

**Facilities Development**

16550 SW Merlo Road  
Beaverton, OR 97003  
Direct Line: 503.591.4233 • Fax: 503.591.4475  
[www.beaverton.k12.or.us](http://www.beaverton.k12.or.us)



October 7, 2022

RE: Beaverton High School Rebuild – Neighborhood Review Meeting

Dear Neighbor:

The Beaverton School District (BSD or “District”) is preparing to rebuild most of Beaverton High School, located at 13000 SW 2nd Avenue in the City of Beaverton. District voters approved funding for the rebuilding of the school in May 2022. The project includes approximately 286,000 square feet of new construction and will replace all the existing academic buildings, except for the cafeteria building. Select athletic buildings will remain and/or will be renovated including the football concessions building, football stadium, and baseball/softball building. Field lighting will be added to the baseball/softball fields. The overall campus is planned for a capacity of 2,200 students, with an initial capacity of 1,500 students and 120 staff.

The roughly 27-acre site is zoned primarily Residential Mixed C (RMC). A school is permitted in this zone through a Type 3 Design Review procedure, which will be reviewed and heard by the Beaverton Planning Commission.

Prior to submitting our land use application package, we would like to discuss this project with neighbors. In accordance with the City of Beaverton Neighborhood Review Meeting requirements, we are conducting this meeting at the school at the following date and time:

**Neighborhood Review Meeting – Beaverton High School (BHS)**  
**Thursday, October 27, 2022**  
**6:00 pm**  
**BHS Cafeteria, 13000 SW 2<sup>nd</sup> Avenue, Beaverton**

We look forward to discussing the proposal with you. Please feel free to contact Shayna Rehberg, a land use planner at MIG|APG, at (503)227-3678 or [srehberg@migcom.com](mailto:srehberg@migcom.com) if you have questions regarding the meeting or the application.

Sincerely,

  
Jeff Hamman  
Senior Project Manager, BSD Facilities Development



Shayna Rehberg  
Senior Planner, MIG|APG

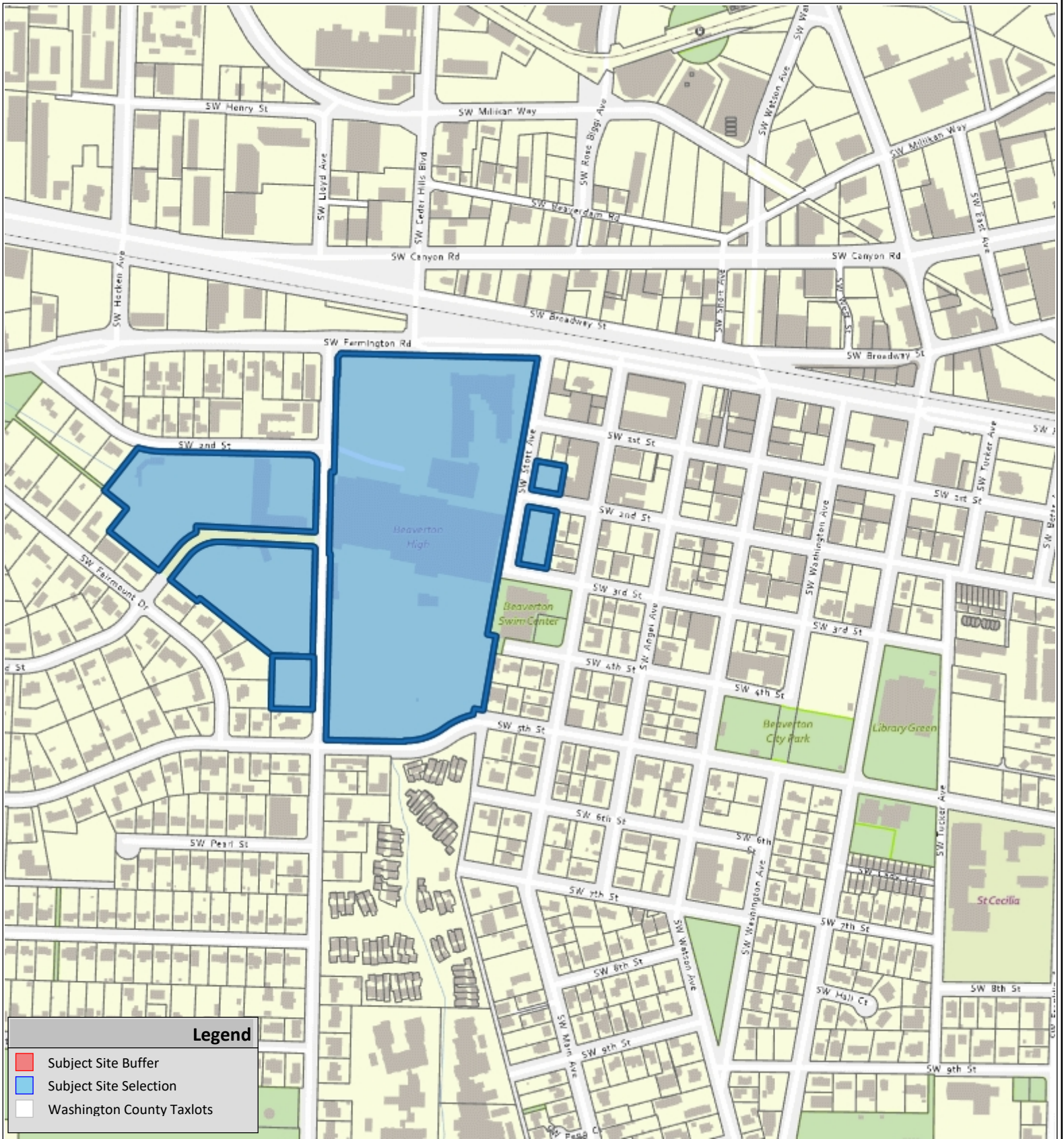
**Attachments:**

Vicinity Map  
Site Plan

**District Goal:** We empower all students to achieve post-high school success

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

# VICINITY MAP



**Legend**

- Subject Site Buffer
- Subject Site Selection
- Washington County Taxlots

**13000 SW 2ND STREET**

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Planning Division**

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.

