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## MEMORANDUM

DATE: June 11, 2024  
FROM: Steven Sparks  
TO: City of Beaverton  
SUBJECT: DR32024-00178 and CU22024-00177

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Pursuant to City of Beaverton staff comments made at a meeting with Beaverton School District (BSD) staff concerning the placement of temporary portable classrooms at Greenway Elementary School (9150 SW Downing Drive), BSD offers the following comments to the record for the above referenced casefiles.

1. BDC Section 60.05.40.2.

<b>60.05.40. Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.</b>	
<p><i>2. Loading area, solid waste facilities, and similar improvements.</i></p> <p><i>A. On-Site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)</i></p> <p><i>B. Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)</i></p>	<p>Greenway ES has an existing solid waste station located immediately east of the cafeteria. The solid waste area is screened by permanent walls and slatted chain-link. The access gate is opposite a dedicated drive aisle dedicated for refuse vehicles. There is no parking in the immediate vicinity of the solid waste area. No additional service demand will be created with the proposed project.</p> <p>Therefore, this guideline is met.</p>

2. BDC Section 60.05.45.11.A.

<p><i>11. Landscape buffering and screening</i></p>	
<p><i>A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13) [ORD 4531; April 2010]</i></p>	<p>Fencing and landscaping exist along the property lines between the school and residential properties. Additional landscaping on the Greenway side of the existing fences will provide additional screening. The District does not propose to install a B3 screen at the property line. The existing fences, proposed landscaping, and removal on the parking area by August 2026 will satisfy the intent of the guideline.</p> <p>Therefore, this guideline is met.</p>