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Beaverton School District



Turf Fields @ Southridge High School

Design Review Two

Submitted to City of Beaverton,
Planning Division

December 27, 2023

**Development Application Project Team for
Beaverton School District: Turf Fields @ Southridge HS**

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**Development Application Summary Information for
Beaverton School District: Turf Fields @ Southridge HS**

Site Address: 9625 SW 125th Avenue
Tax Map and Tax Lot: Tax Map: 1S128DD, Tax Lot: 00300
Site Size: Approx. 32.40 acres
Current Zoning: Residential Mixed C (RMC)
Community Plan: Lower Density Neighborhood
Application Submitted for: Design Review Two

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Turf Fields @ Southridge HS

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FIGURES

Figure 1: Vicinity Map

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EXHIBITS

A. Land Use Plan Set

B. Service Provider Letters

Clean Water Services (CWS)

Tualatin Valley Fire & Rescue (TVF&R)

C. Pre-Application Notes

Section 1: General Information

Project Description

Beaverton School District (BSD) is seeking approval to install new artificial turf on one baseball field and one softball field. The artificial turf will allow all-year field access for Southridge HS sports teams and activities. Both fields will be enclosed by a concrete curb (labeled as concrete header) of no more than 12 inches in height. The fields will also be enclosed by six-foot tall chain link fences. There will be netting of up to twenty feet in height to block errant balls adjacent to the batting locations. No field lighting is proposed.

Requested Land Use Review

Based on the pre-application meetings with City staff, the applicant is seeking a Design Review Two land use approval.

Pursuant to the City of Beaverton's pre-application notes dated May 12, 2023, this application package addresses the following Code sections identified as applicable to the proposed project:

- Chapter 40 – Procedures
 - 40.03 Facilities Review
 - 40.20 Design Review
- Chapter 60 – Special Requirements
 - 60.05 Design Review Principles, Standards, and Guidelines

Project Timeline

The land use application process is expected to run from November 2023 through February 2024. Other permitting is planned to wrap up in time for site preparation and installation of the artificial turf in Summer 2024.

Project Site and Context

Project site and vicinity are shown in Figure 1, and zoning is shown in Figure 2.

