



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME:
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED: LWI DESIG:
LAND USE DESIG: NAC:

CONDITIONAL USE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- TYPE 2 MINOR MODIFICATION OF A CONDITIONAL USE
TYPE 3 PLANNED UNIT DEVELOPMENT
INTERIM WASHINGTON COUNTY USE TYPE 1
INTERIM WASHINGTON COUNTY USE TYPE 2
TYPE 3 MAJOR MODIFICATION OF A CONDITIONAL USE
TYPE 3 NEW CONDITIONAL USE
NONCONFORMING USE

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 541-356-4449 FAX: E-MAIL: Steven_Sparks@beaverton.k12.c
SIGNATURE: (Original Signature Required) CONTACT: Steven Sparks

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG, Inc.
ADDRESS: 506 SW 6th Avenue, Suite 400
(CITY, STATE, ZIP) Portland, OR 97204
PHONE: 503-297-1005 ext. 2320 FAX: E-MAIL: sreberg@migcom.com
SIGNATURE: (Original Signature Required) CONTACT: Shayna Rehberg

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 541-356-4449 FAX: E-MAIL: Steven_Sparks@beaverton.k12.or
SIGNATURE: (Original Signature Required) CONTACT: Steven Sparks

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT			
<u>1S116AC02150</u>	<u>4.64</u>	<u>RMC</u>	<u>1S116AD10900</u>	<u>18.18</u>	<u>RMC</u>
<u>1S116AC02151</u>	<u>3.18</u>	<u>RMC</u>	<u>1S116AD07600</u>	<u>0.1</u>	<u>RC-OT</u>
<u>1S116AC02500</u>	<u>0.6</u>	<u>RMC</u>			

PRE-APPLICATION DATE: 08/10/2022

AREA TO BE DEVELOPED (s.f.): 1,159,635

EXISTING USE OF SITE: High School

PROPOSED DEVELOPMENT ACTION: Re-build

High School

When opening links (highlighted in blue), right click on the link and open in a new window. You may lose your work if you click directly on the link.

CONDITIONAL USE SUBMITTAL CHECKLIST

Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies. Please click here for instructions on how to submit electronically.

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*

- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.

- C. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
 - Address all applicable provisions of [Chapter 20](#) (Land Uses)
 - Address all applicable provisions of [Chapter 60](#) (Special Regulations)
 - Address all Facilities Review Technical Criteria from Section [40.03](#) of the City's *Development Code* (ORD 2050).
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
 - Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

- D. FEES,** as established by the City Council. **Fees are payable via Visa, Mastercard, or Check.** Please make checks payable to the City of Beaverton.

E. SITE ANALYSIS INFORMATION.

Proposed parking modification: 146,792 sq. ft.
 Proposed number of parking spaces: 338 + 77 spaces on adjacent school lots
 Proposed use: High School
 Parking requirement: 324 min.

Existing landscaped area: 328,894 sq. ft.
 Percentage of site: 29% %
 Proposed landscape modification: sq. ft.
 Percentage of site: 205,509 sq. ft. / 18% %

Existing Merle Davies Building - 35'
 Existing Cafeteria - 42'-6"
 Existing BHS Main Building - 60' Top of Fly Tower

Existing parking area: 186,004 sq. ft.
 Existing number of parking spaces: 438

Existing building height: See red text above ft.
 Proposed building height: 62'3" ft

Existing building area: 292,592 sq. ft.
 Proposed building modification: 297,000 sq. ft.

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section [50.25.1. F](#) of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact, Lindsey Obermiller, Environmental Plan Reviewer at (503) 681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1. E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time, and location, as well as oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. TRAFFIC GENERATION. Provide documentation showing any projected or actual increase in vehicle trips per day to and from the site. Either the Institute of Transportation Engineers (ITE) Trip Generation manual or an evaluation by a traffic engineer or civil engineer licensed by the State of Oregon may be used for this determination. **Note: a traffic study may be required as part of the application submittal when deemed necessary by the Planning Director. The determination is made at the time of a Pre-Application Conference.**

J. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

K. PLANNED UNIT DEVELOPMENT DESCRIPTION. (REQUIRED FOR PLANNED UNIT DEVELOPMENT APPLICATIONS ONLY)
Submit a detailed description of the proposed planned unit development.
Provide the following information:

- 1. The intent of the project.
- 2. The factors which make the project desirable to the general public and to surrounding areas.
- 3. The features and details of the project development.
- 4. The schedule of timing and phasing (if applicable) of the development program.
- 5. Any other material which the applicant believes to be relative to the use

PLANS & GRAPHIC REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. EXISTING CONDITIONS PLAN:**
 - 1. North arrow, scale, and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 - 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 14. Existing trees 6" in dbh (diameter at breast height) or larger. Indicate genus, species, and size. Dbh is measured at 54" above grade.

- B. DIMENSIONED SITE PLAN:**
 - 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications, and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 8. Location of storm water quality/detention facilities.
 - 9. Boundaries of development phases, if applicable.
 - 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 11. Sensitive areas, as defined by CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- C. ARCHITECTURAL ELEVATIONS:** Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences, and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

PLANS & GRAPHIC REQUIREMENTS-The following plans, D through H, may be required to be part of the application submittal when deemed necessary by the Planning Director. If a Pre-Application Conference has been completed, the determination is made at that time.

Submit a total of one (1) set of plans

- D. PLANNED UNIT DEVELOPMENT PLAN:**
 - 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned.
 - 3. Specific location of proposed circulation for pedestrians and vehicles, including points of access, interior streets, driveways, loading areas, transit lines, bicycle facilities and parking areas.
 - 4. Specific location of proposed buildings and other structures, indicating design character and density.
 - 5. Specific location of proposed right-of-way, dedications, and improvements.
 - 6. Boundaries of development phases, if applicable.
 - 7. Proposed vegetative character of site including the location of Natural Resource Areas, Significant Trees, and Historic Trees as established by the City of Beaverton's inventories.
 - 8. Location of Sensitive areas, as defined by the Unified Sewerage Agency standards, including streams, riparian areas, and wetlands.
 - 9. Location of rock out-croppings and upland wooded areas.
 - 10. Specific location of proposed storm water quality facilities, detention facilities, or both.
 - 11. Specific location of proposed public uses, including schools, parks, playgrounds, and other public open spaces.
 - 12. Specific location of proposed common open spaces, schematic massing of buffering, screening, and landscape featuring.

- E. GRADING PLAN:**
 - 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed rights-of-way, dedications, and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
 - 8. Location of 100-year flood plain.
 - 9. Location of storm water quality/detention facilities.
 - 10. Boundaries of development phases, if applicable.
 - 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 12. Sensitive areas, as defined by the CWS standards.
 - 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
 - 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.
 -

- F. LIGHTING PLAN:**
 - 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards, and the ground.
 - 2. Type, style, height, and the number of fixtures per light.
 - 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
 - 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted ½ foot candlepower measurement.

