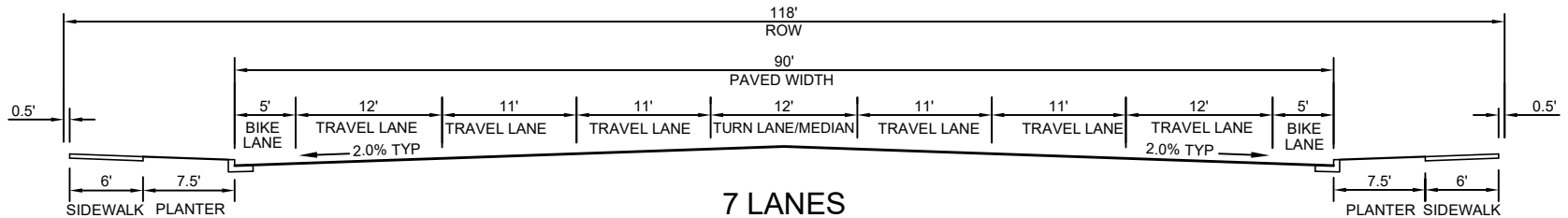
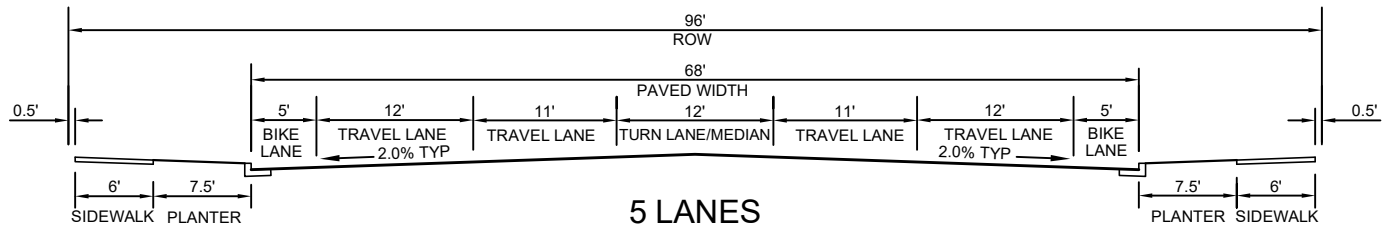
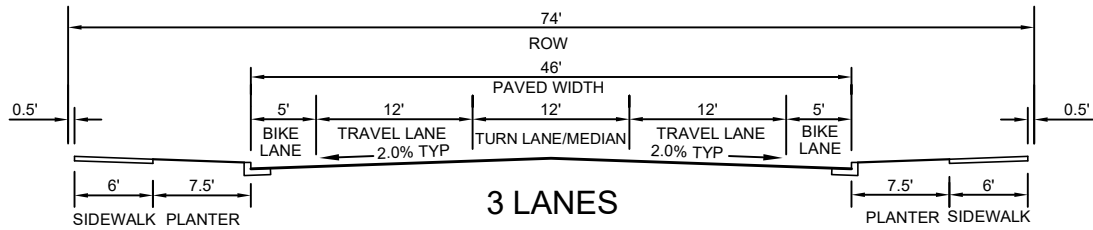
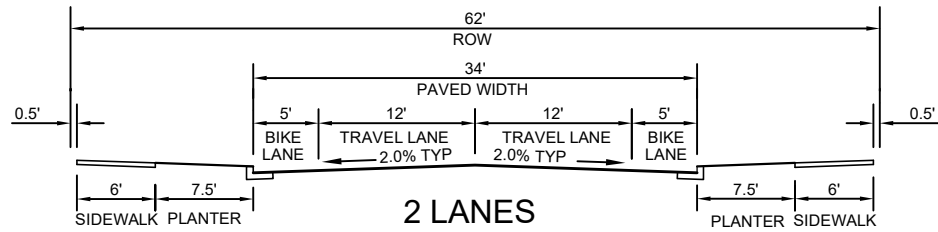
- The applicant shall submit a traffic impact analysis to assess the impacts of the proposed use on the State highway system including SW Canyon Rd and Highway 217. The analysis must be conducted by a Professional Engineer registered in Oregon. **Contact the ODOT Traffic representative identified below and the local jurisdiction to scope the study.**

**Please send a copy of the Land Use Notice to:**

ODOT Region 1 Planning  
Development Review  
123 NW Flanders St  
Portland, OR 97209