Figure 1. Vicinity Map

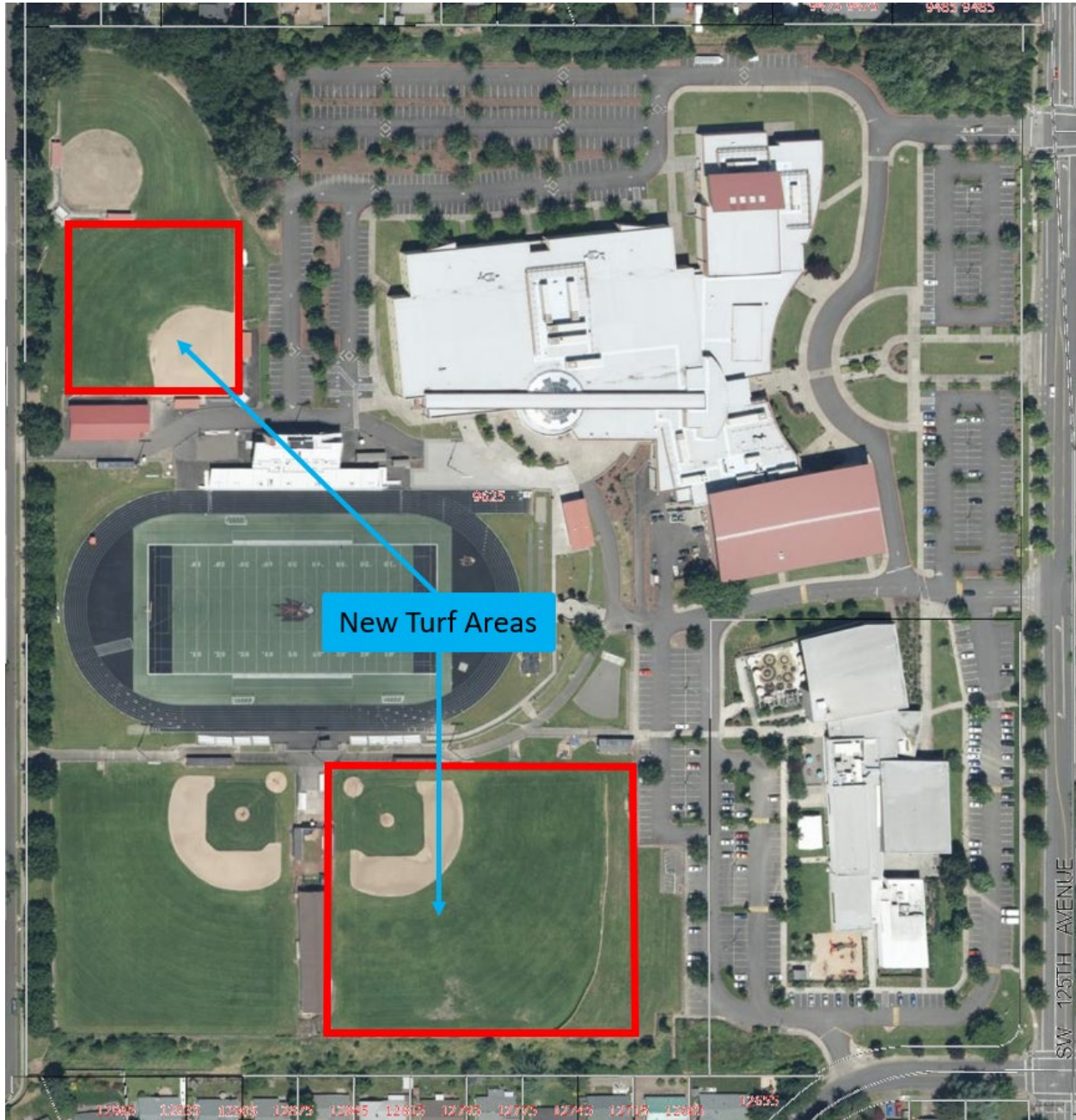


Figure 2. Zoning Map



Section 2: Conformance with the Applicable Approval Criteria

Section 40.03 Facilities Review Committee

Consistent with Section 10.95.3. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following land use applications: . . . Design Review Two, In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical criteria. The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B., and all the following criteria have been met, as applicable:

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

Response: BDC Chapter 90 defines critical facilities and services to include public water, public sanitary sewer, stormwater drainage and retention, transportation, and fire protection.

- Water, sewer, and stormwater – Water and sanitary sewer service exists on the site. The portable structures will not be connected to the existing services. Students and staff will use restroom facilities inside the permanent structure. A pre-screen letter from Clean Water Services (CWS) is included in this application.
- Transportation – See responses to Chapter 60 Transportation Facilities for compliance with applicable standards.
- Fire – A Service Provider Permit from Tualatin Valley Fire & Rescue (TVF&R) has been deemed unnecessary by TVF&R.

Therefore, this criterion is and will be met.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

Response: BDC Chapter 90 defines essential facilities and services as including schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The following responses address these facilities.

- Schools. The site is located within the Beaverton School District and is being developed by the District consistent with District long-range plans and funded by the voter-approved bond. A SPL is not required.

- Transit. TriMet does not provide service along SW 125th Avenue. The nearest service is on Scholls Ferry Road.
- Police. The City of Beaverton Police Department will provide service to the site.
- Pedestrian and bicycle facilities. As shown on the existing conditions plan, the existing sidewalks, pedestrian areas, and bicycle facilities will not be impacted by the proposed project.

Therefore, this criterion is and will be met.

C. The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of CHAPTER 20 (Land Uses) or Sections 20.25 and 70.15 if located within the Downtown Design District.

Response: The subject property is located within the RMC – Residential Mixed C zoning district. Section 20.05.15 lists the site development standards for the RMC zone. The following table lists the applicable site development standards and how the proposed project meets those standards.

Standard:	Response:
<i>A. Minimum Land Area – N/A</i>	This standard is met.
<i>E. Minimum Lot Width – 20 [feet]</i>	The width of the parcel, at its narrowest point, is approximately 500 feet wide. The minimum lot width standard is met.
<i>F. Minimum Yard Setbacks</i> 1. <i>Front – 10 [feet]</i> 2. <i>Side – 5 [feet]</i> 3. <i>Rear – 15 [feet]</i> [...] 6. <i>Minimum Between Buildings¹² – 6 [feet]</i>	As shown on the Site Plan, the proposed site plan meets the required rear and side setbacks for the subject property. Therefore, this standard is met.
<i>G. Building Height</i> 1. <i>Maximum – 35 [feet]</i>	The maximum height of the fence and netting is approximately 20 feet above grade. Therefore, this standard is met.

The following is an excerpt from Table 20.05.20.A: Residential - Category and Specific Use. The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts.

<i>Residential - Category and Specific Use</i>		<i>MR</i>	<i>RMA</i>	<i>RMB</i>	<i>RMC</i>
<i>9. Education</i>	<i>A. Educational Institutions</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>
	<i>B. Commercial Schools</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>

This proposal meets the applicable site development standards for the RMC zoning district and an existing Conditional Use land use approval exists for Southridge High School. The applicant is not requesting a new or modified Conditional Use approval for this land use. Therefore, this standard is not applicable.

D. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

Response: Consistency with applicable provisions of Chapter 60 is demonstrated in the next section of this narrative. As noted in the next section, the applicable provisions of Chapter 60 will be met.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.

Response: BSD will be responsible for overseeing development of the site. The maintenance responsibilities of the site and will be the role of the Beaverton School District. The District will manage the steps necessary to provide continued maintenance of the site. Therefore, this criterion is and will be met.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

Response: The proposed project is to install artificial turf on two existing grass fields and will have no impact to the existing vehicular and pedestrian circulation patterns on the Southridge High School site. Therefore, this criterion is not applicable.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation system in a safe, efficient, and direct manner.