- G. UTILITY PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications, and improvements.
 - 6. Proposed topographical information, showing 2 ft. contours.
 - 7. Location of 100-year flood plain.
 - 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
 - 9. Boundaries of development phases, if applicable.
 - 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 11. Sensitive areas, as defined by the CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- H. LANDSCAPE PLAN:**
- 1. North arrow, scale, and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications, and improvements.
 - 6. Boundaries of development phases, if applicable.
 - 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 8. Sensitive areas, as defined by the CWS standards.
 - 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
 - 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
 - 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 - 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 14. Proposed location of light poles, bollards, and other exterior illumination.
 - 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

503-297-1005 ext. 2320

Print Name

Shayna Rehberg

Telephone Number

6/28/23

Signature

Date



MAJOR MODIFICATION OF A CONDITIONAL USE APPROVAL CRITERIA

PURSUANT TO SECTION [50.25.1.B](#) OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS “NOT APPLICABLE” OR “THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS” ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Major Modification of a Conditional Use shall address compliance with all of the following Approval Criteria as specified in 40.15.15.4.C.1-7 of the Development Code:

1. The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.
2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
3. The proposal complies with the applicable policies of the Comprehensive Plan.
4. The existing use has been approved as a conditional use as governed by the regulations in place when the use was established and complies with the applicable conditions of the conditional use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application.
5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.
6. The proposal will not modify previously established conditions of approval for the prior conditional use consistent with Section [50.95.6](#) of the Development Code.
7. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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SUBMITTED: LWI DESIG:
COMP. PLAN: NAC:

DESIGN REVIEW TWO AND THREE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF DESIGN REVIEW FROM THE FOLLOWING LIST:
[] DESIGN REVIEW TWO [X] DESIGN REVIEW THREE

APPLICANT: [] Use mailing address for meeting notification. [] Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503-356-4449 FAX: E-MAIL: Steven_Sparks@beaverton.k12
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PROPERTY OWNER(S): [] Attach separate sheet if needed. [] Check box if Primary Contact

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PROPERTY INFORMATION (REQUIRED)

Table with 3 columns: ASSESSOR'S MAP & TAX LOT #, LOT SIZE, ZONING DISTRICT. Includes rows for 1S116AC02150, 1S116AD02150, 1S116AD02000, 1S116AD02900, 1S116AD07100, 1S116AD10900.

AREA TO BE DEVELOPED (s.f.): 1,142,262 sq ft.
EXISTING USE OF SITE: High School
PROPOSED DEVELOPMENT ACTION: Demolish and Re-build High School

Please refer to the Conditional Use Application for updated Property information.



DESIGN REVIEW TWO AND THREE SUBMITTAL CHECKLIST

*Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies.
 Please click here for instructions on how to submit electronically.*

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 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.

In the written statement, please include the following:

- Address all applicable provisions of Chapter [20](#) (Land Uses)
- Address all applicable provisions of Chapter [60](#) (Special Regulations)
- Address all Facilities Review Technical Criteria from Section [40.03](#) of the City's *Development Code* (ORD 2050).
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter [40](#) of the City's *Development Code* (ORD 2050), attached.
- Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

D. FEES, as established by the City Council.

E. SITE ANALYSIS INFORMATION.

Please see Conditional Use Application for updated Site Analysis Information.

Proposed parking modification: _____ sq. ft.
 Proposed number of parking spaces: _____
 Proposed use: _____
 Parking requirement: _____
 Existing parking area: _____ sq. ft.
 Existing number of parking spaces: _____
 Existing building height: _____ ft.
 Proposed building height: _____ ft.
 Existing building area: _____ sq. ft.
 Proposed building modification: _____ sq. ft.

Existing landscaped area: _____ sq. ft.
 Percentage of site: _____ %
 Proposed landscape modification: _____ sq. ft.
 Percentage of site: _____ %

Existing Merle Davies Building - 35'
 Existing Cafeteria - 42'-6"
 Existing BHS Main Building - 60' Top of Fly Tower

F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section [50.25.1.F](#) of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org

G. PRE-APPLICATION CONFERENCE NOTES. Provide a copy of the pre-application conference summary as required by the City's *Development Code* Section [50.25.1.E](#). The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)
Provide the following information as required by the City's *Development Code* Section [50.30](#) the Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time, and location, as well as oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

I. OTHER REQUIREMENTS. Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

J. SCOPE OF REVIEW If filing the Design Review 3 application, please check one of the following:

I, as applicant or the applicant's representative, submit this application for Design Review 3 for the following reason:

- The proposal meets one or more Thresholds identified in Section [40.20.15.3.A](#) (1 through 9) for **Design Review 3**. Therefore, materials submitted with this application respond to all applicable Design Guidelines (Sections [60.05.35](#) through [60.05.50](#) of the Development Code)
- The proposal meets one or more Thresholds for **Design Review 2** but does not meet an applicable Design Standard. Therefore, materials submitted with this application respond to all applicable Design Standards except for the standard(s) not met where I have instead provided a response to the corresponding Design Guideline(s).
- The proposal meets one or more Thresholds for **Design Review 2**, however, for the reasons identified in my attached narrative, I elect to file this application for Design Review 3 and have provided a response to all applicable Design Guidelines.

PLANS & GRAPHIC REQUIREMENTS

Include all of the following information:

A. EXISTING CONDITIONS PLAN:

- 1. North arrow, scale, and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees. Indicate genus, species, and size. Dbh is measured at 54" above grade.

B. DIMENSIONED SITE PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

C. GRADING PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.

- 5. Proposed rights-of-way, dedications, and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- 8. Location of 100-year flood plain.
- 9. Location of storm water quality/detention facilities.
- 10. Boundaries of development phases, if applicable.
- 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 12. Sensitive areas, as defined by the CWS standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.

D. UTILITY PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Proposed topographical information, showing 2 ft. contours.
- 7. Location of 100-year flood plain.
- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- 9. Boundaries of development phases, if applicable.
- 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 11. Sensitive areas, as defined by the CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

E. LANDSCAPE PLAN:

- 1. North arrow, scale, and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications, and improvements.
- 6. Boundaries of development phases, if applicable.
- 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- 8. Sensitive areas, as defined by the CWS standards.
- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.

- 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- 14. Proposed location of light poles, bollards, and other exterior illumination.
- 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

F. LIGHTING PLAN:

- 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards, and the ground.
- 2. Type, style, height, and the number of fixtures per light.
- 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted ½ foot candlepower measurement.

G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences, and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

H. MATERIALS BOARD: Provide **one (1) 8½"x11"** or **one (1) 8½"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*

I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: *Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.*

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

Print Name


Signature

503-227-3678

Telephone Number
 4/25/23

Date



CITY OF BEAVERTON

Community Development
 Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
BeavertonOregon.gov

Project Name:	_____
DR #:	_____
Date Received:	_____
Date Approved:	_____
Approved By:	_____

DESCRIPTION OF MATERIALS AND FINISHES LIST

The following Information is required on this form at the time of submission for Design Review approval to the Board of Design Review. Information provided should be specific.

BUILDINGS – List individual structure variations, if any.

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 APPROVED REVISIONS**

EXTERIOR SIDING

Materials (species, grade, type, and pattern) The exterior facade includes metal panel MWP-1, fiber cement panel FCB-1, and fiber cement panel FCB-2. Reference elevation sheets LU-A3.01, LU-A3.02, LU-A3.03, LU-A3.04, & exterior materials board sheet LU-A3.05 for more information.

Paint or Stain colors (i.e., Olympic, Brown Stain #17) No wood paint or stain is proposed on exterior. Reference Materials Board sheet LU-A3.05 for proposed materials/colors.

EXTERIOR TRIM

Materials Project does not have wood siding trim.

Paint or Stain colors N/A.

ROOF

Materials Roofing includes single ply membrane roofing, metal standing seam roofing MRP-1 at roof monitors, PV arrays, and metal canopies. Reference sheet LU-A3.05 for roof plan.

DOORS

Materials Storefront doors, sectional doors, and hollow metal doors. Reference elevation sheets LU-A2.01, LU-A2.02, LU-A2.03, LU-A3.01 and LU-A3.02.

Paint or Stain colors Doors to be a dark bronze or similar color.

WINDOWS

Frame type and color SF-1 mullions to be a dark bronze or similar color. Accent at operable windows is orange accent color SF-2.

FLASHING & DOWNSPOUTS

Sheet metal flashing colors are noted on materials board sheet LU-A3.05.



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**OFFICE USE ONLY
APPROVED REVISIONS**

EXTERIOR STAIRS / BALCONIES/RAILINGS

Materials HPC-1 high performance coating at exterior stair handrails. Reference materials board sheet LU-A3.05.

