



Received
Planning Division
03/15/2023

Steven A. Sparks, AICP
Executive Administrator for Long Range Planning

1260 NW Waterhouse Avenue | Beaverton, Oregon 97006
503-356-4449 | steven_sparks@beaverton.k12.or.us
www.beaverton.k12.or.us

January 25, 2023

RE: Proposed Portable Structures at Beaverton High School

Dear NAC Representative / Resident:

I am writing this letter on behalf of the Beaverton School District who is proposing to install up to nine portable structures at Beaverton High School. The proposed portable structures will be placed in the parking lot located at the corner of SW Second Street and SW Erickson Avenue. The portable structures are to be used as classrooms for two school years while the new Beaverton High School is being constructed. The portable structures will be removed once the new building is open for students and staff. Because the site is zoned residential, the City of Beaverton Development Code requires the Beaverton School District to apply for Conditional Use and Design Review 3 applications for the educational use and the design of the portable structures.

Prior to a public hearing on the proposed applications for the placement of the portable structures on the site, we would like to invite members of the Neighborhood Association and surrounding property owners and residents to discuss the proposed applications. The District will be conducting a neighborhood meeting on Thursday, February 16th, 6:00 PM at the Cafeteria building at Beaverton High School, 13000 SW Second Street.

Please note that this will be an informational meeting with District staff and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when that meeting is scheduled by the City of Beaverton.

If you have any questions about this proposed application, please feel free to contact me at 503-356-4449.

Sincerely,

Steven A. Sparks, AICP

Executive Administrator for Long Range Planning

District Goal: WE empower all students to achieve post-high school success.

The District prohibits discrimination and harassment based on any basis protected by law, including but not limited to, an individual's actual or perceived race, color, religion, sex, sexual orientation, gender identity, gender expression, national or ethnic origin, marital status, age, mental or physical disability, pregnancy, familial status, economic status, veterans' status, or because of a perceived or actual association with any other persons within these protected classes.

Meeting Attendees:

James Armstrong - Neighbor
Linda Armstrong - Neighbor
Dan Hess – BRIC Architecture
Steven Sparks – Beaverton School District
Gabby Urenda – Beaverton School District

The meeting began at 6:00 PM.

Staff made a presentation on the purpose and timing of the temporary portable classroom structures. Questions and responses pertinent to the proposal included the following:

Why are the portables necessary? The temporary portables are needed to off-set the loss of the classrooms located in the Merle Davies (MD) building. The MD building will be closed off to access by the students and staff at Beaverton High School (BHS) in Summer 2023. The District will begin remediation of the MD building in Fall 2023. Assuming City of Beaverton approvals are issued, the District will begin demolishing the MD building in Winter 2024.

What is the timing of the portables coming on-site? The portables will be moved from other District school locations beginning in Spring 2023 after approval of the land use applications by the City of Beaverton.

How long will the portables be on-site? The portables will be removed by Summer 2026. They will remain on-site for 3 calendar years.

How will the loss of the parking be off set? The District has conducted a parking survey which showed the weekly use of all the BHS parking lots at multiple times during the school day. The school has plenty of open parking spaces to accommodate the 80 parking spaces that will be lost. The southernmost parking lot on SW Erickson is largely vacant during the school day.

By which route will students access the portables? The District will expect students to cross SW Erickson by way of the crosswalk at the corner of Second and Erickson.

How many students will be crossing Erickson and how often? Each classroom can accommodate approximately 20 students. At maximum use, the District estimates approximately 160 students at a time. However, the District will emphasize the use of existing classrooms in the BHS building to minimize the number of students crossing the street to the temporary classrooms.

The meeting concluded at 6:20 PM.

