



Received
Planning Division
11/28/2023

May 12, 2023

Cameron McCarthy Landscape Architecture & Planning
Attn: Jason Gillies
133 SW 2nd Avenue, Suite 410
Portland, OR 97204

Subject: Pre-Application Summary Notes for Southridge High School Athletic Fields

Dear Jason Gillies,

Thank you for attending the Pre-Application Conference held on May 3, 2023. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. Please do not hesitate to contact us if you have any questions.

Sincerely,

Lina Smith
Associate Planner
Mobile: (971) 313-4244
E-mail: lsmith@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
Southridge High School Athletic Fields
PA2023-00215

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: May 3, 2023

PROJECT INFORMATION:

Project Name: **Southridge High School Athletic Fields**

Project Description: Proposal to convert existing varsity softball field and baseball field from grass to synthetic turf. Applicant is not proposing to intensify use of the fields and there will be no increase in trips to the site.

Property/Deed Owner: Beaverton School District
Attn: Chris Hansen
1260 NW Waterhouse Ave.
Beaverton, OR 97006

Site Address: 9625 SW 125th Ave.

Tax Map and Lot: 1S128DD00300
Zoning: Residential Mixed C (RMC)
Comp Plan Designation: Lower Density Neighborhoods (LDN)
Site Size: Approximately 32.39 acres

APPLICANT INFORMATION:

Applicant's Name: Cameron McCarthy Landscape Architecture & Planning
Attn: Jason Gillies
133 SW 2nd Avenue, Suite 410
Portland, OR 97204

Phone / Email: 503-664-7371 / jgillies@cameronmccarthy.com

PREVIOUS LAND USE HISTORY: City records show multiple land use approvals for the subject site. Staff have identified the following approvals as relevant to the applicant’s proposal:

- CUP 97012 New Beaverton High School and Aquatic Center Modification: Original Conditional Use approval for Southridge High School and associated site improvements. This approval also included landscape, parking, and grading modifications to the Conestoga Recreation and Aquatic Center property.
- BDR2000-0194 Southridge High School Bleacher Addition: Type 2 Design Review approval to alter bleachers located north of football field and increase seating capacity to 1,220 seats.
- CUP2000-0032 Southridge High School Bleacher Addition: Conditional Use approval to exceed maximum height in zone from 30 feet to 45 feet to accommodate the bleachers.
- BDR2001-0090 Southridge High School Softball Fields: Type 3 Design Review approval to revise location and grading of softball fields and bleachers.
- TPP2001-0005 Southridge High School Softball Fields: Tree Preservation Plan approval to remove eight Significant Trees.
 - This file includes a tree inventory for the Southridge High School softball fields.
- DR2013-0104 Southridge Community Plaza: Type 2 Design Review approval to develop two plazas and a new building with concessions and restrooms on Southridge High School campus.
- CU2010-0001/DR2010-0009/PD2010-0002 Conestoga Recreation Center Expansion: Approval for expansion to Conestoga Recreation Center and Shared Parking Agreement with Southridge High School.
 - This file includes recorded copies of a Maintenance and Shared Parking Agreement, Special Events Parking Plan, and Reciprocal Ingress and Egress Easements between Conestoga Recreation Center and Southridge High School.

Please submit a public records request to obtain copies of any of these land use files: <https://beavertonoregon.gov/289/Public-Records-Requests>

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Beaverton Development Code (BDC). The applicant is encouraged to contact staff to ask questions or request clarification on any items referenced in the pre-application conference notes or application checklists. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>

Application Type	Fee
Design Review Compliance Letter	\$454
<u>Possible</u> Design Review Two	1.25% of project value Minimum: \$7,024 Maximum: \$27,015
<u>Possible</u> Design Review Three	1.25% of project value Minimum: \$10,806 Maximum: \$29,176
<u>Possible</u> Tree Plan Two	\$5,403

* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):

Applications are subject to the procedure (Type) specified by the Beaverton Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the decision making authority of the Type 3 application. The decision making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

If the proposal meets the thresholds for a Type 1 or 2 Procedure, then a Neighborhood Review Meeting is not required. If the proposal meets the thresholds for a Type 3 Procedure, then a Neighborhood Review Meeting **is required**. Please see the **Key Issues/Considerations** section of these notes for description of land use applications and associated process.