Paint or Stain colors HPC-1 is a dark bronze or similar color. Reference material board sheet LU-A3.05.

GARAGES / CARPORTS

Materials N/A

Paint or Stain colors N/A.

OTHER

TRASH ENCLOSURES

Materials CMU-1, MWP-1, sheet metal color 3, & metal gates. Reference sheets LU-A3.04 & LU-A3.05.

Paint or Stain colors HPC-1 dark bronze or similar at metal surfaces.

Location Reference Civil drawings, Landscape drawings, and sheets LU-A3.03 & LU-A3.04.

FENCING

Materials Metal chain link fencing and ornamental fencing.

Paint or Stain colors HPC-1 dark bronze or similar at ornamental metal fencing surfaces.

Location Reference Civil and Landscape sheets for fencing locations.
Reference LU-A3.01 for ornamental fencing adjacent to main building and existing cafeteria.

LIGHTING FIXTURES Fixture type, # lamps, wattage, height, color, etc. Reference site lighting sheets.



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Date Approved:	_____
Approved By:	_____

MAILBOXES

Materials, colors, location N/A

**OFFICE USE ONLY
 APPROVED REVISIONS**

PEDESTRIAN PATHWAYS

Materials, colors, location Reference Civil & Landscape sheets.

RECREATIONAL AMENITIES

(i.e., benches, barbeques pit, tot lots, sport courts, etc)

Description of item(s) including materials and colors Reference the narrative, Civil & Landscape sheets.

SITE ANALYSIS DATA

Item	Lot Coverage in Square Feet (sf)	Lot Coverage in %
BUILDING AREA 303,228	Please see Conditional Use Application for Site Analysis Data Information. sf	27 %
PARKING AND DRIVING 194,034	sf	17 %
LANDSCAPING / OPEN SPACE 645,000	sf	56 %
TOTAL SITE AREA 1,142,262	sf	100 %



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Date Approved:	_____
Approved By:	_____

LANDSCAPE MATERIALS

On a separate sheet of paper list in chart form the proposed types of landscape materials (trees, shrubs, groundcover). Include in the chart genus, species, common name, quantity, size, spacing and method of planting for each type of plant.

** See Landscape Plan, Schedule, and Notes (Exhibit A, Sheets L3.0A-L3.09) **

Landscape Chart Example

<u>Common Name</u> - genus, species	<u>Quantity</u>	<u>Size</u>	<u>Spacing</u>	<u>Method of Planting</u>
<u>Trees</u>				
Incense Cedar - Calocedrus decurrens	12	6ft	20ft oc	B&B, branches to ground
<u>Shrubs</u>				
Compact Oregon Grape - Mahonia a. 'Compacta'	24	2-gallon	3 ft oc	Full Plants
<u>Ground Cover</u>				
Coast Strawberry - Fragaria chiloensis	48	4" pots	18" oc	Full Plants

Designate method of irrigation

Designate street trees for each street abutting the property.

ACKNOWLEDGEMENT

I have provided all the items required by this four (4) page description of materials and finishes form. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

503-227-3678

Print Name

Shayna Rehberg

Telephone Number

4/25/23

Signature

Date



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OFFICE USE ONLY	
FILE #:	_____
FILE NAME:	_____
TYPE: _____	RECEIVED BY: _____
FEE PAID: _____	CHECK/CASH: _____
SUBMITTED: _____	LWI DESIG: _____
LAND USE DESIG: _____	NAC: _____

DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER APPLICATION

PROPERTY OWNER(S): Beaverton School District
 ADDRESS: 1260 NW Waterhouse Avenue
Beaverton, OR 97006

PHONE: 541-356-4449
 FAX: _____
 E-MAIL: Steven.Sparks@beaverton.k12.or.us

APPLICANT: Beaverton School District
 ADDRESS: 1260 NW Waterhouse Avenue
Beaverton, OR 97006

PHONE: 541-356-4449
 FAX: _____
 E-MAIL: Steven.Sparks@beaverton.k12.or.us

SITE ADDRESS: 13000 SW 2nd Street
Beaverton, OR 97005

MAP & TAX LOT #: 1S116AD07600
 ZONING DISTRICT: RC-OT

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

As property owner or authorized agent, I hereby authorize the filing of this Downtown Design Review Compliance Letter application. I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions, or both may result in the application being deemed incomplete, which may lengthen the time required to process the application. As property owner or authorized agent, I hereby attest that the subject proposal meets each of the approval criteria for a Type 1 Downtown Design Review Compliance Letter.

Steven Sparks _____ June 27, 2023
 Print Name Signature Date

Please provide a brief project description: The Beaverton School District ("District" or BSD) is seeking approval to rebuild the existing Beaverton High School (BHS). A small portion of the site (multi-use path and grass/planting border) is zoned Regional Center-Old Town District and is subject to this Type 1 Downtown Design Review Compliance Letter.

DOWNTOWN DESIGN REVIEW PROJECT INFORMATION

The following worksheet is intended to assist in the preparation and review of your application. Although it is not intended to be a comprehensive list, the below information will help determine which design standards (from Section 70.20) may be applicable and what additional information may be needed for the review of your project. For a complete listing of all design standards and code sections, please refer to the [Beaverton Development Code](#) (ORD 2050).

Please provide the following project information:

Existing site size	3,780 sf	Number of existing parking spaces	n/a
Existing building square footage	n/a	Number of total proposed parking spaces	n/a
Square footage of proposed building addition	n/a	Square footage of existing landscaped area	1,595
Building Permit number associated to this project	n/a	Square footage of proposed landscaped area	2,988

When opening links (highlighted in blue), right click on the link and open in new window. **You may lose your work if you click directly on the link.**

To help determine which design standards (from Section [70.20](#)) are applicable to your project, please answer the following questions and provide the necessary information:

	Yes	No
Are modifications proposed to the exterior of an existing structure? If yes, please list these modifications in your project description and show the modifications on the plans. It may also be helpful to provide an existing condition and/or an existing elevations plan and/or photographs of the existing structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is new rooftop equipment proposed with this project? If yes, a screening plan is required to show compliance with Section 70.20.10.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project involve new or changes to existing loading areas, solid waste facilities or exterior mechanical equipment? If yes, please see Section 70.20.05.7 for applicable design standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project involve changes to the parking lot or pedestrian walkways? If yes, please see Sections 70.20.05.4-7 for applicable design standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project involve changes to the existing landscaping or is new landscaping proposed? If yes, please provide a landscape plan which clearly shows the landscaped area and specifies the planting materials, including species and planting size. See Section 70.20.05.8 for applicable standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is a retaining wall, fence or wall proposed? If yes, please see Sections 70.20.05.5.S3 , 70.20.05.7.S6 for specific design standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is grading of the site proposed? If yes, please provide a grading plan. If the site is within or abuts a residential zone, please see Section 60.15.10 for specific grading standards.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is new lighting or a change to existing lighting proposed with this project? If yes, lighting specifications and a lighting plan are required. Please see Section 70.20.05.9 , 60.05.30 and Table 60.05-1 of the Development Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

To help determine whether the proposed project complies with the requirements of Chapter [60](#), please answer the following questions, and provide the necessary information:

	Yes	No								
Is a building addition or change to an existing <u>loading</u> area proposed? If yes, please see Section 60.25 for off-street loading requirements. Please also complete the following information:	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
<table border="1"> <tr> <td>Existing:</td> <td>Type of Use _____</td> <td>Floor Area (s.f.) _____</td> <td>Total Number of Existing Loading Berths _____</td> </tr> <tr> <td>Proposed:</td> <td>Type of Use _____</td> <td>Floor Area (s.f.) _____</td> <td>Total Number of Loading Berths Proposed _____</td> </tr> </table>	Existing:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Existing Loading Berths _____	Proposed:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Loading Berths Proposed _____		
Existing:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Existing Loading Berths _____							
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Total Number of Loading Berths Proposed _____							
Is a building addition or change to an existing <u>parking</u> area proposed? If yes, please see Section 60.30 for off-street parking requirements. Please also complete the following information and attach additional information if necessary:	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
<table border="1"> <tr> <td>Existing:</td> <td>Type of Use _____</td> <td>Floor Area (s.f.) _____</td> <td>Existing Number of parking spaces _____</td> </tr> <tr> <td>Proposed:</td> <td>Type of Use _____</td> <td>Floor Area (s.f.) _____</td> <td>Number of new spaces _____ Total number of spaces _____</td> </tr> </table>	Existing:	Type of Use _____	Floor Area (s.f.) _____	Existing Number of parking spaces _____	Proposed:	Type of Use _____	Floor Area (s.f.) _____	Number of new spaces _____ Total number of spaces _____		
Existing:	Type of Use _____	Floor Area (s.f.) _____	Existing Number of parking spaces _____							
Proposed:	Type of Use _____	Floor Area (s.f.) _____	Number of new spaces _____ Total number of spaces _____							
Are any trees proposed for removal? If yes, please contact staff at (503) 526-2420 to determine whether the trees are Significant or Historic. If the trees are landscape trees, please see Section 60.60.25.9 and in your written statement please address how your proposal meets this section of the Development Code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>								

DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER SUBMITTAL

Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies. [Please click here for instructions on how to submit electronically.](#)

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM, DESIGN REVIEW PROJECT INFORMATION AND CHECKLIST.**
Provide **one (1) completed** application form, Design Review Project Information, and checklist with original signature. (* Have you submitted for a permit from another division?)
- B. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. Please include a description of the location of the proposed modifications, materials to be used, sizes, colors, and square footage as appropriate to the situation. You may include copies of illustrations from catalogs to *supplement* the narrative.

PLANS & GRAPHIC REQUIREMENTS

Include all of the following information:

- A. SITE PLAN:** Submit **one (1) copy** of a site plan of the entire property. The site plan should clearly show all proposed site changes. If the plan is not to scale, it must be fully dimensioned. Label and show the location of:
 - abutting streets
 - structures
 - landscaped areas
 - property lines
 - parking
 - proposed square footages
 - setbacks
 - driveways
 - existing easements and utilities located within 25 feet of any proposed outside modifications
 - existing and approved vehicular, pedestrian, and bicycle connections

Also, if the proposal changes the amount of existing parking spaces or striping in any way, you must document how many spaces currently exist, how many are required for the existing/proposed use, and how the net result is not less than the minimum number of required spaces.

- B. ARCHITECTURAL ELEVATIONS:** Submit **one (1) copy** of drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences, and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the proposed materials, colors, and textures.

OTHER

- A. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- B. OTHER WRITTEN & PLAN INFORMATION.** In addition to the above materials, submit **one (1) copy** of written and plan information that is required by the Design Review Project Information form.
- C. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** **Please Note:** If your Design Review proposal includes a building addition or new construction, or site alterations that involve grading, paving, road and/or pathway construction, you will likely be required to obtain written documentation from Clean Water Services (CWS) stating that water quality to sensitive areas will not be adversely affected by the subject proposal. In some cases, the City is able to perform a Pre-Screen Site Assessment, thereby determining no sensitive areas are apparent on-site or within 200 feet of the proposed impact area. The City Pre-Screen Site Assessment is conducted through a Pre-Application Conference. For more information on the CWS Site Assessment, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653 or at ObermillerL@CleanWaterServices.org.



DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER APPROVAL

THE FOLLOWING IS A LIST OF THE APPROVAL CRITERIA FOR A DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER, AS SPECIFIED IN SECTION [40.23.15.1.C.1-8](#) OF THE DEVELOPMENT CODE. STAFF WILL REVIEW YOUR PROPOSAL FOR COMPLIANCE WITH THESE APPROVAL CRITERIA AND THE RELEVANT CODE SECTIONS. A PROPOSAL MUST MEET ALL APPLICABLE APPROVAL CRITERIA IN ORDER TO HAVE AN APPROVABLE PROJECT.

1. The proposal satisfies the threshold requirements for a Downtown Design Compliance Review Letter.
2. All City application fees related to the application under consideration by the decision-making authority have been submitted.
3. The proposal contains all applicable application submittal requirements as specified in Section [50.25.1](#) of the Development Code.
4. The proposal meets all applicable Development Standards of Sections [70.15.2](#) of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.
5. The proposal is consistent with all applicable Design Standards of [70.20](#) (Downtown Design Standards and Guidelines).
6. The proposal complies with all applicable provisions in [CHAPTER 60](#) (Special Regulations).
7. Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.
8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.



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OFFICE USE ONLY

FILE #: _____

FILE NAME: _____

TYPE: _____ **RECEIVED BY:** _____

FEE PAID: _____ **CHECK/CASH:** _____

SUBMITTED: _____ **LWI DESIG:** _____

LAND USE DESIG: _____ **NAC:** _____

HISTORIC REVIEW APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF HISTORIC REVIEW FROM THE FOLLOWING LIST:

TYPE ONE EMERGENCY DEMOLITION OF A LANDMARK

TYPE THREE DEMOLITION OF A LANDMARK

TYPE THREE ALTERATION OF A LANDMARK

TYPE THREE NEW CONSTRUCTION IN A HISTORIC DISTRICT

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4448 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.

ADDRESS: 506 SW 6th Avenue, Suite 400

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: 503-297-1005 ext.2320 FAX: _____ E-MAIL: srehberg@migcom.com

SIGNATURE: *Shayna Rehberg* CONTACT: Shayna Rehberg

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: <u>13000 SW 2nd Street</u>			SQUARE FOOTAGE: <u>1,142,262 sq ft.</u>
EXISTING USE OF SITE: <u>High School</u>			PROPOSED DEVELOPMENT ACTION: <u>Demo and Re-bld</u>
PRE-APPLICATION DATE: <u>08/10/2022</u>			
ASSESSOR'S MAP TAX LOT#	COT SIZE	ZONING DISTRICT	
1S116AC02150	4.64	RMC	
1S116AD02900	0.6	RMC	
1S116AD07100	0.23	RC-OT	
1S116AD10900	0.46	RC-OT	
1S116AD10900	18.18	RMC	
1S116AD07600	0.1	RC-OT	

Please refer to the Conditional Use Application for updated Property Information.



HISTORIC REVIEW SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL HISTORIC REVIEW APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
 - Address all applicable provisions of Chapter 20 (Land Uses).
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.35.15.1.C.1-10 (Alteration of a Landmark), Section 40.35.15.2.C.1-4 (Emergency Demolition of a Landmark), Section 40.35.15.3.C.1-8, and Section 40.35.15.4.C.1-4 (New Construction in a Historic District), of the City's *Development Code* (ORD 2050), attached.
 - Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.

D. FEES, as established by the City Council. Make checks payable to the City of Beaverton.

E. SITE ANALYSIS INFORMATION:

- | | |
|--|---|
| <input type="checkbox"/> Proposed parking modification: _____ sq. ft.
Proposed number of parking spaces: _____
Proposed use: _____
Parking requirement: _____ | <input type="checkbox"/> Existing building height: _____ ft.
Proposed building height: _____ ft.
Existing building area: _____ sq. ft.
Proposed building modification: _____ sq. ft. |
|--|---|

Please refer to Conditional Use Application for updated Site Analysis Information.