**10/04/2022**  
**Taxlot No:**  
 15116AD10900  
 15116AC02151  
 15116AD02900  
 15116AC02500

N

Application #  
 See Notice





# Beaverton High School



NOT TO SCALE

## Site Plan

PROGRAM ADJACENCIES

12700 NYCAL PROPERTIES LLC  
12700 SW CANYON RD  
BEAVERTON, OR 97005

3RD AVENUE APARTMENT LLC  
PO BOX 25701  
PORTLAND, OR 97298

4555 SW MAIN LLC  
2829 SW SUNSET BLVD  
PORTLAND, OR 97239

AFN PROPERTIES LLC  
PO BOX 83751  
PORTLAND, OR 97283

AGUSTIN, FELIPE D OLVERA & OLVERA,  
ALEJANDRA  
13350 SW 6TH ST  
BEAVERTO, OR 97005

AHMED, OMAR K & BALASUBRAMANI,  
APARNA  
12820 SW 4TH ST  
BEAVERTON, OR 97005

ALDERWOODS (OREGON) INC  
PO BOX 130548  
HOUSTON, TX 77219

ANDERSON, GARY W IRREV TRUST  
PO BOX 96  
NEWBERG, OR 97132

ARLT, LINDA L  
13275 SW PEAR ST  
BEAVERTON, OR 97005

ARMSTRONG, JAMES R & ARMSTRONG,  
LINDA L  
13325 SW 2ND  
BEAVERTON, OR 97005

ASK, QUINTON & STEVENS, JOYCE  
12900 SW 5TH ST  
BEAVERTON, OR 97005

AZPEITIA, PATRICIA A & AZPEITIA,  
CARLOS E  
13220 SW 6TH ST  
BEAVERTON, OR 97005

BC APARTMENTS LLC  
PO BOX 3705  
WILSONVILLE, OR 97070

BCG HOLDING LLC  
3927 NE EVERGREEN RD  
HILLSBORO, OR 97124

BEATTY, STEPHAN KENNETH &  
HORVATH, SUZANNE MARIE  
13420 SW 2ND ST  
BEAVERTON, OR 97005

BEAVERTON 76 LLC  
12975 SW CANYON RD  
BEAVERTON, OR 97005

BEAVERTON SCHOOL DIST #48J  
16550 SW MERLO RD  
BEAVERTON, OR 97006

BEAVERTON2002 LLC  
14413 TRILLIUM CT  
LAKE OSWEGO, OR 97035

BG DESERT INVESTMENTS LLC  
73550 ALESSANDRO DR, STE 200  
PALM DESERT, CA 92260

BIEBERDORF LLC  
4130 SW 117TH AVE #A-324  
BEAVERTON, OR 97005

BIGGI, STEVE & BIGGI, LAURA  
PO BOX 1698  
BEAVERTON, OR 97075

BOWMAN, RICHARD & BOWMAN,  
DUONG  
13455 SW 2ND ST  
BEAVERTON, OR 97005

BOYER, ROBERT & BOYER, JANA  
4990 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

BRESSIE, YANCIE CARL JR & HAE JEONG  
KIM LIV TRUST  
5162 SW ERICKSON AVE  
BEAVERTON, OR 97005

CARO-CAMACHO, JUAN  
3535 E MAIN ST  
HILLSBORO, OR 97123

CARSON, BENJAMIN F & CARSON,  
HELEN E & CARSON, JERRY D  
13270 SW 6TH ST  
BEAVERTON, OR 97005

CARSON, JERRY D & CARSON, PAULA J  
13270 SW 6TH ST  
BEAVERTON, OR 97005

CASSON, KATHLEEN ANN  
3818 SE 9TH AVE  
PORTLAND, OR 97202

CHAN, DARRICK J  
12884 SW 5TH ST  
BEAVERTON, OR 97005

CHASE, LINDSEY MARIE & CHASE,  
ANDREW JOSEPH  
4775 SW FAIRMOUNT DR  
BEAVERTON, OR 97005



CHUNG, MYPHUONG J & COHEN,  
JACOB S  
2133 NE BRAZEE ST  
PORTLAND, OR 97212

CLARK, EDWARD  
3490 SW 108TH AVE  
BEAVERTON, OR 97005

COFFMAN, CALLDAN L  
4860 SW MENLO DR  
BEAVERTON, OR 97005

CONTI, JAMES  
5130 SW ERICKSON AVE  
BEAVERTON, OR 97005

COOK, BRIAN  
4123 SE 162ND CT  
VANCOUVER, WA 98683

COOLEY, CRAIG L 2005 TRUST &  
COOLEY, JUNE E 2005 TRUST  
1425 SW TURNER RD  
WEST LINN, OR 97068

CORP OF PRES BISHOP OF THE CHURCH  
OF JESUS CHRIST OF LDS  
50 E NORTH TEMPLE  
SALT LAKE CITY, UT 84150

COSTACHE, CONSTANTIN & COSTACHE,  
MARTI  
4750 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

COURTYARD CENTER DEL LLC ET AL  
155 GRAND AVE STE 950  
OAKLAND, CA 94612

CRITELLI FAMILY TRUST  
706A SE 135TH CT  
VANCOUVER, WA 98683

CROWN HOLDINGS LLC & EMMERSON,  
RONALD E TRUST  
4047 SW GREENHILLS WAY  
PORTLAND, OR 97224

DAMIANI, GEORGIA MAY REV TRUST  
12870 SW 4TH ST  
BEAVERTON, OR 97005

DAVIS, JILL & RODNEY DAVID ROBBINS  
FAM TRUST  
13375 SW 6TH ST  
BEAVERTON, OR 97005

DEBRATRE LLC  
13680 SW HARGIS RD  
BEAVERTON, OR 97008

DELREAL, MARIA DEL ROSARIO &  
PALLARES, JOEL DARIO  
4755 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

DIEDRICH SECRIST LLC  
13110 NE 177TH PL #303  
WOODINVILLE, WA 98072

DREAM HOUSE PROPERTIES LLC  
221 SW MOONRIDGE PL  
PORTLAND, OR 97225

DREY, BRIAN S & DREY, PAMELA R  
5225 SW ERICKSON AVE  
BEAVERTON, OR 97005

DYKSTRA, JULIE A REV LIV TRUST  
PO BOX 148  
HUBBARD, OR 97032

EARL, LYNDSEY D & DRANE, THOMAS  
5120 SW ERICKSON AVE  
BEAVERTON, OR 97005

ETON LANE LLC & WALKER, HUBERT E  
REV TRUST  
PO BOX 14746  
PORTLAND, OR 97293

EZ PLACE LLC  
1724 27TH AVE  
SEATTLE, WA 98122

FALLBROOK LLC  
6445 SW FALLBROOK PL #100  
BEAVERTON, OR 97008

FFQ PROPERTIES LLC  
8875 SW HAZELVERN WAY  
PORTLAND, OR 97223

FOLEY, SEAN P  
13370 SW 6TH ST  
BEAVERTON, OR 97005

FRANCIS, JOHN L & FRANCIS FAMILY  
TRUST  
PO BOX 744  
BEAVERTON, OR 97075

FRANKLIN, JOHN ARTHUR & CAROL  
ANNE REV LIV TRUST  
5025 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

GABRIEL, KATHLEEN  
13470 SW 3RD ST  
BEAVERTON, OR 97005

GANDLER, HOWARD TRUST  
13330 SW CANTER CT  
BEAVERTON, OR 97008

GARNETT, JACQUELINE INGALLS  
5075 SW ANGEL AVE  
BEAVERTON, OR 97005

GERBER, MARY M & GERBER, DAVID  
12912 SW 5TH ST  
BEAVERTON, OR 97005

GIBLIN, DAVID S & GIBLIN, VALERIE  
5166 SW ERICKSON AVE #23  
BEAVERTON, OR 97005

GLICKMAN, TERRY L & PETERSON, KIRT  
WALTER  
13555 SW 3RD ST  
BEAVERTON, OR 97005

GREER, DAVID J  
12970 SW BEAVERDAM RD  
BEAVERTON, OR 97005

GRIFFIN, BYRON S & GRIFFIN, IVY J  
4700 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