The subject site is located in the **South Beaverton Neighborhood Advisory Committee (NAC)**. Contact: Mike Alner, Chair at mike.alner@gmail.com

For meetings held at the NAC, staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The City also requests that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbor@mail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:

<https://content.civicplus.com/api/assets/3f3d8e8e-bd25-4ed6-8102-2d198238db25?cache=1800>

The Request for Neighborhood Meeting Labels Form can be found in the following link:

<https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800>

The completed form can be submitted to planningplansubmit@beavertonoregon.gov.

In response to COVID-19, the applicant can fulfill the neighborhood meeting requirement by using alternative means of communication such as by phone, email, and online meeting platforms, provided by the applicant. The applicant may work with City staff to provide a physical place for members of the public without technology to participate in the meeting as needed on an appointment basis (social distancing requirement must be recognized). Contact the project planner or 503-526-2420 for details.

CHAPTER 20 (LAND USES):

Zoning: RMC

20.10.20 Land Uses:

- Educational Institution – Conditional Use in the RMC Zone

CHAPTER 30 (NONCONFORMING USES):

Proposal subject to compliance to this chapter?

Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

If the application meets the thresholds for a Design Review Compliance Letter (Type 1), then the applicant is not required to respond to Section 40.03 (Facilities Review). If the application meets the thresholds for a Design Review Two (Type 2) or Design Review Three (Type 3), then the applicant ***is required*** to respond to Section 40.03 (Facilities Review). Please see the **Key Issues/Considerations** section of these notes for description of land use applications and associated process.

Please Note: Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.

Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant’s written responses to Section 40.03 should states how all critical and essential services will serve the site, proposed or existing.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Design Review Compliance Letter	40.20.15.1.C	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	<u>Possible</u> Design Review Two	40.20.15.2.C	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	<u>Possible</u> Design Review Three	40.20.15.3.C	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
4.	<u>Possible</u> Tree Plan Two	40.90.15.2.C	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

* See **Key Issues/Considerations** for description of applications and associated process.

Comments: In order for your application(s) to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

<p>Recommended contact for further information if checked</p> <p><input checked="" type="checkbox"/></p>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a Service Provider Letter (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in Chapter 3 of the <i>Design and Construction Standards</i> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the City will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain a SPL, complete the pre-screening site assessment form. Please visit this website for more information about CWS environmental review: http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</p>
<p><input type="checkbox"/></p>	<p>Carl Werner, Building, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Hunter Jin, Site Development, City of Beaverton (503) 526-2626 / hjin@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Written comments attached</p>
<p><input type="checkbox"/></p>	<p>Kate McQuillan, Transportation, City of Beaverton (503) 526-2427/ kmcquillan@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Gery Keck, THPRD (503) 704-7597 / g.keck@thprd.org</p> <p><input checked="" type="checkbox"/> Written comments attached.</p>

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

- DESIGN REVIEW:** Converting the existing athletic fields from grass to synthetic turf is considered a modification to on-site landscaping.
 - If the modification is up to 15 percent of on-site landscaping with no reduction in required landscaping, then the proposal meets the threshold for a Design Review Compliance Letter (Type 1).
 - If the modification exceeds 15 percent of on-site landscaping, then the proposal meets the threshold for a Design Review Two (Type 2).
 - If the proposal meets the threshold for a Design Review Compliance Letter (Type 1) or Design Review Two (Type 2) but does not meet an applicable Design Standard in BDC Section 60.05.25 (Landscape,

Open Space, and Natural Areas Design Standards), then the applicant must respond to the corresponding Design Guideline in BDC Section 60.05.45 (Landscape, Open Space and Natural Areas Design Guidelines) and apply for a Design Review Three (Type 3). Please note a Type 3 Procedure requires a Neighborhood Review Meeting prior to application submittal and the decision-making authority is the Planning Commission.