BEAVERTON HIGH SCHOOL
REPLACEMENT - PORTABLES

BEAVERTON SCHOOL DISTRICT
T 503-356-4600

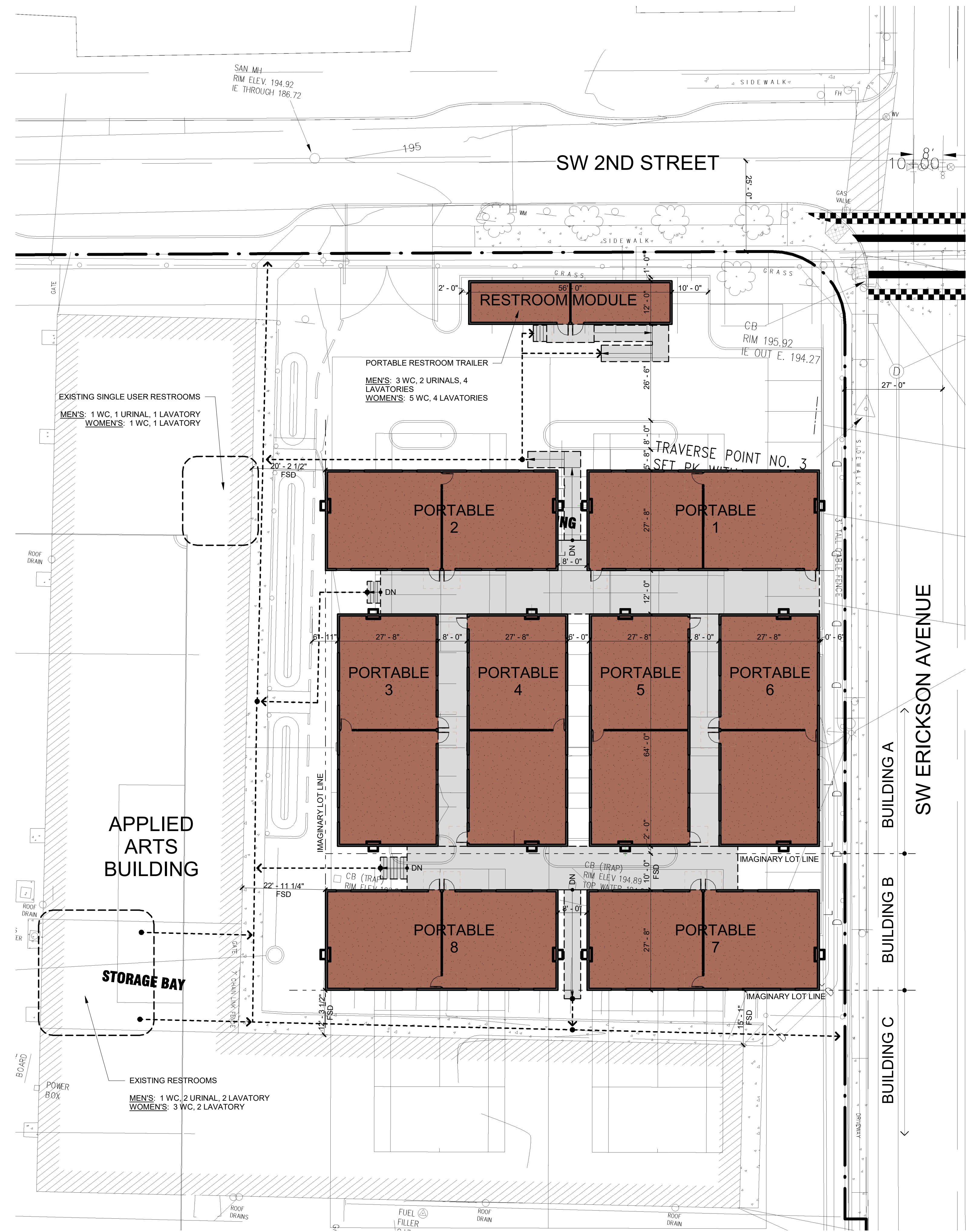
NOT FOR CONSTRUCTION

date revisions

phase DD
date 2/6/2023
project 21016

SITE PLAN

A2.01



OPTION A - 8 PORTABLES
SCALE: 1/16" = 1'-0"



DEVELOPER OR AGENT: BEAVERTON SCHOOL DISTRICT

PROJECT LOCATION: 13000 SW SECOND ST. BHS ANNEX

AFFIDAVIT OF MAILING NOTICE

I, Deborah L. Wohlmut, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Portable Classroom Structures affecting land located at 13000-13120 SW Second St., and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 25th day of January, 2023, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

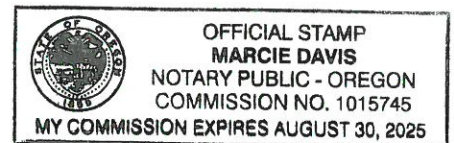
Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

Signature: Deborah L. Wohlmut

Dated this 31st day of January, 2023

Subscribed and sworn to before me this 31st day of January, 2023.