GRL INC  
2819 SE MAPLE ST  
HILLSBORO, OR 97123

GUNG HO MINISTRIES  
7210 SW TAYLORS FERRY RD  
TIGARD, OR 97223

H & T CAPITAL LLC  
4105 SW 99TH AVE  
BEAVERTON, OR 97005

HAMREUS, CALVIN E & JOYCE K FAM  
TRUST  
5075 SW MAIN AVE  
BEAVERTON, OR 97005

HANSON JOINT REV LIV TRUST  
8498 VALLEY WAY SE  
TURNER, OR 97392

HEISLER, MARYANNE & NEUFELL,  
PATRICIA  
13250 SW PEARL ST  
BEAVERTON, OR 97005

HERMES, JAMES F & COATE-HERMES,  
ANGELA B  
13425 SW 6TH ST  
BEAVERTON, OR 97005

HILL, KEITH & SHERYL LIV TRUST  
14860 SW 139TH AVE  
PORTLAND, OR 97224

HOMEPLATE YOUTH SERVICES  
PO BOX 1413  
BEAVERTON, OR 97075

HOVERSLAND, GORDON &  
HOVERSLAND, MYRNA L  
4350 SW CEDAR HILLS BLVD  
BEAVERTON, OR 97005

HUNT, JONATHAN J  
13340 SW FARMINGTON RD  
BEAVERTON, OR 97005

ISAACSON, DAVID E  
12820 SW 6TH ST  
BEAVERTON, OR 97005

IWASAKI, KIRA C  
13210 SW 6TH ST  
BEAVERTON, OR 97005

IZQUIERDO, JOSE MANUEL  
13355 SW PEARL ST  
BEAVERTON, OR 97005

J&T SALON LLC  
12820 SW 2ND ST  
BEAVERTON, OR 97005

JIA, BAORUI  
4755 SW MAIN AVE  
BEAVERTON, OR 97005

JOHNSON, REBECCA L & THORNDIKE,  
MARK J  
3907 HAMPTON AVE  
ANCHORAGE, AK 99504

JOHNSTON, MATTHEW R & SHARON D  
WILLIINSKY REV TRUST  
5100 SW ERICKSON AVE  
BEAVERTON, OR 97005

JONES, KRISTIN L  
4870 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

JORDAN, JEREMIAH & JORDAN,  
CRYSTAL  
4820 SW MENLO DR  
BEAVERTON, OR 97005

KIKO, JOHN R & ORTIZ, INGRID  
5155 SW MAIN AVE  
BEAVERTON, OR 97005

KIM, JAMES  
15535 SW STONE RIDGE CIR  
BEAVERTON, OR 97007

KIMMI PROPERTIES LLC  
12795 SW 3RD ST  
BEAVERTON, OR 97005

KO, JOON B  
13215 SW PEARL ST  
BEAVERTON, OR 97005

KRAEMER, JOHN L & KRAEMER,  
CLAUDIA R  
12725 SW 3RD ST  
BEAVERTON, OR 97005



KRIEG, MARGIE J  
12924 SW 5TH ST  
BEAVERTON, OR 97005

KSS HOLDINGS LLC  
6305 ROSEWOOD ST STE B  
LAKE OSWEGO, OR 97035

LAMB, KEVIN M  
12892 SW 5TH ST  
BEAVERTON, OR 97005

LAMPMAN, LINDA JEAN  
3032 SUNSET BEACH DR NW  
OLYMPIA, OR 98502

LANPHERE ENTERPRISES INC  
PO BOX 728  
BEAVERTON, OR 97075

LANPHERE PROPERTIES IV LLC  
12505 SW BROADWAY ST  
BEAVERTON, OR 97005

LEIVA, LUIS ALONSO & LEIVA, SANDRA J  
13320 SW 6TH ST  
BEAVERTON, OR 97005

LEWIS, JAMES E  
15655 TWIN FIR RD  
LAKE OSWEGO, OR 97035

LIDBERG, MARY ALICE CATHERINE REV  
LIV TRUST  
12932 SW 5TH ST  
BEAVERTON, OR 97005

LIM, DOROTHEA S & LIM, TAMEKA B  
12670 SW 3RD ST #2  
BEAVERTON, OR 97005

LING, AMANDA  
3456 GLENMARK DR  
HACIENDA HEIGHTS, CA 91745

LIU, YONGZHEN  
12896 SW 5TH ST  
BEAVERTON, OR 97005

LONG, PATRICIA C & LONG, JOE PAT  
5070 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

LOPEZ, JUAN & LOPEZ, ALICIA  
5115 SW ERICKSON AVE  
BEAVERTON, OR 97005

LOUKA, MARK & LOUKA, LARISA & OAK  
GROVE ADVISORS LLC  
4715 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

LOY, JOHN G  
5105 SW ERICKSON AVE  
BEAVERTON, OR 97005

LU, CHIAYING  
13255 SW 6TH ST  
BEAVERTON, OR 97005

LUCKE, WILLIAM T TRUST  
5205 SW MAIN AVE  
BEAVERTON, OR 97005

LUND, BRADLEY W REV TRUST  
4855 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