- | | |
|---|--|
| <input type="checkbox"/> Existing parking area: _____ sq. ft.
Existing number of parking spaces: _____ | <input type="checkbox"/> Existing landscaped area: _____ sq. ft.
Percentage of site: _____ %
Proposed landscape modification: _____ sq. ft.
Percentage of site: _____ % |
|---|--|

Existing Merle Davies Building - 35'
 Existing Cafeteria - 42'-6"
 Existing BHS Main Building - 60' Top of Fly Tower

- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653 or ObermillerL@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.
- H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)**
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.
- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
 - 2. A copy of the mailing list used to mail out the meeting notice.
 - 3. A written statement representative of the on-site posting notice.
 - 4. Affidavits of mailing and posting
 - 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
 - 7. Meeting sign-in sheet that includes names and address of attendees.
 - 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.
- I. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS-

REQUIRED FOR ALL HISTORIC REVIEW APPLICATIONS, AS INDICATED

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. EXISTING CONDITIONS PLAN (*Required for Alteration of a Landmark & New Construction in Historic District*):**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 11. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 - 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 - 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- B. DIMENSIONED SITE PLAN (*Required for all applications*):**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including identification refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 8. Location of storm water quality/detention facilities.
 - 9. Boundaries of development phases, if applicable.
 - 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 - 11. Sensitive areas, as defined by CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- C. GRADING PLAN (Required only for New Construction in a Historic District):**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed rights-of-way, dedications and improvements.
 - 6. Dimension from centerline to edge of proposed right-of-way.
 - 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
 - 8. Location of 100-year flood plain.
 - 9. Location of storm water quality/detention facilities.
 - 10. Boundaries of development phases, if applicable.
 - 11. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 - 12. Sensitive areas, as defined by the CWS standards.
 - 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- D. UTILITY PLAN (Required only for New Construction in a Historic District):**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Proposed topographical information, showing 2 ft. contours.
 - 7. Location of 100-year flood plain.
 - 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
 - 9. Boundaries of development phases, if applicable.
 - 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 - 11. Sensitive areas, as defined by the CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- E. LANDSCAPE PLAN (Required for Alteration of a Landmark & New Construction in Historic District):**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Boundaries of development phases, if applicable.
 - 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 8. Sensitive areas, as defined by the CWS standards.
 - 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.

- E. LANDSCAPE PLAN (*Continued*):**
 - 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 - 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 14. Proposed location of light poles, bollards and other exterior illumination.
 - 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

- F. LIGHTING PLAN (*Required for Alteration of a Landmark & New Construction in Historic District*):**
 - 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards and the ground.
 - 2. Type, style, height, and the number of fixtures per light.
 - 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
 - 4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
 - 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted ½ foot candlepower measurement.

G. ARCHITECTURAL ELEVATIONS: Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

H. MATERIALS BOARD: Provide **one (1) 8½"x11"** or **one (1) 8½"x14"** Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*

I. DESCRIPTION OF MATERIALS AND FINISHES FORM: Provide one completed copy of the Materials and Finishes Form with the application submittal.

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

Print Name

Shayna Rehberg

Signature

503-227-3678

Telephone Number

4/25/23

Date



CITY OF BEAVERTON

Community Development
 Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY	
FILE #:	_____
FILE NAME:	_____
TYPE: _____	RECEIVED BY: _____
FEE PAID: _____	CHECK/CASH: _____
SUBMITTED: _____	LWI DESIG: _____
LAND USE DESIG: _____	NAC: _____

SIDEWALK DESIGN MODIFICATION APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.

ADDRESS: 506 SW 6th Avenue, Suite 400

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: 503-297-1005 ext.236 FAX: _____ E-MAIL: srehberg@migcom.com

SIGNATURE: *Shayna Rehberg* CONTACT: Shayna Rehberg

(Original Signature Required)

PROPERTY OWNER(S): *Attach separate sheet if needed.* *Check box if Primary Contact*

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S116AC02150</u>	<u>4.64</u>	<u>RMC</u>
<u>1S116AC02151</u>	<u>3.18</u>	<u>RMC</u>
<u>1S116AC02500</u>	<u>0.6</u>	<u>RMC</u>
<u>1S116AD02900</u>	<u>0.23</u>	<u>RC-OT</u>
<u>1S116AD07100</u>	<u>0.46</u>	<u>RC-OT</u>
<u>1S116AD10900</u>	<u>18.18</u>	<u>RMC</u>
<u>1S116AD07600</u>	<u>0.1</u>	<u>RC-OT</u>

AREA TO BE DEVELOPED (s.f.): 1,142,262 sq ft.

EXISTING USE OF SITE: High School

PROPOSED DEVELOPMENT ACTION: _____
Demolish and Re-build High School

PRE-APPLICATION DATE: 8/10/22

Please refer to the Conditional Use Application for updated Property Information.



SIDEWALK DESIGN MODIFICATION SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

- A. APPLICATION FORM. Provide one (1) completed application form with original signature(s).
B. CHECKLIST. Provide one (1) completed copy of this three (3) page checklist.
C. WRITTEN STATEMENT. Submit three (3) copies of a detailed description of the determination request. In the written statement, please:
- Address all applicable provisions of Chapter 60 (Special Requirements) relating to the sidewalk modification requested.
- Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criterions specified in Section 40.58 (Sidewalk Design Modification), of the City's Development Code (ORD 2050), attached.
- Provide information related to how the proposed Sidewalk Design Modification will continue to meet the technical standards of the Engineering Design Manual.
D. FEES, as established by the City Council. Make checks payable to the City of Beaverton.
E. SITE ANALYSIS INFORMATION:
- Proposed lineal distance of Sidewalk Design Modification.
F. CLEAN WATER SERVICES (CWS) DOCUMENTATION. Pursuant to Section 50.25.1.F of the City's Development Code requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.

Each of the following plans and drawings shall be submitted on separate sheets. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. DIMENSIONED SITE PLAN (Required only if site specific):**
- 1. North arrow, scale and date of plan.
 - 2. Points of access, interior streets, driveways, and parking areas.
 - 3. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
Demonstration, if applicable, of the location of shared off-street on an abutting property within 200 feet of the use that the shared parking is intended to serve.
 - 4. Proposed right-of-way, dedications and improvements.
 - 5. Dimension from centerline to edge of proposed right-of-way.
 - 6. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 7. Location of storm water quality/detention facilities.
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Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

Print Name *Shayna Rehberg*

Signature

503-227-3678

Telephone Number
4/25/23

Date



CITY OF BEAVERTON

Community Development
 Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY	
FILE #:	_____
FILE NAME:	_____
TYPE: _____	RECEIVED BY: _____
FEE PAID: _____	CHECK/CASH: _____
SUBMITTED: _____	LWI DESIG: _____
LAND USE DESIG: _____	NAC: _____

SIDEWALK DESIGN MODIFICATION APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.

ADDRESS: 506 SW 6th Avenue, Suite 400

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: 503-297-1005 ext.236 FAX: _____ E-MAIL: srehberg@migcom.com

SIGNATURE: *Shayna Rehberg* CONTACT: Shayna Rehberg

(Original Signature Required)

PROPERTY OWNER(S): *Attach separate sheet if needed.* *Check box if Primary Contact*

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

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PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S116AC03150</u>	<u>4.04</u>	<u>RMC</u>
<u>1S116AC03151</u>	<u>2.18</u>	<u>RMC</u>
<u>1S116AC03500</u>	<u>0.6</u>	<u>RMC</u>
<u>1S116AD02900</u>	<u>0.23</u>	<u>RC-OT</u>
<u>1S116AD07100</u>	<u>0.46</u>	<u>RC-OT</u>
<u>1S116AD10900</u>	<u>18.18</u>	<u>RMC</u>
<u>1S116AD07600</u>	<u>0.1</u>	<u>RC-OT</u>

AREA TO BE DEVELOPED (s.f.): 1,142,262 sq ft.