- Please submit a Public Records Request to obtain copies of previous land use approvals for the subject site (refer to page 3 of these notes) to calculate the amount of on-site landscaping that will be modified by this proposal.
 - Please review the Design Review application thresholds in BDC Section 40.20.15 and application procedures in BDC Chapter 50 for more information.
2. **EXISTING CONDITIONAL USE:** As detailed on page 3 of these written notes, Southridge High School has an existing Conditional Use approval. Because the applicant's proposal will not result in an increase in gross floor area or a projected or actual increase in vehicular traffic to and from the site, staff has determined that a Minor or Major Modification of a Conditional Use application is not required. Please refer to BDC Section 40.15.15 for more information.
3. **SIGNIFICANT GROVE AND SIGNIFICANT INDIVIDUAL TREES:** As shown on the attached map, the northwest portion of the campus contains a Significant Grove and Significant Individual Trees. If the applicant proposes to remove any of these identified trees, then a Tree Plan Two (Type 2) application will be required (refer to BDC Section 40.90.15.2 for more information). Please submit a Public Records Request to obtain a copy of a previous Tree Preservation Plan approval for the subject site (refer to page 3 of these notes), which contains an existing tree inventory. The applicant can also submit a GIS data request at the following link: <https://beavertonoregon.gov/637/GIS-Data-Request>
4. **SERVICE PROVIDER LETTERS (SPLs):** The City of Beaverton requires SPLs from special districts who provide services to the subject site. SPLs are required prior to your application being deemed complete in the land use process. City staff has identified the following SPLs as applicable to your proposal:
- a. **Clean Water Services (CWS):** All development within the City requires a CWS SPL for environmental review. Please visit this website for more information: <http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a SPL to address fire code issues related to development. The SPL form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
5. **SYSTEM DEVELOPMENT CHARGES (SDCs):** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other SDCs. The SDCs are not assessed or evaluated through the land use application process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the TDT, please use Washington County's Self-Calculation Form: <https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm>

For more information regarding the TDT, please contact City of Beaverton Transportation Engineer Jabra Khasho at (503) 526-2221 or jkhasho@beavertonoregon.gov.

Please review this website for information regarding other applicable system development fees, such as fees for sanitary sewer, storm sewer, water, and parks; the Metro Construction Excise Tax; and the School District

Construction Excise Tax: <https://www.beavertonoregon.gov/798/Development-Charges>. For more information, please contact the Building Division at cddmail@beavertonoregon.gov.

6. **BEAVERTON ELECTRONIC PERMITTING SYSTEM (BEPS):** Effective April 3, 2023, all new Land Use Applications must be submitted through BEPS (<https://prod.buildinginbeaverton.org/>), which includes 24/7 access to an online portal with comprehensive project tracking and the ability to pay fees online. For more information, including instructions, visit: <https://www.beavertonoregon.gov/1543/Electronic-Permitting-System>



Legend

- Washington County Taxlots
- Beaverton City Limits
- County Line
- Tree Preservation Plans
- 2009 TI - Significant Individual
- 2009 TI - Significant Natural R
- 2009 TI - Significant Grove (a)
- 2009 TI - Significant Grove (b)
- 2009 TI - Significant Grove (c)

0.1 0 0.05 0.1 Miles

Report Date: 05/09/2023



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

Notes



City of Beaverton
Community Development Department
Site Development Division
12725 SW Millikan Way 4th Floor
Beaverton, OR 97076
Tel: (503) 350-4021
Fax: (503) 526-2550
www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: Southridge Athletic Fields

Pre-Application Conference Number: PA2023-00215

Date: May 3, 2023

Prepared by: Hunter Jin - Site Development Division

Ph: (503) 526-2626 **Fx:** (503) 526-2550 **Email:** hjin@BeavertonOregon.gov

General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04) Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

Per Beaverton City Code, Section 9.05.046 for Extension of Facilities, public utilities (water, sanitary sewer and storm drainage) must be brought to serve this site upon development and to facilitate future adjacent development.