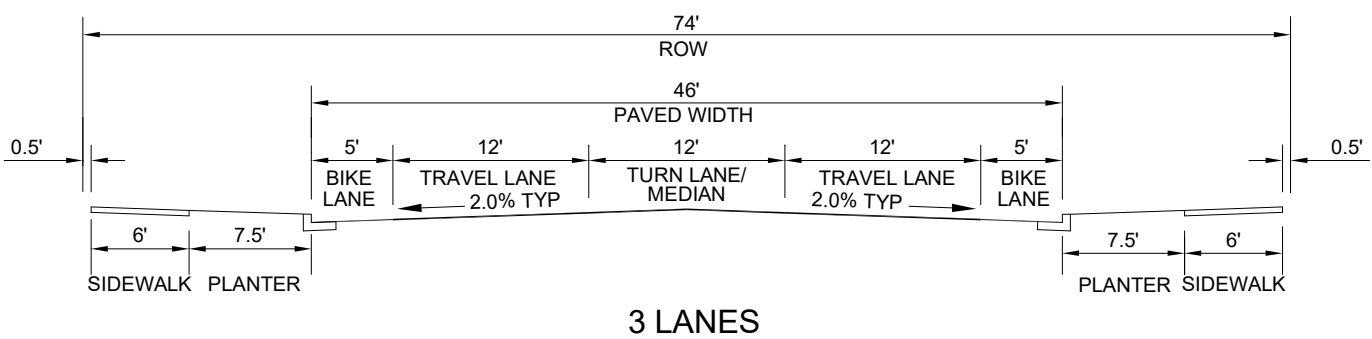
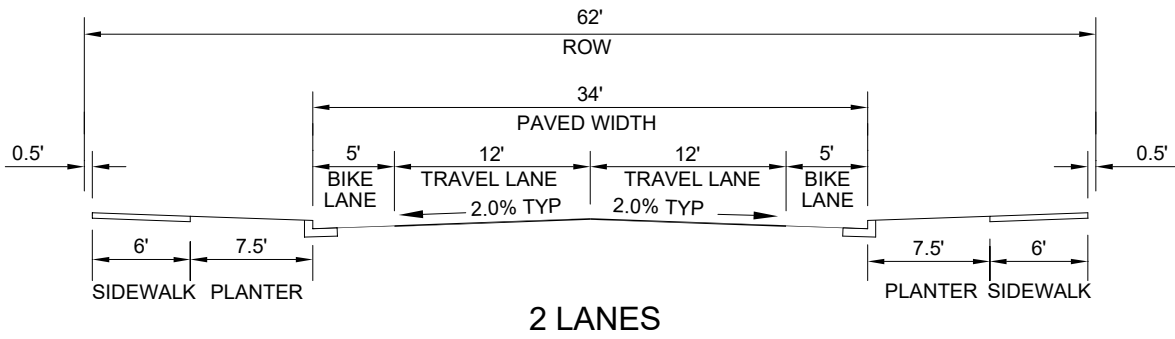
[ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov)

Development Review Planner: Diana Powers	<a href="mailto:Diana.POWERS@odot.oregon.gov">Diana.POWERS@odot.oregon.gov</a>
Traffic Contact: John Russell, P.E.	<a href="mailto:John.Russell@odot.oregon.gov">John.Russell@odot.oregon.gov</a>
District Contact: District 2B	<a href="mailto:D2BUP@odot.oregon.gov">D2BUP@odot.oregon.gov</a>



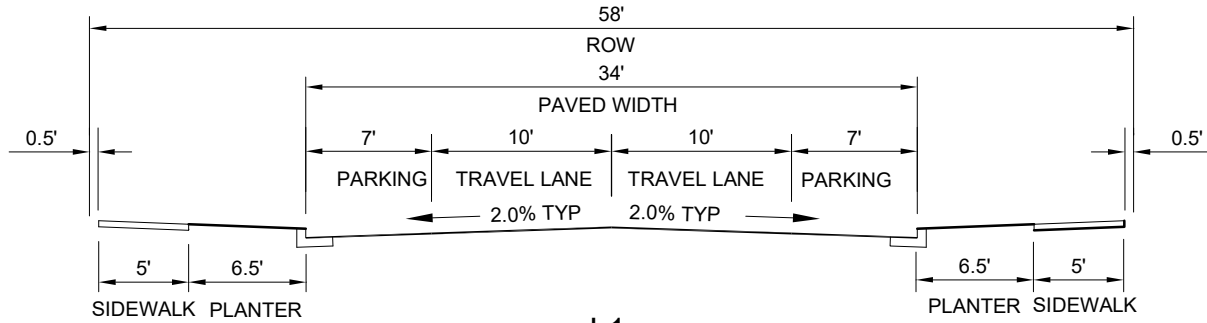
**NOTES:**

1. A planter strip is required on all Arterials.
2. Paved width and planter strip are measured to face of curb.
3. Provide 0.5 feet from right-of-way line to the back of sidewalk for maintenance and survey monument protection.
4. Street trees and street lights are required and shall be located within the planter strip.
5. Engineer/Designer is required to check for special district design parameters. Contact Community Development - Planning Division for additional information.
6. Power, street lights, traffic signal, and all other franchise utility boxes/vaults shall be located outside of ADA ramps & landings.