EXISTING USE OF SITE: High School

PROPOSED DEVELOPMENT ACTION: Demolish and Re-build High School

PRE-APPLICATION DATE: 8/10/22

Please refer to the Conditional Use Application for updated Property Information.



SIDEWALK DESIGN MODIFICATION SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. CHECKLIST.** Provide **one (1) completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the determination request. In the written statement, please:
 - Address all applicable provisions of Chapter 60 (Special Requirements) relating to the sidewalk modification requested.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criterions specified in Section 40.58 (Sidewalk Design Modification), of the City's *Development Code* (ORD 2050), attached.
 - Provide information related to how the proposed Sidewalk Design Modification will continue to meet the technical standards of the Engineering Design Manual.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION:**
 - Proposed lineal distance of Sidewalk Design Modification.
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org

PLANS & GRAPHIC REQUIREMENTS –
REQUIRED FOR ALL SIDEWALK DESIGN MODIFICATION APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

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Include all of the following information:

- A. DIMENSIONED SITE PLAN (Required only if site specific):**
- 1. North arrow, scale and date of plan.
 - 2. Points of access, interior streets, driveways, and parking areas.
 - 3. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
Demonstration, if applicable, of the location of shared off-street on an abutting property within 200 feet of the use that the shared parking is intended to serve.
 - 4. Proposed right-of-way, dedications and improvements.
 - 5. Dimension from centerline to edge of proposed right-of-way.
 - 6. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - 7. Location of storm water quality/detention facilities.
 - 8. Boundaries of development phases, if applicable.
 - 9. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
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 - 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

Print Name *Shayna Rehberg*

Signature

503-227-3678

Telephone Number
4/25/23

Date



Beaverton
O R E G O N

CITY OF BEAVERTON

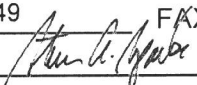
Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

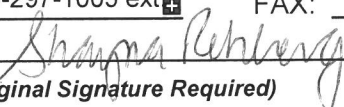
FILE #: _____
FILE NAME: _____
TYPE: _____ **RECEIVED BY:** _____
FEE PAID: _____ **CHECK/CASH:** _____
SUBMITTED: _____ **LWI DESIG:** _____
LAND USE DESIG: _____ **NAC:** _____

STREET VACATION APPLICATION

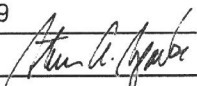
APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503-356-4449 **FAX:** _____ **E-MAIL:** Steven_Sparks@beaverton.k12
SIGNATURE:  **CONTACT:** Steven Sparks
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.
ADDRESS: 506 SW 6th Avenue, Suite 400
(CITY, STATE, ZIP) Portland, OR 97204
PHONE: 503-297-1005 ext 2 **FAX:** _____ **E-MAIL:** srehberg@migcom.com
SIGNATURE:  **CONTACT:** Shayna Rehberg
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503-356-4449 **FAX:** _____ **E-MAIL:** Steven_Sparks@beaverton.k12
SIGNATURE:  **CONTACT:** Steven Sparks

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT			
1S116AC02150	4.64	RMC	1S116AD02900	0.23	RC-OT
1S116AC02151	3.18	RMC	1S116AD07100	0.46	RC-OT
1S116AC02500	0.6	RMC	1S116AD10900	18.18	RMC
			1S116AD07600	0.1	RC-OT

Please refer to the Conditional Use Application for updated Property Information.

PRE-APPLICATION DATE: 08/10/2022

STREET VACATION SUBMITTAL CHECKLIST

Revised 01/2016

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM.** Provide one (1) **completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide one (1) **completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Submit **one (1) copy** of a detailed description of the proposed street vacation including the location of the proposed street vacation, the total lineal feet and total square footage area of the proposed street design modification, the applicable street design standard proposed for modification, and the street design standard modification proposal:
In the written statement, please:
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the criterions specified in Section 40.75.15.1.C.1-7 of the *Development Code* (ORD 2050), attached. Section 40.75.15.1.C.3 requires that the proposed street vacation meet the eligibility requirement of Oregon Revised Statutes (ORS) 271.080, which reads as follows:

ORS 271.080 Vacation in incorporated cities; petition; consent of property owners. (1) Whenever any person interested in any real property in an incorporated city in this state desires to vacate all or part of any street, avenue, boulevard, alley, plat, public square or other public place, such person may file a petition therefore setting forth a description of the ground proposed to be vacated, the purpose for which the ground is proposed to be used and the reason for such vacation. (2) There shall be appended to such petition, as a part thereof and as a basis for granting the same, the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby. The real property affected thereby shall be deemed to be the land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted. In the vacation of any plat or part thereof the consent of the owner or owners of two-thirds in area of the property embraced within such plat or part thereof proposed to be vacated shall be sufficient, except where such vacation embraces street area, when, as to such street area the above requirements shall also apply. The consent of the owners of the required amount of property shall be in writing. [Amended by 1999 c.866 §2](**REPRINTED FROM THE OREGON REVISED STATUTES WEB PAGE**)
 - For conformity to ORS 271.080, as stated above, written evidence of consent of the owners of all abutting property as defined by ORS 271.080 and of not less than two-thirds in area of the real property affected thereby.
 - Address all Facilities Review Technical Criteria from Section 40.03 of the City's *Development Code* (ORD 2050).

- D. FEES**, as established by the City Council. Make checks payable to the City of Beaverton.
- E. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653 or Obermiller@CleanWaterServices.org
- F. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.
- G. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)**
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.
- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
 - 2. A copy of the mailing list used to mail out the meeting notice.
 - 3. A written statement representative of the on-site posting notice.
 - 4. Affidavits of mailing and posting
 - 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
 - 7. Meeting sign-in sheet that includes names and address of attendees.
 - 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.
- H. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:

- A. EXISTING CONDITIONS PLAN:**
 - 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The existing street section.
 - 4. Points of existing access, driveways, and on-street parking areas.
 - 5. Existing right-of-way and improvements including but not limited to street section, curb, gutter, sidewalk, planter strip, travel lanes, turn lanes, and bicycle lanes.
 - 6. Dimension from centerline to edge of existing right-of-way.
 - 7. Existing topographical information, showing 2 ft. contours.
 - 8. Surrounding development and conditions within 100 ft. of the street on all sides such as zoning, land uses, and buildings.
 - 9. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Tree within 100 ft. of the street on all sides.
 - 11. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

- B. DIMENSIONED SITE PLAN:**
 - 1. North arrow, scale and date of plan.
 - 2. The street proposed for vacation including right-of-way, dimension from centerline to edge of right-of-way, intersections, driveways, dedications and improvements including but not limited to street section, curb, gutter, sidewalk, planter strip, travel lanes, turn lanes, and bicycle lanes.
 - 3. Surrounding development and conditions including zoning designation, land uses and buildings of land lying on either side of the street or portion thereof proposed to be vacated and extending laterally to the next street that serves as a parallel street, but in any case not to exceed 200 feet, and the land for a like lateral distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated. Where a street is proposed to be vacated to its termini, the land embraced in an extension of the street for a distance of 400 feet beyond each terminus shall also be counted.
 - 4. Location of storm water quality/detention facilities.
 - 5. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Tree within 100 ft. of the street on all sides.
 - 6. Sensitive areas, as defined by CWS standards.
 - 7. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this three (3) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

Print Name
Shayna Rehberg

Signature

503-227-3678

Telephone Number
4/25/23

Date



CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #:
FILE NAME:
TYPE: RECEIVED BY:
FEE PAID: CHECK/CASH:
SUBMITTED: LWI DESIG:
LAND USE DESIG: NAC:

TREE PLAN APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF TREE PLAN FROM THE FOLLOWING LIST:

- TYPE 1 TREE PLAN ONE
TYPE 2 TREE PLAN TWO
TYPE 3 TREE PLAN THREE
TYPE 1 COMMERCIAL TIMBER HARVEST

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503-356-4449 FAX: E-MAIL: Steven.Sparks@beaverton.k12.or.us
SIGNATURE: (Original Signature Required) CONTACT: Steven Sparks

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.
ADDRESS: 506 SW 6th Avenue, Suite 400
(CITY, STATE, ZIP) Portland, OR 97204
PHONE: 503-297-1005 ext 2320 FAX: E-MAIL: sreberg@migcom.com
SIGNATURE: (Original Signature Required) CONTACT: Shayna Rehberg

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Beaverton School District
ADDRESS: 1260 NW Waterhouse Avenue
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503-356-4449 FAX: E-MAIL: Steven.Sparks@beaverton.k12.or.us
SIGNATURE: CONTACT:

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street
AREA TO BE DEVELOPED (s.f.): 1,142,262 sq ft
EXISTING USE OF SITE: High School
PROPOSED DEVELOPMENT ACTION: Demo and Re-build High School
PRE-APPLICATION DATE: 08/10/2022
Table with columns: ASSESSOR'S MAP & TAX LOT #, LOT SIZE, ZONING DISTRICT

Please refer to the Conditional Use Application for updated Property Information.

TREE PLAN APPLICATION

WRITTEN STATEMENT REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
 - *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.90 (Tree Plan) of the City's *Development Code* (ORD 2050) [attached] for the relevant type of tree plan application.
 - Address all applicable provisions of Section 60.60 (Trees & Vegetation) of the Development Code.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**

<p>Proposed parking modification: _____sq. ft.</p> <p>Proposed number of parking spaces: _____</p> <p>Proposed use: _____</p> <p>Parking requirement: _____</p>	<p><input type="checkbox"/> Existing building height: _____ft.</p> <p>Proposed building height: <u>62'-3"</u> ft</p> <p>Existing building area: <u>334,020</u> sq. ft.</p> <p>Proposed building modification: <u>347,251</u>sq. ft.</p>
<p>Please See the Conditional Use Application for updated Site Analysis Information.</p>	
<p><input type="checkbox"/> Existing parking area: _____sq. ft.</p> <p>Existing number of parking spaces: _____</p>	<p><input type="checkbox"/> Existing landscaped area: _____sq. ft.</p> <p>Percentage of site: _____%</p> <p>Proposed landscape modification: _____sq. ft.</p> <p>Percentage of site: _____%</p>
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

- H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)**
 Provide the following information as required by the City's *Development Code Section 50.10.2*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.
- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
 - 2. A copy of the mailing list used to mail out the meeting notice.
 - 3. A written statement representative of the on-site posting notice.
 - 4. Affidavits of mailing and posting
 - 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - 6. Meeting minutes that include date, time and location, as well as, oral and written comments received.
 - 7. Meeting sign-in sheet that includes names and address of attendees.
 - 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.
- I. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL TREE PLAN APPLICATIONS

All plans shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be stapled together then folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on separate sheets. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include the following information as indicated:

- A. EXISTING CONDITIONS PLAN (Required for Tree Plan Two and Tree Plan Three only):**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Points of existing access, interior streets, driveways, and parking areas.
 - 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 6. Existing right-of-way and improvements.
 - 7. Dimension from centerline to edge of existing right-of-way.
 - 8. Existing topographical information, showing 2 ft. contours.
 - 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 - 10. Location of existing public and private utilities, easements, and 100-year floodplain.
 - 11. Location, quantities, size (diameter breast height (dbh)), genus and species of all Protected Trees and Community Trees, as applicable, that are 10" dbh or greater shall be shown on the site plan. Protected Trees include Significant Individual Trees, Historic Trees, Trees within a Significant Natural Resource Area or Significant Grove, and Mitigation Trees that are not grown for the purpose of bearing edible fruits and nuts for human consumption.
 - 12. Location of all western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*) that are 6" dbh or greater and are within a Significant Natural Resource Area or Significant Grove.
 - 13. Identification of trees proposed for retention or removal.

- 14. Existing drip line canopy of individual trees or grove trees.
- 15. Existing root zone of each tree. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 16. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 17. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 18. Tree Mitigation Table demonstrating the DBH of the surveyed trees on site, separated into conifer and deciduous categories, the DBH proposed for removal, how the DBH meets or exceeds the removal threshold, identifying the Mitigation Threshold (50% of the surveyed tree DBH on the site), the DBH to be mitigated and whether the DBH is to be mitigated on site, off site, or fee in lieu. An example table is given following 60.60.25.7.

B. DIMENSIONED SITE PLAN. *The dimensioned site plan shall be required for Tree Plan 2 and 3 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:*

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all structures and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees proposed to be removed, to remain, or trees to be planted for mitigation.
- 5. Dimensioned tree mitigation areas specifying the location, quantities, size (diameter breast height), genus and species of trees within the mitigation area(s) identified, if applicable. Mitigation areas are to be set aside in a separate tract, if the project includes a subdivision. If the project does not include a subdivision, the mitigation trees must be set aside in a conservation easement.
- 6. Drip line canopy of individual trees or grove of trees.
- 7. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 8. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 9. Sensitive areas, as defined by CWS standards.
- 10. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 11. Location of storm water quality/detention facilities.
- 12. Boundaries of development phases, if applicable.
- 13. Site grading information, showing 2 ft. contours.
- 14. Proposed right-of-way, dedications and improvements.
- 15. Dimension from centerline to edge of proposed right-of-way.

C. **DIMENSIONED SITE PLAN FOR PRUNING ONLY ACTIVITIES. For Type 1 Major Pruning as specified in 40.90.15.1.A.1 of the Development Code:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," & "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees, Significant Groves, Trees within a Significant Natural Resource Area, or Historic Trees proposed for major pruning.
- 4. Identification of tree canopies to be affected, and the percentage loss of total canopy amount for each impacted tree.

D. **DIMENSIONED SITE PLAN FOR TREE PLAN 1 APPLICATIONS, OTHER THAN PRUNING. The dimensioned site plan shall be required for all Tree Plan 1 proposals and shall address the proposed development of a site pertaining to impacts to trees, and shall specify as applicable the following:**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, and Community Trees, and identification of whether they are proposed to be removed or proposed to remain, as applicable. Trees within Significant Natural Resource Areas and Significant Groves are trees greater than 6" DBH for western hemlock (*Tsuga heterophylla*), mountain hemlock (*Tsuga mertensiana*), Pacific madrone (*Arbutus andrachne*) and big-leaf maple (*Acer macrophyllum*). All other trees measuring at least 10" DBH shall be shown on the site plan. Community Trees measure at least 10" DBH and are not trees that are grown for the purpose of bearing edible fruits or nuts for human consumption. Preserved trees shall be set aside in a separate tract, if the project includes a subdivision. Preserved trees shall be set aside in a conservation easement, if the project does not include a subdivision.
- 4. Dimensioned footprints of all trails, structures, and dimensioned area of all on-site parking and landscaped areas, and their lineal distance from trees identified in #3 above.
- 5. Drip line canopy of trees identified in #3 above.
- 6. Root zone area of each tree to be protected. Root zone is defined as an area 5 feet beyond the drip line of the tree.
- 7. Construction disturbance areas and methods to minimize construction impact including but not limited to the identification and location of construction fencing, the identification and location of erosion control measures, and the location of construction access roads including access to the public right-of-way.
- 8. Sensitive areas, as defined by CWS standards.
- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 10. Location of storm water quality/detention facilities.
- 11. Site grading information, showing 2 ft. contours.
- 12. Proposed right-of-way, dedications and improvements.
- 13. Dimension from centerline to edge of proposed right-of-way.
- 14. Description of finished trail surface.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

503-227-3678

Print Name

Shayna Rehberg

Telephone Number

4/25/23

Signature

Date



CITY OF BEAVERTON
 Community Development
 Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY	
FILE #:	_____
FILE NAME:	_____
TYPE:	RECEIVED BY: _____
FEE PAID:	CHECK/CASH: _____
SUBMITTED:	LWI DESIG: _____
LAND USE DESIG:	NAC: _____

VARIANCE APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: MIG Inc.