City of Beaverton storm drainage is in the vicinity of this project and can serve this site. The High School site is currently served by multiple private Extended Dry Basins that were constructed in the late 1990s. However, these facilities were not designed to the current CWS stormwater standards (adopted in 2019). Therefore, it is highly likely that retrofit of these facilities will be required in order for the development to fully meet the current Hydromodification and Quantity/Quality standards. These facilities ultimately drain into the City of Beaverton public storm system and enter two separate reaches, one identified as low risk and one identified as moderate. This is therefore a medium-sized project (per the CWS Standards) that will likely require Peak-Flow Matching to meet hydromodification standards. The required area for hydromodification treatment is calculated as the new plus the modified impervious area associated with the project. The required area for

quality treatment is calculated as the new impervious area plus three times the modified impervious area, with a credit of three times the permanently removed impervious area (if more than 1,000 SF of impervious area is permanently removed).

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit will be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. Please note that no permanent structures including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.

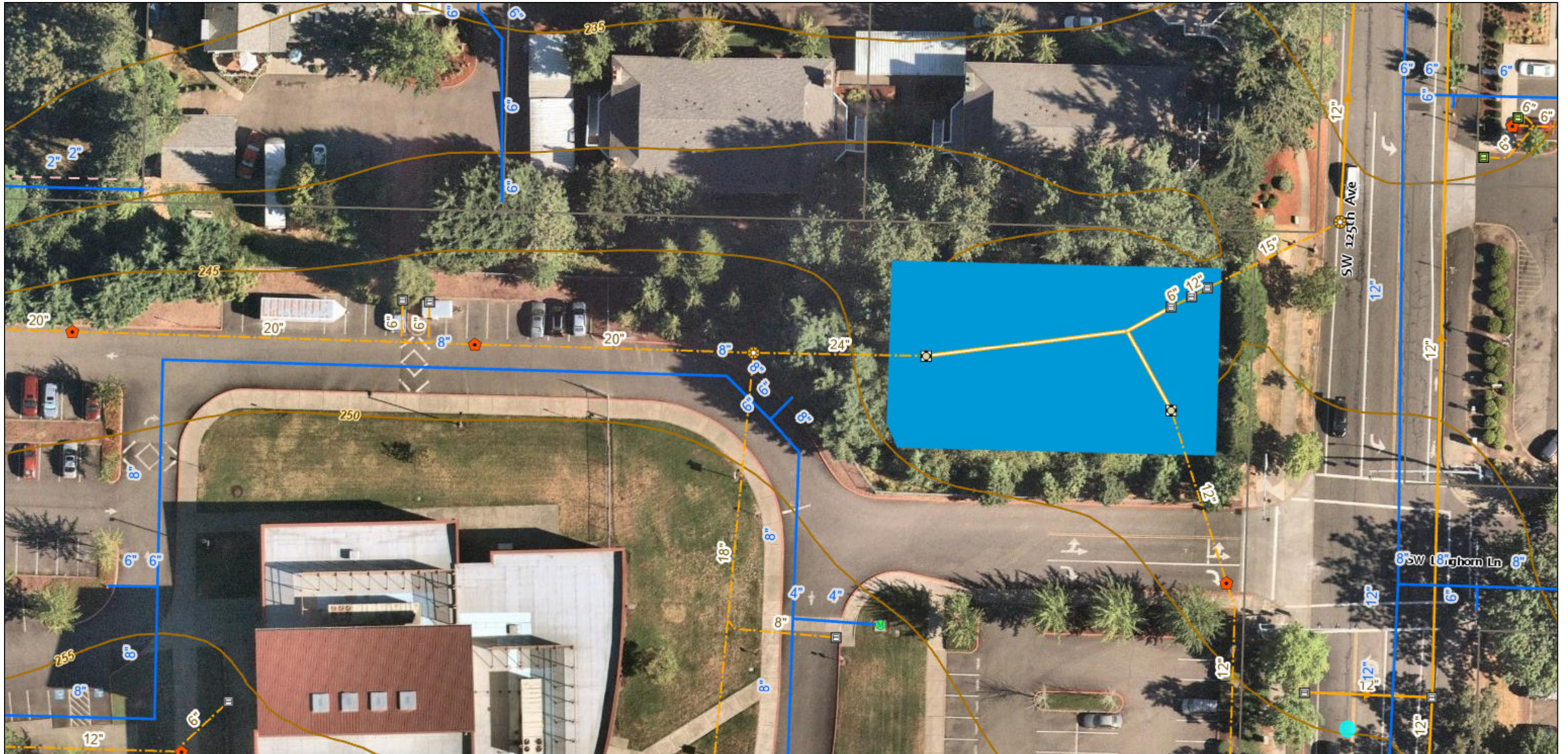
Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>