LYNCH, RYAN S & NYE, STEVEN  
370 E MARQUETTE WOODS RD  
SAINT JOSEPH, MI 49085

MAHAR, JEREMY H & MAHAR, DIANE M  
13500 SW 2ND ST  
BEAVERTON, OR 97005

MALYJ, OLGA A  
5132 SW ERICKSON AVE  
BEAVERTON, OR 97005

MATELICH, RAE MARIE REV LIV TRUST  
12928 SW 5TH ST  
BEAVERTON, OR 97005

MAXEY, DONALD W  
4800 SW MENLO DR  
BEAVERTON, OR 97005

MIJO, RUDOLPH W & NORDSTROM,  
SUSAN C  
12908 SW 5TH ST  
BEAVERTON, OR 97005

MILLARD, KATHLEEN  
4790 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

MILLER, ERIN & LEE & MILLER, LILLIE &  
COWLTHORP, ALEXANDER  
13305 SW 2ND ST  
BEAVERTON, OR 97005

MORRIS, GLENN R & MORRIS, ANITA S  
12755 SW 6TH ST  
BEAVERTON, OR 97005

MRP INVESTMENTS LLC  
9119 80TH AVE SW  
LAKEWOOD, WA 98498

NAVIDI INVESTMENTS LLC  
11240 SW PINTAIL LOOP  
BEAVERTON, OR 97007

NGUYEN, HIEU  
1632 NE BLUE HERON DR  
PORTLAND, OR 97211

NIBERT, ALAN  
13020 SW 5TH ST  
BEAVERTON, OR 97005

NIEMELA, LAURIE A  
12880 SW 5TH ST  
BEAVERTON, OR 97005

NUSTART PROPERTIES LLC  
17403 BROOKHURST DR  
LAKE OSWEGO, OR 97034

OAK STREET HOLDING CO SB LLC  
PO BOX 1698  
BEAVERTON, OR 97210

O'DONNELL, AARON  
PO BOX 1785  
PORTLAND, OR 97207

OGILVIE, KRISTINA A  
13355 SW 6TH ST  
BEAVERTON, OR 97005

OMA'S HOUSE LLC  
4130 SW 117TH AVE STE A-324  
BEAVERTON, OR 97005

OR BEAVERTON 1 TRUST  
3225 MCLEOD DR STE 777  
LAS VEGAS, NV 89121

OREGON FIRST ANGEL LLC  
12775 SW 6TH ST  
BEAVERTON, OR 97005

OREGON PLAZA BEAVERTON LLC  
2518 NE 82ND AVE  
PORTLAND, OR 97220

ORTEGA, ADRIANA  
12916 SW 5TH ST  
BEAVERTON, OR 97005

OWEN, DAVID & HALLIER, REBEKAH  
4720 SW FAIRMONT DR  
BEAVERTON, OR 97005

PERKINS, MICHAEL J II  
13170 SW PEARL ST  
BEAVERTON, OR 97005

PHAM, HIEN & NGUYEN, THAO &  
NGUYEN, GIA ET AL  
4105 SW 99TH AVE  
BEAVERTON, OR 97005

PHAM, MINH-HUY T  
12750 SW 3RD ST  
BEAVERTON, OR 97005

PING, BOPHA & PING, KUMNITH &  
PING, LYDIA  
13450 SW 2ND ST  
BEAVERTON, OR 97005

PODEBSKI, BENNY  
12936 SW 5TH ST  
BEAVERTON, OR 97005

PORTER LANE LLC  
13835 SW SANDRIDGE DR  
TIGARD, OR 97223

QUAN STYLES LLC  
7280 SW 168TH PL  
BEAVERTON, OR 97007

RACASAN, GHEORGHE & RACASAN,  
ELISABETA KISS  
4820 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

RADCO PROPERTIES LLC  
12855 SW FIRST ST  
BEAVERTON, OR 97005

RAINEY, WALLACE L & RAINEY, LESLIE C  
5025 SW ANGEL AVE  
BEAVERTON, OR 97005

RAMSDELL, MICHAEL & MILLER, PIPPA  
4875 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

RASHI PROPERTIES LLC  
211 NW 110TH ST  
PORTLAND, OR 97229

RASMUSSEN, ERIC & LAROSE, BRENDA  
5170 SW ERICKSON AVE  
BEAVERTON, OR 97005

RDL PROPERTIES LLC  
PO BOX 728  
BEAVERTON, OR 97075

REACH BEAVERTON LIMITED  
PARTNERSHIP  
4150 S MOODY AVE  
PORTLAND, OR 97239

RICHARDSON, ALAN & RICHARDSON,  
ELIZABETH  
5020 SW FAIRMONT DR  
BEAVERTON, OR 97005

ROBERTS, LEON & ROBERTS, CARRIE  
4725 SW FAIRMOUNT DR  
BEAVERTON, OR 97005



ROSENHOLM, DAVID & ROSENHOLM,  
ANDREA  
13220 SW PEARL ST  
BEAVERTON, OR 97005

S&I KIRSCHNER PROPERTIES LLC  
2444 SW BROADWAY DR  
PORTLAND, OR 97201

SANGSTON, DONAL A & SANGSTON,  
ANDREA  
5134 SW ERICKSON AVE  
BEAVERTON, OR 97005

SAPP, DAVID & SAPP, LAURA KATHLEEN  
12956 SW 5TH ST  
BEAVERTON, OR 97005

SCHNITZER, LINDA MAUREEN TRUST  
303 SE 78TH AVE  
PORTLAND, OR 97215

SCHRADER, MARCUS JAY & SCHRADER,  
ROBERTA LE  
12490 SW 129TH AVE  
TIGARD, OR 97223

SELF-DETERMINATION RESOURCES INC  
12770 SW 1ST ST  
BEAVERTON, OR 97005

SELLAND, LUCCA T  
13395 SW 2ND ST  
BEAVERTON, OR 97005

SHARP, ERIC W  
5150 SW ERICKSON AVE  
BEAVERTON, OR 97005

SHARP, PATRICIA & PENNINGTON,  
MELISSIA  
4770 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

SIMONET, JOHNPOL F & SINONET,  
VICTORIA L  
13450 SW 3RD ST  
BEAVERTON, OR 97005

SKORO FAMILY TRUST  
19300 NW GILLIHAN LOOP RD  
PORTLAND, OR 97231

SMIDT, MARIUS L R G  
PO BOX 23754  
TIGARD, OR 97281

SMITH, IAN C & SMITH, NADINE T  
12750 SW 4TH ST  
BEAVERTON, OR 97005

SMITH, LENDA K SEPARATE PROPERTY  
REV TRUST  
209 EMERALD BAY  
LAGUNA, CA 92651

SNODGRASS, PHILIP R & SNODGRASS,  
PATRICIA  
13420 SW 3RD ST  
BEAVERTON, OR 97005

SOLDEVILLA, KIRSTIN & KHAIRA,  
GURDAMAN S  
13295 SW PEARL ST  
BEAVERTON, OR 97005

SP INVESTMENT GROUP LLC  
12643 NW MAJESTIC SEQUOIA WAY  
PORTLAND, OR 97229

SPLAWN, DEBORAH A  
3950 SW 102ND APT 109  
BEAVERTON, OR 97005

STARKE, DONALD B & STARKE, EDNA A  
13155 SW 6TH ST  
BEAVERTON, OR 97005

STEIGER, JOHN M  
3190 NW FAIRWAY HEIGHTS DR  
BEND, OR 97703

STENEHJEM, ANDREW  
12825 SW 5TH ST  
BEAVERTON, OR 97005

STOCKWELL, KATHERINE R  
13240 SW FARMINGTON RD  
BEAVERTON, OR 97005

STRIKE FORCE TEAM BRAVO LLC  
5821 SW INTERNATIONAL WAY  
MILWAUKIE, OR 97222

SUHM, TANJA R  
4970 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

TAGGART PARTNERS LLC  
22498 SW 109TH TER  
TUALATIN, OR 97062

TELIMI, ANDRE  
8823 AMIGO AVE  
NORTHRIDGE, CA 91324

THAO, DAVID & LASENG C & HER,  
CHOUA & FANG  
4920 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

THOMPSON AND ADAMS  
2885 NW CIRCLE A DR  
PORTLAND, OR 97229-3606

THOMPSON AND ADAMS  
2865 NW CIRCLE A DR  
PORTLAND, OR 97229-3606

THOMPSON AND ADAMS  
15943 SW WREN LN  
BEAVERTON, OR 97007

THOMPSON AND ADAMS  
2865 NW CIRCLE A DR  
BEAVERTON, OR 97229

THOMPSON, MARGARET ANN &  
THOMPSON, MAURICE JAMES  
13475 SW 3RD ST  
BEAVERTON, OR 97005

TISCHLER, STEPHEN & TISCHLER,  
KATHLEEN  
5195 SW ERICKSON AVE  
BEAVERTON, OR 97005

TRINH, KENNY TRUNG & PHAM,  
QUYNH LAI THI  
8916 NE HALSEY ST  
PORTLAND, OR 97220

TRIQUETRA LEASING LLC  
12825 SW 1ST ST  
BEAVERTON, OR 97005

TUALATIN HILLS PARK & RECREATION  
DISTRICT  
15707 SW WALKER RD  
BEAVERTON, OR 97006

VEAZEY, THOMAS CHILTON &  
ROXANNE TERESA REV LIV TRUST  
PO BOX 177  
SEASIDE, OR 97138

WALKER-OTTESON, ISAIAH A  
4950 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