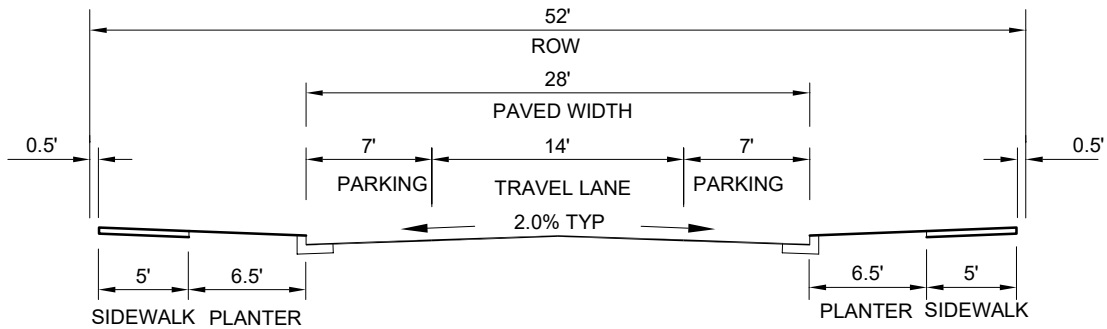


**NOTES:**

1. A planter strip is required on all Collectors.
2. Paved width and planter strip are measured to face of curb.
3. Provide 0.5 feet from right-of-way line to the back of sidewalk for maintenance and survey monument protection.
4. Street trees and street lights are required and shall be located within the planter strip.
5. Engineer/Designer is required to check for special district design parameters. Contact Community Development - Planning Division for additional information.
6. Power, street lights, traffic signal, and all other franchise utility boxes/vaults shall be located outside of ADA ramps & landings.