Permits & approvals identified as likely to be needed with this development:

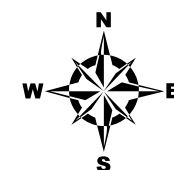
<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Site Development , Engineering Grading, FC-Right of Way Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov
<input checked="" type="checkbox"/>	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
<input checked="" type="checkbox"/>	City of Beaverton utility system & SPL's Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov
<input checked="" type="checkbox"/>	Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org

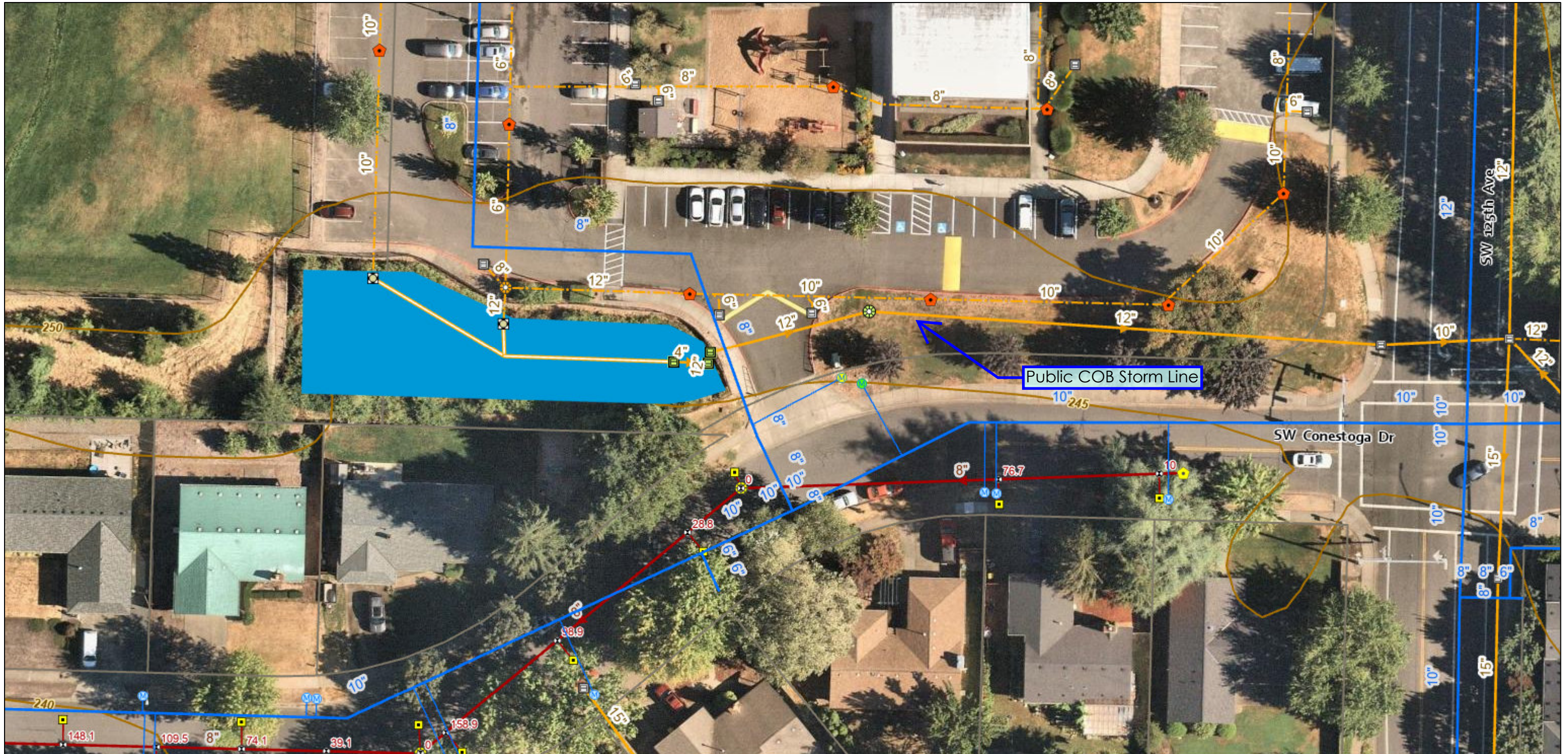
	<ul style="list-style-type: none"> ☒ Source Control Permit (all non-residential) - Contact: Source Control Division at (503) 681-5175
☒	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> ☒ DEQ 1200-CN Erosion Control Permit (for disturbance of 1-4.99 Acres) – Submit to City of Beaverton Site Development for processing: 503-350-4021 ☒ DEQ 1200-C Erosion Control Permit (for disturbance of 5 or more acres) - Submit to City of Beaverton Site Development for processing: 503-350-4021 The Erosion Control Permit required will depend on the ground disturbance. As proposed the disturbance appears to barely exceed 5 acres
☒	<p>A downstream storm water analysis is required for this development per CWS 2.04.2.m.3. For development constructing new impervious surface of greater than 5,280 square feet, or collecting and discharging greater than 5,280 square feet of impervious area, perform a capacity and condition analysis of existing downstream storm facilities and conveyance elements receiving flow from the proposed development.</p>
☒	<p>Submit City of Beaverton Stormwater Management Worksheet</p>
☒	<p>Storm water facilities required</p> <ul style="list-style-type: none"> ☒ Quantity Control for Conveyance Capacity ☒ Hydromodification ☒ Quality Treatment <p>The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.</p> <p>Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.</p> <p>See Clean Water Services D&C Standards Chapter 4 for Hydromodification standards and required peak-flow matching release rates. Retrofit of the existing stormwater facilities will likely be required to meet these Hydromodification standards (which were first adopted in 2019)</p>