WATKINS, COLLEEN J  
5136 SW ERICKSON AVE  
BEAVERTON, OR 97005

WEBER, SALLY  
12888 SW 5TH ST  
BEAVERTON, OR 97005

WESTPAC LLC  
13255 SW BARBERRY LN  
BEAVERTON, OR 97008

WHITACRE, BONNIE L  
12952 SW 5TH ST  
BEAVERTON, OR 97005

WS BROADWAY LLC  
12725 SW BROADWAY ST  
BEAVERTON, OR 97005

YI, HA YON & YI, CHO SIM  
4975 SW ANGEL AVE  
BEAVERTON, OR 97005

ZEGERS, CARLA J  
4925 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

ZEGERS, REBECCA & YANDOW, NEIL  
4975 SW FAIRMOUNT DR  
BEAVERTON, OR 97005

ZILKA, MARY B & ZILKA, ANTHONY  
12775 SW 6TH ST  
BEAVERTON, OR 97005

CENTRAL BEAVERTON NAC  
BRIAN NEGLEY  
13560 SW WHITMORE CT  
BEAVERTON OR 97006



## NOTICE SIGN MOCK-UP

## PUBLIC MEETING

On A  
Preliminary Development Proposal  
Affecting

13000 SW 2nd Avenue

## PROPOSED

Beaverton High School Redevelopment

A meeting to discuss the preliminary  
development proposal is scheduled for

Thurs, Oct 27 - 6 p.m.  
BHS Cafeteria - 1300 SW 2nd Avenue

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION  
CONTACT:

Shayna Rehberg, MIG | APG  
srehberg@migcom.com - 503-227-3678

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]





DEVELOPER OR AGENT: Beaverton School District

PROJECT LOCATION: 13000 SW 2nd Avenue

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Shayna Rehberg, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Beaverton High School redevelopment affecting land located at 13000 SW 2nd Avenue, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 7th day of October, 2022, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

**Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.**

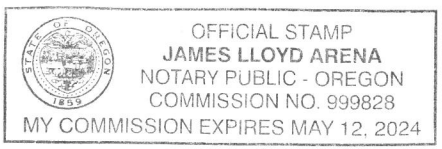
Signature: [Signature]

Dated this 9th day of November, 2022.

Subscribed and sworn to before me this 9<sup>th</sup> day of November, 2022.  
[Signature] by SHAYNA Rehberg.

Notary Public for the State of Oregon, County of Multnomah

My Commission expires: MAY 12, 2024



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# Beaverton School District

## Beaverton High School Replacement

**Neighborhood Meeting**

October 27, 2022

# Meeting Agenda

1. Welcome / Introductions
2. Project Scope and Timeline
3. Design Concept - Site
4. Design Concept - Building
5. Land Use Application Process
6. Discussion / Q & A
7. Next Steps

# Reimagine

## BEAVERTON HIGH SCHOOL

**Help Create an Equitable Vision for a Reimagined Beaverton High School Campus.**

Beaverton School District is in the early stages of planning for the onsite replacement of Beaverton High School's facilities as part of a proposed 2022 school construction bond. In keeping with the District's commitment to racial equity and social justice, BHS is organizing a series of affinity-based dialogue sessions to better understand how Beaverton High School can better support the needs of Black, Indigenous, People of Color (BIPOC) and traditionally underserved communities.

**GET INVOLVED. HAVE YOUR VOICE HEARD. SHARE YOUR EXPERIENCES.**

Log in to StudentSquare to register for the virtual session that best represents your relationship to Beaverton High School.

**MEChA** Mon, Oct 11 (B Day)  
**Somali & West African Students** Wed, Oct 13 (B Day)  
**GSA** Fri, Oct 15 (B Day)  
**Black Student Union** Tue, Oct 19 (B Day)  
**Asian Students** Thu, Oct 21 (B Day)

**BHS Students (Open)** Mon, Oct 25 (B Day)  
**Students on 504s** Fri, Oct 29 (B Day)  
**Indigenous Students** Tue, Nov 2 (B Day)  
**Arabic Students** Thu, Nov 4 (B Day)  
**Houseless Students** Mon, Nov 8 (B Day)

**Time for All Meetings: 1:01 - 2:30 p.m.**  
All sessions will be held during Beaver Lodge.  
Meeting venue will be at the Merle Davies Lecture Hall.

For additional information, contact us at [BHS-Reimagining@beaverton.k12.or.us](mailto:BHS-Reimagining@beaverton.k12.or.us).

