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MEMORANDUM

DATE: April 7, 2023
FROM: Steven A. Sparks, AICP
TO: City of Beaverton Planning Commission
Steven Regner, Senior Planner
SUBJECT: Casefile CU 2023-0004 & DR 2023-0033

Although the Beaverton School District's land use application submittal dated March 15, 2023 noted that the District deemed the application complete pursuant to ORS 227.178, the City of Beaverton planning staff provided the District with correspondence noting deficiencies in the applications materials. The purpose of this memorandum is to provide responses to those identified items in the staff correspondence dated March 29, 2023.

A. PLANS AND GRAPHIC REQUIREMENTS:

1. View looking south does not represent the view from SW 2nd.

The District relies on the rendering submitted on March 15, 2023 as adequate for the purposes of understanding the visual impact of the portable as viewed from SW Second Street. The District is providing a cut-sheet of the temporary structure, copied hereto, which will be placed adjacent to the street.

2. Restroom structure elevations must be provided as well.

As noted above, please refer to the cut-sheet of the temporary structure for elevation details.

3. Material callouts on elevations must be provided.

The temporary structures are pre-manufactured, existing structures. There is no ability to modify the materials of the temporary structures. The siding is T-111 plywood, painted gray.

4. A lighting/photometric plan must be provided. Staff acknowledges the narrative reference to lights above exits doors, but a full photometric must be provided.

A photometric plan is not provided; however, attached to this memorandum is an electrical site plan showing the location of the lights by the doors to the temporary classrooms. The lights will be LED lights with shielding. Most of the lights will be screened from the property lines by the temporary structures. For those lights which will not be screened from the property lines by the structures, those lights will have shielding to block all light from being visible from the property line.

5. *A utility plan demonstrating how the portables and restrooms are serviced must be provided.*

Attached to this memorandum is the lighting plan and utility plan illustrating how services will be provided for the temporary structures.

6. *A landscape plan showing the removal/mitigation of any trees, as well as existing trees/shrubs to be retained must be provided. This is particularly important to demonstrate that sufficient landscape buffering is being provided.*

Attached to this memorandum is a site plan of existing conditions indicating which landscaping will be removed. There are four trees located within the parking lot which will be removed. All other existing landscaping will remain. The District contends that the existing landscaping between the structures and the streets is sufficient buffering given the temporary placement of the structures in the existing parking lot.

7. *Please include the a certified mail receipt indicating mailing of the meeting notes to the Chairperson of the NAC, consistent with 50.30.4.G*

Attached to this memorandum is the certified mail receipt and a letter to the current Central Beaverton NAC chair.

B. PRELIMINARY STAFF COMMENTS (NOT COMPLETENESS ITEMS):

1. *Staff is concerned about sufficient lighting on site. The narrative notes lights above each door, and states that students will only be on site during daylight hours. Staff questions whether this is accurate during the darker winter hours, and notes that teachers and other school staff work different hours outside of active student hours.*

The staff note is incorrect. Staff and students will not be present on the site other than daylight hours. The temporary classrooms will not be used as staff offices. Offices are located in the permanent building. There is no reason for students or staff to be present outside of daylight hours.

2. *In response to 60.60, the narrative states that applicant will plant replacement trees to mitigate the loss of three landscape trees. Please clarify the location, size and species of the replacement trees. Simple deferral to the future development is not a sufficient response to demonstrate meeting the standard.*

There is not adequate space in the immediate project area for planting replacement landscape trees. Furthermore, any trees planted in the immediate area or anywhere else on the site will be removed as a part of the Beaverton High School redevelopment project.

3. Staff note that the southern ADA ramp exits onto a landing adjacent to a raised curb. Staff is concerned that there is not sufficient landing area before reaching the raised curb to meet ADA requirements. Staff suggests considering demolishing a small portion of the raised curb and patching with asphalt leading to the sidewalk as a way to eliminate this conflict.

As illustrated in the attached site plan indicating the removal of landscape trees in the parking lot, the raised curb islands are also to be removed as indicated.

4. Staff notes that the east-west sidewalk south of the portables appears to connect directly to the sidewalk on Erickson, but this is not shown on the site plan. For clarity and ease of review for both staff and Planning Commission, staff recommends the base map be revised to accurately show the pathway connecting to the Erickson sidewalk.

As you will not see on the attached site plan, the “enlarged plan – electrical” demonstrates how the sidewalk connects to the SW Erickson sidewalk.

The District appreciates the City of Beaverton staff's sharing of their concerns with the proposed temporary portable structures and providing the District with the opportunity to provide additional information for the application package.