Red - City of Beaverton Sanitary Sewer
Blue - City of Beaverton Water
Solid Orange - Public City of Beaverton Storm Line
Dashed Orange - Private/non-Beaverton Storm Line

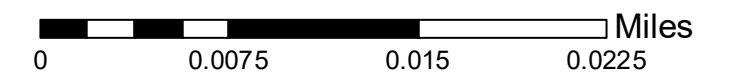
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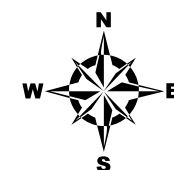
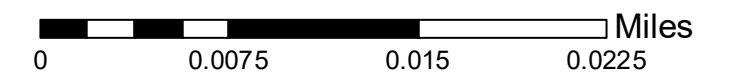
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1:483.71



Lina Smith

From: GERY KECK <g.keck@thprd.org>
Sent: Tuesday, May 2, 2023 5:08 PM
To: Lina Smith; PETER SWINTON
Subject: [EXTERNAL] RE: Southridge Athletic Fields (PA2023-00215)

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hello Lina,

The park district has reviewed the application and doesn't have any comments related to the proposed design but would like to highlight the need for construction coordination. We have been in contact with the school district to begin a conversation on potential construction access and staging in the parking lot and drive aisle we share. Due to the fact the Conestoga Recreation & Aquatic Center will be open during the construction phase, the park district would like to continue to work with the school district to coordinate the project and recreation centers use of the shared parking lot and access during the construction phase.

If you have any questions or comments related to this matter, please let me know.

Gery Keck, RLA (*he, him*)

Planning Manager

Tualatin Hills Park & Recreation District

6220 SW 112th Ave., ste100

Beaverton, Or. 97008

www.thprd.org

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