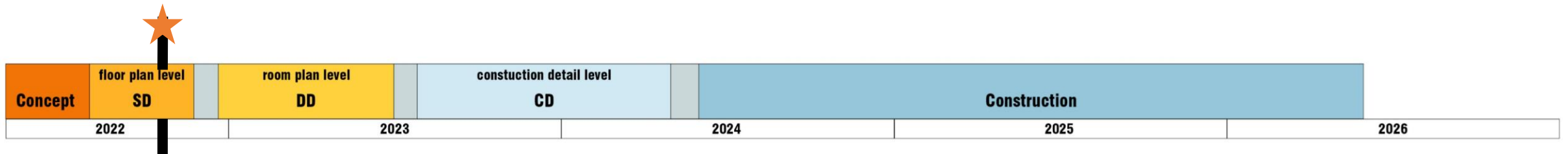


# Project Scope and Timeline

## Overall Scope

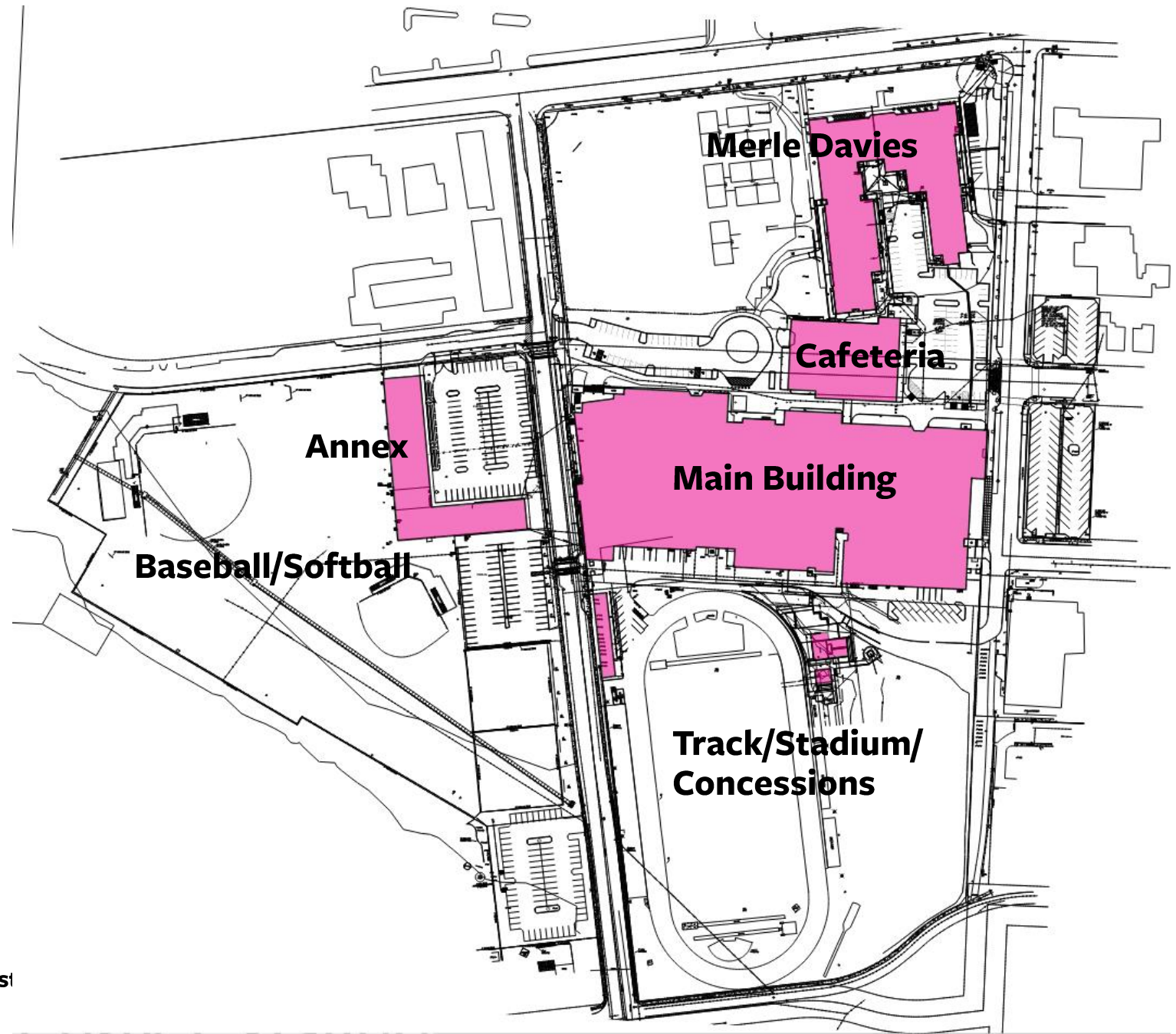
- 1,500 Student Capacity with future growth to 2,200.
- Existing Cafeteria and Stadium/Concessions Buildings to remain – all other school buildings to be replaced with new construction.
- Existing Athletic Fields – same layout, new synthetic turf.

## Project Timeline





# Existing BHS Site





# Design Concept - Site



## Key Site Concepts

- Unified campus
- Urban Context
- Pedestrian connections
- Clear Vehicle Circulation
- Partial Vacation of Stott
- Maintain existing athletic field layout with new synthetic turf





# Design Concept - Building

## Key Building Concepts

- The rich history of Beaverton High School will be respected and celebrated.
- The new Beaverton High School will reflect the urban context of Beaverton.
- The campus will celebrate diversity and provide a sense of unity.
- Courtyard as organizing element.