Marcie Davis
Notary Public for the State of Oregon



My Commission expires: August 30, 2025

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc

PROJECT NAME: BHS ANNEX - PORTABLE STRUCTURES

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, STEVEN A. SPARKS, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed PORTABLE CLASSROOM STRUCTURES affecting land located at 13000-13120 SW SECOND ST., and that pursuant to Ordinance 2050, Section 50.3., did on the 25 day of JANUARY, 2023, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

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

Signature: [Signature]

Dated this 26 day of January, 2023

Subscribed and sworn to before me this 26th day of January, 2023.

[Signature]
Notary Public for the State of Oregon

My Commission expires: August 30, 2025



TURN PAGE OVER FOR POSTING INSTRUCTIONS

PUBLIC MEETING

On A
Preliminary Development
Proposal Affecting

13120 SW Second St.

PROPOSED

PORTABLE CLASSROOM STRUCTURES

A meeting to discuss the
preliminary development
proposal is scheduled for

FEB 16th @ 6:00 PM BHS
CAFETERIA

ALL INTERESTED PERSONS MAY ATTEND
**FOR MORE INFORMATION
CONTACT:**

STEVEN SPARKS 503 382 4447

PUBLIC MEETING

On A
Preliminary Development
Proposal Affecting

13120 SW SECOND ST.

PROPOSED

PORTABLE CLASSROOM STRUCT

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FEB 16TH @ 6:00PM BHS
CAFETERIA