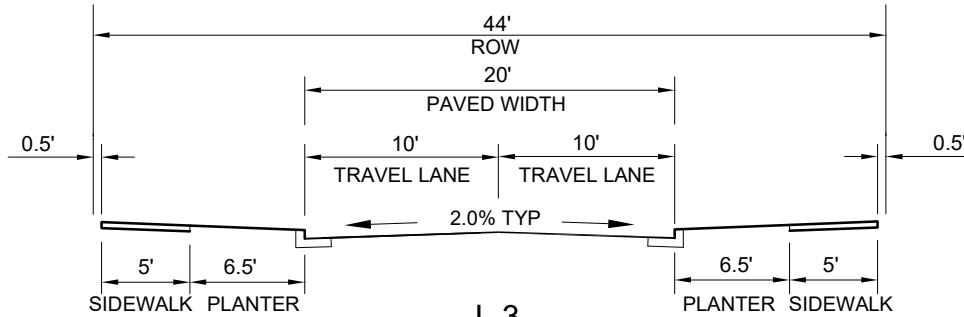


L1



L2

FOR ADT OF  $\leq 500$  VEHICLES PER DAY



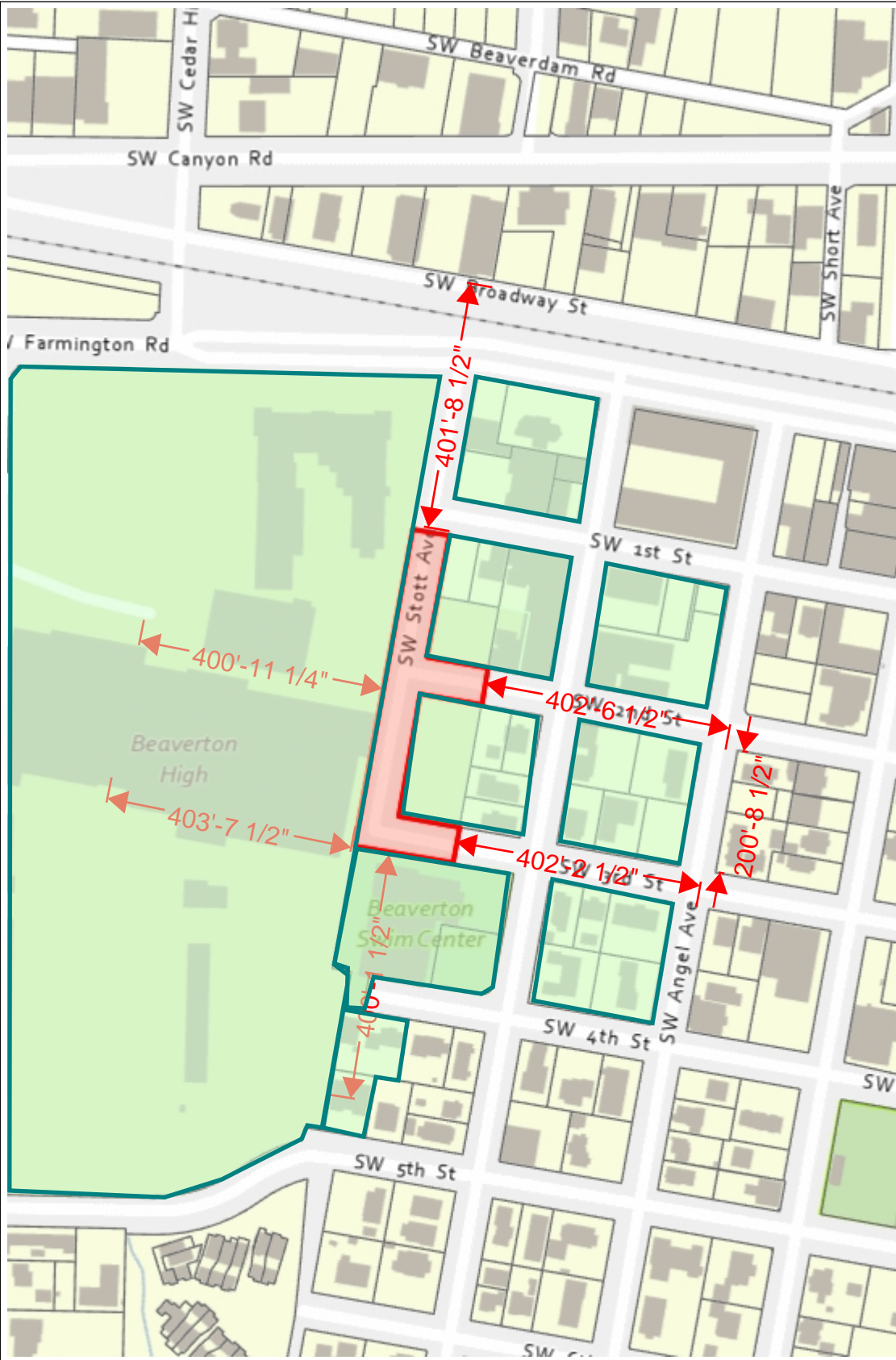
L3

NO PARKING

FOR ADT OF  $\leq 500$  VEHICLES PER DAY

NOTES:

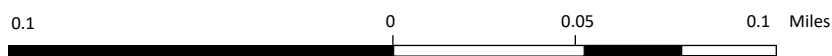
1. A planter strip is required on all Arterials.
2. Paved width and planter strip are measured to face of curb.
3. Provide 0.5 feet from right-of-way line to the back of sidewalk for maintenance and survey monument protection.
4. Street trees and street lights are required and shall be located within the planter strip.
5. For cul-de-sac requirements, see *drawing 201*
6. Engineer/Designer is required to check for special district design parameters. Contact Community Development - Planning Division for additional information.
7. Power, street lights, traffic signal, and all other franchise utility boxes/vaults shall be located outside of ADA ramps & landings.



### Legend

- Washington County Taxlots
- Park and School Boundaries
- Parks
- School Land
- Beaverton City Limits
- County Line
- UGB
- Stream\_Labels
- CityLimits\_Line
- County\_Line
- Taxlots - Washington County
- Taxlots - Multnomah County
- Buildings
  - Building
  - Under Construction
- LightRailStops
- Railroad
- Light Rail
- Freeways\_Labels
- Streets\_White
- Streams\_Line
- WaterBodies
- Parks\_Labels
- Parks and Schools
  - Park
  - School
- Taxlots\_COByellow
- AdjacentCities
  - Banks
  - Barlow
  - Battle Ground
  - Camas
  - Canby
  - Clatskanie
  - Columbia City
  - Cornelius
  - Damascus

### Notes



Report Date: 07/26/2022



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.