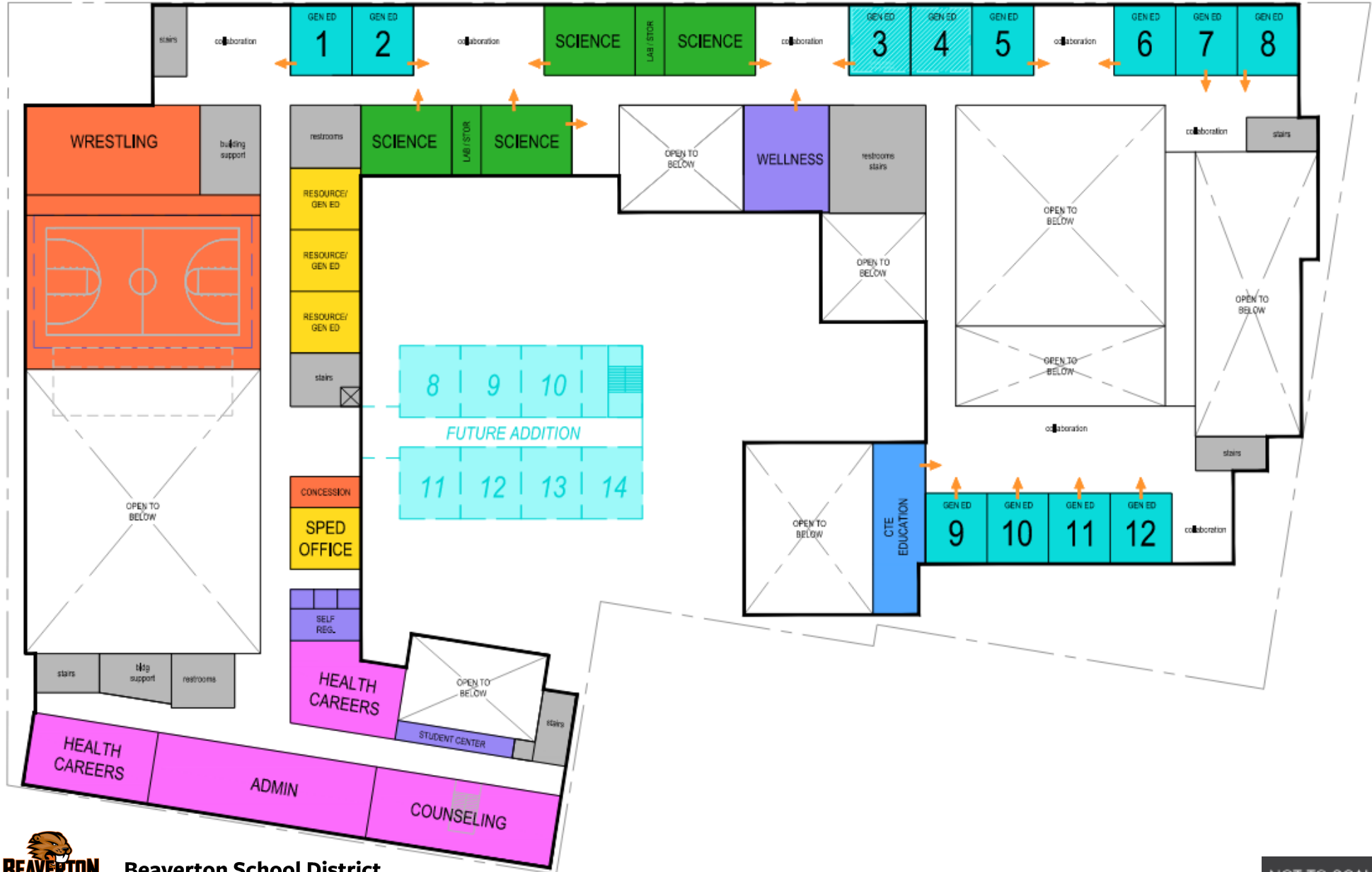


# Level 1

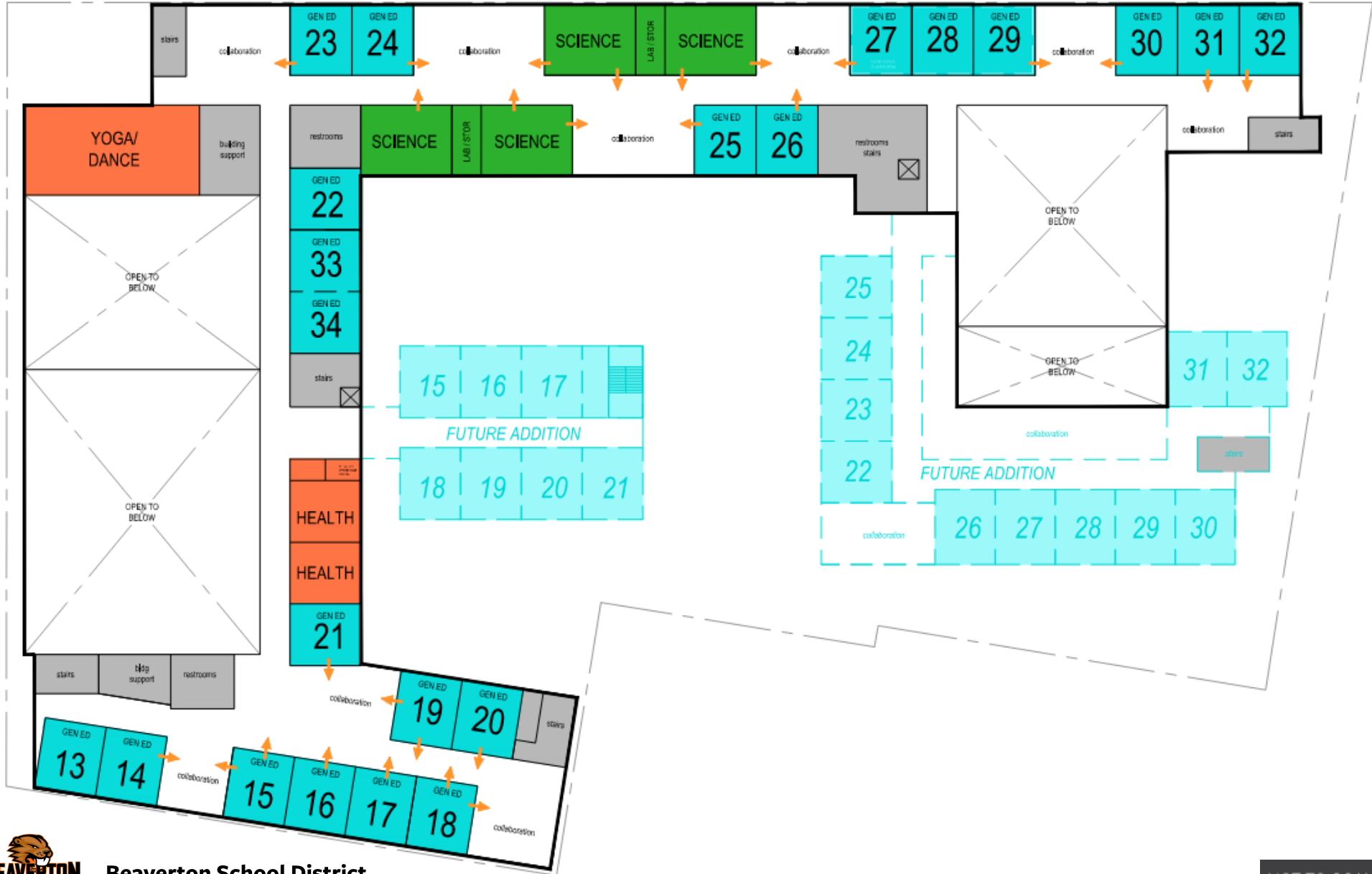


# BEAVERTON HIGH SCHOOL REPLACEMENT PROJECT

## Level 2



# Level 3





# Land Use Application Process

## Land Use Application Process

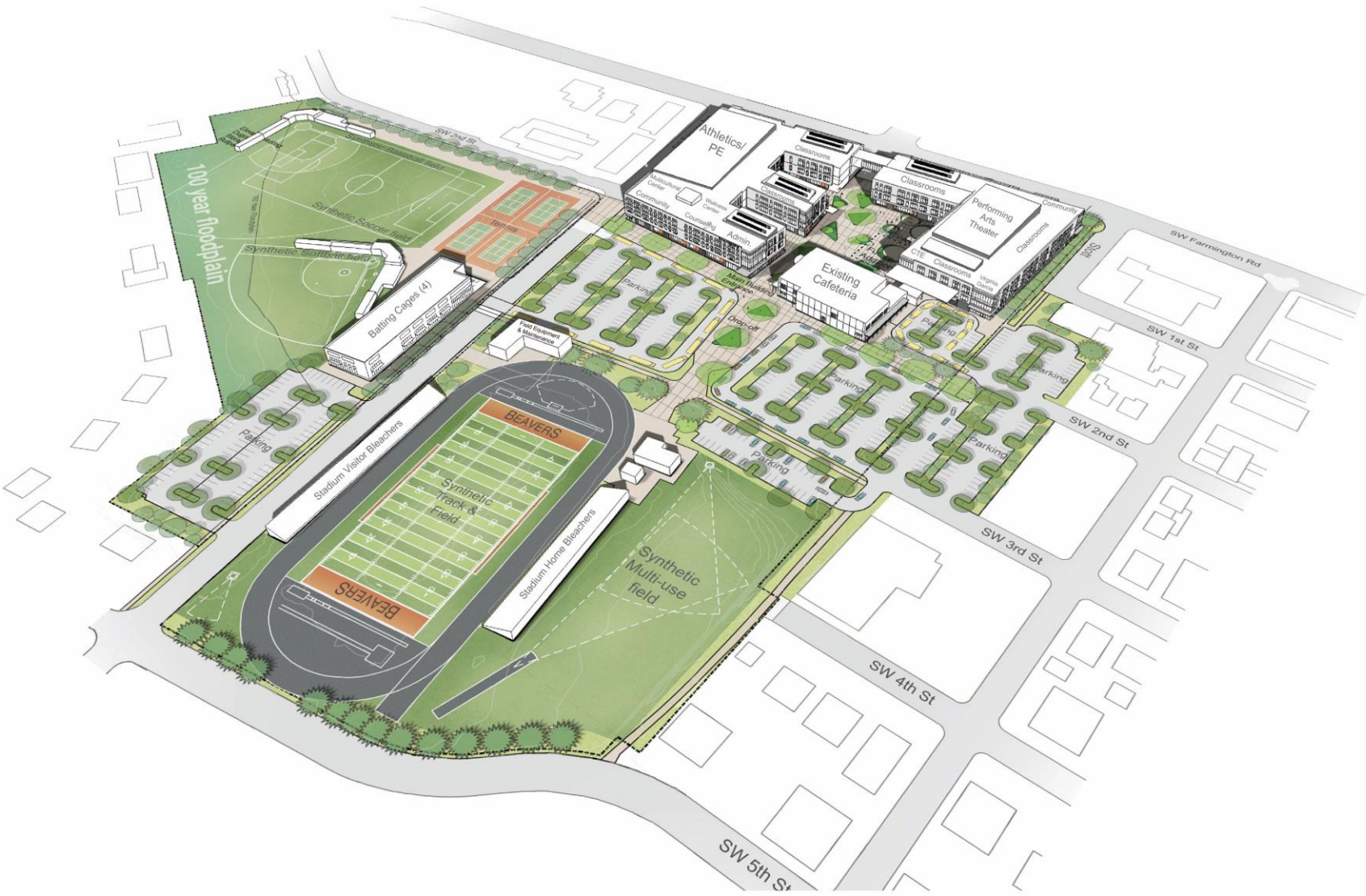
- City of Beaverton applications addressing site and building design
- Design Review, Historic Review, Tree Plan, Street Vacation, and Adjustment/Variance applications
- Application process timeline – roughly Jan 2023 to May 2023
- City of Beaverton Planning Commission review and public hearing
- Opportunity to participate in hearing process





Discussion / Q & A

# BEAVERTON HIGH SCHOOL REPLACEMENT PROJECT: NEIGHBORHOOD MEETING





# Next Steps

## Next Steps

- Finish Schematic Design, move into more detailed phases of design
- Begin Land Use process with city.
- Bring contractor on board for schedule, budget, and logistics input.

