Response: As noted above, the proposed development will not alter the existing on-site vehicular access or pedestrian circulation. Therefore, this criterion is not applicable.

H. Structures and public facilities and services serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Response: A Service Provider Permit from TVF&R has been deemed to be unnecessary by TVF&R. Therefore, this criterion is not applicable.

I. Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Response: Any component of the proposed project which may require public facilities and/or services will be designed consistent with applicable City codes. Therefore, this criterion is and will be met.

J. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Response: The proposed project will involve excavation of existing soil and an equal amount of fill for the base of the artificial turf field. The grade will not change. There will be drainage installed as a part of the project from which storm water will be detained and treated. Therefore, this criterion will be met.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

Response: Access and facilities for people with disabilities are incorporated into the development site. The fields will be accessible to all students and staff consistent with ADA requirements. Therefore, this criterion is met.

L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.

Response: This application contains all applicable submittal requirements for each application as specified in the Pre-Application Summary Notes. Therefore, this criterion is met.

Section 40.20.15.2 Design Review Two

Pursuant to Subsection C., in order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

Response: Section 40.20.15.2.A.7 states: “Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.” shall be subject to a Design Review Two application process. The proposal is to install artificial turf at the existing baseball and the existing softball fields, thus removing the existing grass turf which has been considered as landscaping. The total reduction in grass landscaping is approximately 20% of the total landscaping on the Southridge HS property. Therefore, this criterion is satisfied.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Response: All required application fees are included with this application. Therefore, this criterion is met.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.*

Response: All identified application materials are included with this application. Therefore, this criterion is met.

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).*

Response: Consistency with applicable provisions of Section 60.05.15 through 60.05.30 is demonstrated in the next section of this narrative. As noted in the next section, the applicable provisions of Section 60.05 will be met. Therefore, this criterion is met.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:*
- a. *A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or*
 - b. *The location of existing structural improvements prevent the full implementation of the applicable standard; or*
 - c. *The location of the existing structure to be modified is more than 300 feet from a public street.*

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

- d. *If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)*
- e. *If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).*

Response: The proposed development will not alter, modify, or otherwise affect the existing structures on the subject site. Therefore, this criterion is not applicable.

6. *For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.*

Response: The proposed development does not involve a detached residential structure. Therefore, this criterion is not applicable.

7. *The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.*

Response: Excavation and fill will take place on the subject fields; however, the existing grade will not be altered. The site will be consistent with Section 60.15.10. Therefore, this criterion is met.

8. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Response: All required applications and documents are included in proper sequence. The criterion is met.

CHAPTER 60 – SPECIAL REQUIREMENTS

Based on the applicant's review of Chapter 60, the following is the only applicable section of Chapter 60 to the proposed project.

60.05 Design Review Principles, Standards and Guidelines

Code Criteria	Response
60.05.15. Building Design and Orientation Standards. Unless otherwise noted, all standards apply in all zoning districts.	The proposal does not include construction of a building. Therefore, the standards for Building Design and Orientation are not applicable.
60.05.20. Circulation and Parking Design Standards. Unless otherwise noted, all standards apply in all zoning districts.	The proposal does not include any modification to the existing pedestrian or vehicular circulation or parking lots. The work will be limited to the existing baseball and softball fields at Southridge HS. Therefore, the standards for Circulation and Parking Design are not applicable.
<i>3. Pedestrian circulation</i>	
<i>F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</i>	<p>As illustrated on page L1.1, a new four foot four inch (4' 4") concrete walkway will be placed between the new artificial turf and an existing paved pedestrian area. This existing paved area is all flat and meets ADA. The new concrete area will be flush with the existing paved pedestrian area resulting in a ten foot one inch (10' 1") wide paved area for pedestrians. The adjacent dugout has access that is ADA as well and it is not sunken in the grade. No other walkways are proposed as a part of this project.</p> <p>Therefore, this standard is met.</p>

Applicant's plans revised on 1/10/24 showing no new walkways proposed

<p>60.05.25. Landscape, Open Space and Natural Areas Design Standards. Unless otherwise noted, all standards apply in all zoning districts.</p>	
<p><i>5. Minimum landscape requirements for non-residential developments and Mixed Use Development</i></p>	
<p><i>A. A minimum portion of the total gross lot area shall be landscaped:</i></p> <p><i>1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;</i></p>	<p>The amount of grass turf to be removed from the subject site is approximately 173,310 square feet. Existing landscaping is approximately 847,390 square feet which is approximately 60 percent of the site. The proposed landscape reduction will reduce the percentage of landscaping to approximately 48 percent of the site which is consistent with the standard.</p> <p>Therefore, this standard is met.</p>
<p><i>9. Fences and walls.</i></p>	
<p><i>B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.</i></p>	<p>Existing chain link fencing will be retained at both fields. As needed, any new fencing will be installed to match the existing fencing.</p> <p>Therefore, this standard is met.</p>
<p>60.05.30. Lighting Design Standards.</p>	<p>The proposal does not include installation of lighting on the subject site. Therefore, the standards for Lighting Design are not applicable.</p>