ADDRESS: 506 SW 6th Avenue, Suite 400

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: 503-297-1005 ext.2320 FAX: _____ E-MAIL: srehberg@migcom.com

SIGNATURE: *Shayna Rehberg* CONTACT: Shayna Rehberg

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Beaverton School District

ADDRESS: 1260 NW Waterhouse Avenue

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503-356-4449 FAX: _____ E-MAIL: Steven_Sparks@beaverton.k12.or.us

SIGNATURE: *Steven Sparks* CONTACT: Steven Sparks

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13000 SW 2nd Street

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
<u>1S116AC02150</u>	<u>4.64</u>	<u>RMC</u>
<u>1S116AC02151</u>	<u>3.18</u>	<u>RMC</u>
<u>1S116AC02152</u>	<u>0.04</u>	<u>RMC</u>
<u>1S116AD07100</u>	<u>0.46</u>	<u>RC-OT</u>
<u>1S116AD10900</u>	<u>18.18</u>	<u>RMC</u>
<u>1S116AD07600</u>	<u>0.1</u>	<u>RC-OT</u>

AREA TO BE DEVELOPED (s.f.): 1,142,262 sq ft.

EXISTING USE OF SITE: High School

PROPOSED DEVELOPMENT ACTION: Demolish and Re-build High School

PRE-APPLICATION DATE: 08/10/2022

Please refer to the Conditional Use Application for updated Property Information.

VARIANCE SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL VARIANCE APPLICATIONS

- A. APPLICATION FORM.** Provide one (1) **completed** application form with original signature(s).
- B. CHECKLIST.** Provide one (1) **completed** copy of this four (4) page checklist.
- C. WRITTEN STATEMENT.** Provide a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use.
 - Address all applicable provisions of Chapter 20 (Land Uses).
 - Specify the purpose of the Variance request, why it is being proposed and address conformity to the threshold standards of Section 40.95.15.1.A.1-5 indicating which threshold (s) is applicable.
 - Provide individual findings specifically addressing how and why the proposal satisfies each of the criteria identified in Section 40.95.15.1.C.1-12 of the City's *Development Code* (ORD 2050), attached.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.** Please see updated Conditional Use application for updated Site Analysis Information.
 - Proposed parking modification: _____ sq. ft.
Proposed number of parking spaces: _____
Proposed use: _____
Parking requirement: _____
 - Existing parking area: _____ sq. ft.
Existing number of parking spaces: _____
 - Existing building height: _____ ft.
Proposed building height: _____ ft.
 - Existing building area: _____ sq. ft.
Proposed building modification: _____ sq. ft.
 - Existing landscaped area: _____ sq. ft.
Percentage of site: _____ %
Proposed landscape modification: _____ sq. ft.
Percentage of site: _____

Existing Merle Davies Building - 35'
Existing Cafeteria - 42'-6"
Existing BHS Main Building - 60' Top of Fly Tower
- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@CleanWaterServices.org
- G. PRE-APPLICATION CONFERENCE NOTES.** *(REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)*
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

X

H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)

Provide the following information as required by the City's *Development Code Section, 50.10.2*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments Received.
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

X

- I. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

PLANS & GRAPHIC REQUIREMENTS - REQUIRED FOR ALL VARIANCE APPLICATIONS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information, as indicated:

- A. EXISTING CONDITIONS PLAN:**
1. North arrow, scale and date of plan.
 2. Vicinity map.
 3. The entire lot(s), including area and property lines dimensioned.
 4. Special conditions peculiar to the land, structure or building involved that are not applicable to other lands, buildings, or structures in the same zoning district.
 5. Special circumstances involving size, shape, topography, location or surroundings for the subject property that do not apply generally to other properties in the same zoning district (**for proposals for a variance from sign regulations only**).
 6. Points of existing access, interior streets, driveways, and parking areas.
 7. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 8. The location and design of landscaped areas, indicating all plant materials, including genus, species, quantity, plant sizes, and spacing.
 9. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 10. Existing right-of-way and improvements.
 11. Dimension from centerline to edge of existing right-of-way.
 12. Existing topographical information, showing 2 ft. contours.
 13. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
 14. Location of existing public and private utilities, easements, and 100-year floodplain.
 15. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 16. Sensitive areas, as defined by Clean Water Services (CWS) standards.
 17. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- B. DIMENSIONED SITE PLAN:**
1. North arrow, scale and date of plan.
 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 3. Points of access, interior streets, driveways, and parking areas.
 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 5. Proposed right-of-way, dedications and improvements.
 6. Dimension from centerline to edge of proposed right-of-way.
 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 8. Location of storm water quality/detention facilities.
 9. Boundaries of development phases, if applicable.

- B. DIMENSIONED SITE PLAN (CONTINUED):**
- 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
 - 11. Sensitive areas, as defined by CWS standards.
 - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- C. ARCHITECTURAL ELEVATIONS (Required if a variance to a numerical standard for a building or structure, or for wall-mounted or freestanding signage is proposed):**
- 1. For buildings or structures, the entire building or structure dimensions, the location and dimensions of the area proposed for variance, and the type of standard proposed for variance including identification of the required numerical standard and the amount of variance proposed (square footage or lineal footage, and percentage amount of change), and the resultant numerical amount.
 - 2. For variances pertaining to signage, the structural dimensions of the freestanding sign, wall-mounted sign, or both proposed for variance, the type of numerical requirement proposed for variance including identification of the numerical requirement, and the amount of variance proposed (square footage or lineal footage, and percentage amount of change), and the resultant numerical amount.
- D. LANDSCAPE PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. The entire lot(s).
 - 3. Points of access, interior streets, driveways, and parking areas.
 - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 5. Proposed right-of-way, dedications and improvements.
 - 6. Boundaries of development phases, if applicable.
 - 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
 - 8. Sensitive areas, as defined by the CWS standards.
 - 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
 - 11. The location and design of landscaped areas for variance, indicating all plant materials, including genus, species, quantity, plant sizes, and spacing.
 - 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
 - 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
 - 14. Proposed location of light poles, bollards and other exterior illumination.
 - 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Shayna Rehberg

503-227-3678

Print Name

Shayna Rehberg

Telephone Number

4/25/23

Signature

Date



March 24, 2023

Steven Sparks
Beaverton School District
1260 NW Waterhouse Avenue
Beaverton, OR 97006

RE: Beaverton High School Redevelopment Proposal

Dear Mr. Sparks:

Please accept this letter as authorization from Tualatin Hills Park & Recreation District (THPRD) to pursue a land use application with the City of Beaverton which will involve THPRD property. The specific location is THPRD's Beaverton Swim Center at 4895 SW Main Street, TLID# 1S116AD07600.

As you shared with THPRD, Beaverton School District (BSD), as a part of its larger Beaverton High School redevelopment project, is proposing to extend an existing pathway on our property to SW Third Street. Further, BSD proposes to use a portion of our property to provide vehicular access to a parking lot which will be located on BSD property.

Both THPRD and BSD have worked in close partnership for decades on multiple sites and will continue to do so in this instance. Both agencies understand that appropriate easements will be required on the THPRD property as a result of the proposed Beaverton High School redevelopment project. THPRD does not object to such an easement and looks forward to coordinating with BSD through the district's easement process.

Please feel free to contact me if you have any additional comments or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aisha Panas".

Aisha Panas
Deputy General Manager