ALL INTERESTED PERSONS MAY ATTEND
**FOR MORE INFORMATION
CONTACT:**

STEVEN SPARKS 503 356 4449

AFN PROPERTIES LLC
PO BOX 83751
PORTLAND, OR 97283

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

BC APARTMENTS LLC
PO BOX 3705
WILSONVILLE, OR 97070

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

BEAVERTON SCHOOL DIST #48J
1260 NW WATERHOUSE AVE
BEAVERTON, OR 97006

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

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

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

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

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

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

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

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

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

DUNNE, CLAIRE G
89 STANIFORD ST UNIT 7
AUBURNDALE, MA 02466

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

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

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

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

GRIFFIN, IVY J
4700 SW FAIRMOUNT DR
BEAVERTON, OR 97005

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

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

HUNT, JONATHAN
13340 SW FARMINGTON RD
BEAVERTON, OR 97005

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

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

LANPHERE ENTERPRISES INC
PO BOX 728
BEAVERTON, OR 97075

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

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

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

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

MILLARD, KATHLEEN 4790 SW FAIRMOUNT DR BEAVERTON, OR 97005	MILLER, ERIN & LEE & MILLER, LILLIE & COWLTHORP, ALEXANDER 13305 SW 2ND ST BEAVERTON, OR 97005	NGUYEN, HIEU 1632 NE BLUE HERON DR PORTLAND, OR 97211
OAK STREET HOLDING CO SB LLC PO BOX 1698 BEAVERTON, OR 97210	OGILVIE, KRISTINA A LIV TRUST 13555 SW 6TH ST BEAVERTON, OR 97005	OR BEAVERTON 1 TRUST 3225 MCLEOD DR STE 777 LAS VEGAS, NV 89121
OWEN, DAVID & HALLIER, REBEKAH 4720 SW FAIRMOUNT DR BEAVERTON, OR 97005	PING, BOPHA & PING, KUMNITH & PING, LYDIA 13450 SW 2ND ST BEAVERTON, OR 97005	RACASAN, GHEORGHE & RACASAN, ELISABETA KISS 4820 SW FAIRMOUNT DR BEAVERTON, OR 97005
RAMSDELL, MICHAEL & MILLER, PIPPA 4875 SW FAIRMOUNT DR BEAVERTON, OR 97005	RDL PROPERTIES LLC PO BOX 728 BEAVERTON, OR 97075	RICHARDSON, ALAN & RICHARDSON, ELIZABETH 5020 SW FAIRMOUNT DR BEAVERTON, OR 97005
ROBERTS, LEON & ROBERTS, CARRIE 4725 SW FAIRMOUNT DR BEAVERTON, OR 97005	SCHNITZER, LINDA MAUREEN TRUST 303 SE 78TH AVE PORTLAND, OR 97215	SCHRADER, MARCUS JAY & SCHRADER, ROBERTA LE 12490 SW 129TH AVE TIGARD, OR 97223
SELLAND, LUCCA T 13395 SW 2ND ST BEAVERTON, OR 97005	SHARP, PATRICIA & PENNINGTON, MELISSIA 4770 SW FAIRMOUNT DR BEAVERTON, OR 97005	SHAWARMA EXPRESS LLC 15484 NW TRAKEHNER WAY PORTLAND, OR 97133
SIMONET, JOHNPOL F & SINONET, VICTORIA L 13450 SW 3RD ST BEAVERTON, OR 97005	SNODGRASS, PHILIP R & SNODGRASS, PATRICIA 13420 SW 3RD ST BEAVERTON, OR 97005	STOCKWELL, KATHERINE R 13240 SW FARMINGTON RD BEAVERTON, OR 97005
SUHM, TANJA R 4970 SW FAIRMOUNT DR BEAVERTON, OR 97005	TELIMI, ANDRE 8823 AMIGO AVE NORTHRIDGE, CA 91324	THAO, DAVID & LASENG C & HER, CHOUA & FANG 4920 SW FAIRMOUNT DR BEAVERTON, OR 97005
THOMPSON, MARGARET ANN & THOMPSON, MAURICE JAMES 13475 SW 3RD ST BEAVERTON, OR 97005	TRINH, KENNY TRUNG & PHAM, QUYNH LAI THI 8916 NE HALSEY ST PORTLAND, OR 97220	US BANK NATIONAL ASSN ONE MORTGAGE WAY MS SV03 MT LAUREL, NJ 08054
WALKER-OTTESON, ISAIAH A 4950 SW FAIRMOUNT DR BEAVERTON, OR 97005	ZEGERS, CARLA J 4925 SW FAIRMOUNT DR BEAVERTON, OR 97005	ZEGERS, REBECCA & YANDOW, NEIL 4975 SW FAIRMOUNT DR BEAVERTON, OR 97005

CENTRAL BEAVERTON
ATTN: BRIAN NEGLEY
13560 SW WHITMORE CT
BEAVERTON OR 97005

VOSE
ATTN: MILES GLOWACKI
12725 SW MILLIKAN WAY
BEAVERTON OR 97076

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Sent To
Rachel Philip / Central Beaverton NAC

Street and Apt. No., or PO Box No.
5305 SW Main Ave

City, State, ZIP+4®
Beaverton OR 97005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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*Rachel Philip
 Central Beaverton NAC
 5305 SW Main Ave
 Beaverton, OR 97005*



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2. Article Number (Transfer from service label)
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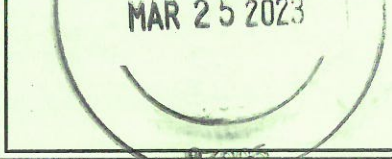
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 Rachel Philip Agent
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Rachel Philip

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March 22, 2023

Rachel Philip
Central Beaverton NAC
5305 SW Main Ave
Beaverton OR 97005

RE: Beaverton HS Proposal

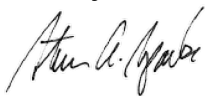
Ms. Philip:

It has been brought to my attention that the Beaverton School District sent correspondence to a prior Central Beaverton NAC chairperson. On behalf of the Beaverton School District, I regret that error and want to provide you with the materials that should have been sent to you in January and February of this year.

As you likely are aware, the District is in the process of redeveloping Beaverton High School. As a part of this larger project, the District conducted a Neighborhood Review Meeting for a proposal to locate nine portable structures on the Beaverton HS site. These portable structures will be located in the parking lot at the SW corner of Erickson and Second Street. The structures are needed to create classrooms to offset the loss of the classrooms in the Merle Davies Building while construction occurs. The portable structures are temporary and will be removed from the site in Summer 2026. Please find enclosed the NRM notice and notes from the meeting.

If you have any questions, please feel free to contact me.

Sincerely,



Steven A. Sparks, AICP
Executive Administrator for Long Range Planning

District Goal: WE empower all students to achieve post-high school success.

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