Beaverton High School Redevelopment  
Neighborhood Meeting – October 27, 2022  
**\* Sign-In Sheet \***

Project  
Team (PT)

Name	Address	Email Address
Jim Armstrong		
Linda Armstrong		
Aracilo Laguna		aracilolaguna@gmail.com
Shayna Rehberg	506 SW 6th Ave, Ste 400 Portland, OR 97204	srehberg@migcom.com

PT

# memo

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to **Central Beaverton Neighborhood Association Committee (NAC)**  
cc **Beaverton High School Rebuild Project Team**  
from **Shayna Rehberg, MIG|APG**  
re **Neighborhood Review Meeting Summary**  
date **January 11, 2023**

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This memorandum provides a summary of presentation and discussion at the Neighborhood Review Meeting held for the Beaverton High School Rebuild Project. Per City of Beaverton Neighborhood Review Meeting Rules, this summary will be sent to the Chair of the Central Beaverton Neighborhood Association Committee (NAC) and will be included with the land use application when it is submitted to the City. Supporting materials – such as meeting notice, mailing list, affidavits of mailing and posting meeting notice, meeting materials, and meeting sign-in sheets – will also be included in the land use application as required.

The Neighborhood Review Meeting was held in-person at the following place, date, and time:

- Beaverton High School, Cafeteria, 13000 SW 2<sup>nd</sup> Avenue
- October 27, 2022, at 6:00 pm.

Approximately 19 people attended the meeting, including project team members.

The following is an overview of the presentation by the project team and questions and discussion that arose during and following the presentation.

- A. Welcome by Jeff Hamman, Beaverton School District (BSD) Project Manager
- B. General project process and design overview by Dan Hess, BRIC Architecture
  - i. What's staying, what's going, and what's new (e.g., new for athletics – synthetic turf)
  - ii. Overall schedule broadly speaking – about 2 years design and 3 years construction; contractor just coming on board; students will stay on campus during construction

- iii. See attached PowerPoint presentation for more details
- C. Site design overview by Chelsea McCann, Walker Macy Landscape Architects
- i. Concept components include academic core, athletic core, clear circulation/drop-off and pick-up/parking, and good outdoor spaces for students
  - ii. See attached PowerPoint presentation for more details
- D. Building design overview by Dan Hess, BRIC Architecture
- i. Larger, 3-story more urban building, to meld into city
  - ii. Supported and offset by large surrounding courtyard
  - iii. Building floor plans – courtyard facing into academic uses; all uses color coded
  - iv. Future additions extend into courtyard
  - v. See attached PowerPoint presentation for more details
- E. Land use application process overview by Shayna Rehberg, MIG|APG (Planning)
- i. MIG|APG putting together the land use application package
  - ii. This meeting is a part of the land use process
  - iii. Estimate going through the City’s process around early 2023, with public notice and a Planning Commission public hearing near the end of that period
- F. Questions, Comments, and Discussion
- i. How much parking for staff and students?
    - Maintaining approx. 430 spaces, just more concentrated in location.
  - ii. What is the vacation of Stott?
    - Making it part of campus (no longer City roadway) but allowing vehicles through and making those patterns greener and clearer
  - iii. How is history being honored?
    - Still in the process of determining, and will likely include a variety of ways. Could include display of old building drawings and images, like there is in Merle Davies now. Items to consider incorporating include the Bucky the Beaver statue, the original bell, the crest from gym. The District is working with a historic preservation consultant and the State Historic Preservation Office (SHPO). There are not state or federal historic designations on the site but there is a local historic designation for the Merle Davies building and some trees. The District is addressing SHPO requirements related to the Merle Davies building. The local historic designation will be addressed as part of our land use application package (a Historic Review application). On a related note, the District and contractors will be looking for a potential buried time capsule during construction.
  - iv. Will the potential future building extension destroy the courtyard?

- There will still be a very large courtyard space even with the building extension. Uses on the ground floor will spill into courtyard. The building expansion is not expected to occur for a while if at all. This is also the reality of working with a constrained urban high school site.
- v. Will the school be built up along Farmington? What will it look like from Farmington?
  - The school will not be big like Mountainside High School. It will be set back from Farmington.
- vi. What will the building height be?
  - About 50-60'. There is Downtown zoning adjacent, and some multi-story buildings that have been or are being developed nearby, so the school building will blend into the setting.
- vii. Restroom design?
  - Arrangements are being made for gender neutral bathrooms. These kinds of details are still being figured out.
- viii. What energy efficiency features will the project have, like net zero and EV charging?
  - Resiliency features will be built into the new school facility. In terms of sustainability, the team is determining different measures, including a roughly 2% budget for solar. PGE/BSD are leading west coast in transportation facilities and fleet efficiency. There are City requirements for EV charging that we will meet. Energy usage is coming up below average for high school usage in current models.
- ix. Will construction management be a "hard dollar bid"?
  - The District will use a construction manager/general contractor for this complicated process (CMGC). If a hard bid, the District would be stuck with that. They have picked a very competent contractor who has done these kind of complex, occupied projects before. Aaron Boyle from the District can speak with the person more one-on-one.
- x. Have two sons who graduated. Care very much and feel BHS has been left out of other improvements in the district.
- xi. Is the project being reviewed by TVF&R?
  - The project team is in conversation with TVF&R, particularly regarding fire service to the courtyard area. This coordination is cemented during the Service Provider Permit process during land use permitting and then during the building permit process.
- xii. What have you learned or been surprised about/for BHS? How do you learn from students and staff/teachers?
  - BRIC conducts post-occupancy reviews/interview about functional and technical elements of the school in order to learn what is and is not working from the people using it.

G. Discussion Around Display Boards

- i. Members of the project team reported that discussions around the display boards following the close of the meeting presentation and Q&A either revisited topics noted above under "Questions, Comments, and Discussion" or were questions to clarify timing and schedule with the project managers.

Attachment:

- PowerPoint Presentation



Beaverton School District: Beaverton High School  
 Replacement  
 Neighborhood Meeting - October 27, 2022  
 Meeting Notes/Sign-in Certified Mailing Receipt

7022 1670 0001 6674 9288

U.S. Postal Service™ <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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