



September 29, 2022

RE: Raleigh Hills School Rebuild – Neighborhood Review Meeting

Dear Neighbor:

The Beaverton School District (BSD or “District”) is preparing to rebuild Raleigh Hills School, located at 5225 SW Scholls Ferry Road in the City of Beaverton. District voters approved funding for the full replacement of the school in May 2022. The current school building (roughly 59,000 square feet) will be rebuilt as a 97,000 square-foot building. The school is expected to offer a Pre-K program in addition to the K-5 school and will increase in capacity from approximately 540 students to 790 students and from approximately 67 staff to 85 staff. The rebuilding of the school will provide a more functional and modern educational environment. The current site plan and exterior renderings are included in the attachments.

The roughly 10-acre site is zoned Residential Mixed C (RMC). A school is permitted in this zone through a Type 3 Conditional Use and Design Review procedure, which will be reviewed and heard by the Beaverton Planning Commission.

Prior to submitting our land use application package, we would like to discuss this project with neighbors. In accordance with the City of Beaverton Neighborhood Review Meeting requirements, we are conducting this meeting at the school at the following date and time:

**Neighborhood Review Meeting**  
**Raleigh Hills School**  
**Thursday, October 20, 2022**  
**6:30 p.m.**  
**5225 SW Scholls Ferry Road, Beaverton**

We look forward to discussing the proposal with you. Please feel free to contact [Shayna Rehberg](mailto:srehberg@migcom.com), a land use planner at MIG|APG, at (503)227-3664 or [srehberg@migcom.com](mailto:srehberg@migcom.com) if you have questions regarding the meeting or the application.

Sincerely,



Eric Bolken  
Senior Construction Project Manager, BSD Facilities Development



Shayna Rehberg  
Senior Planner, MIG|APG

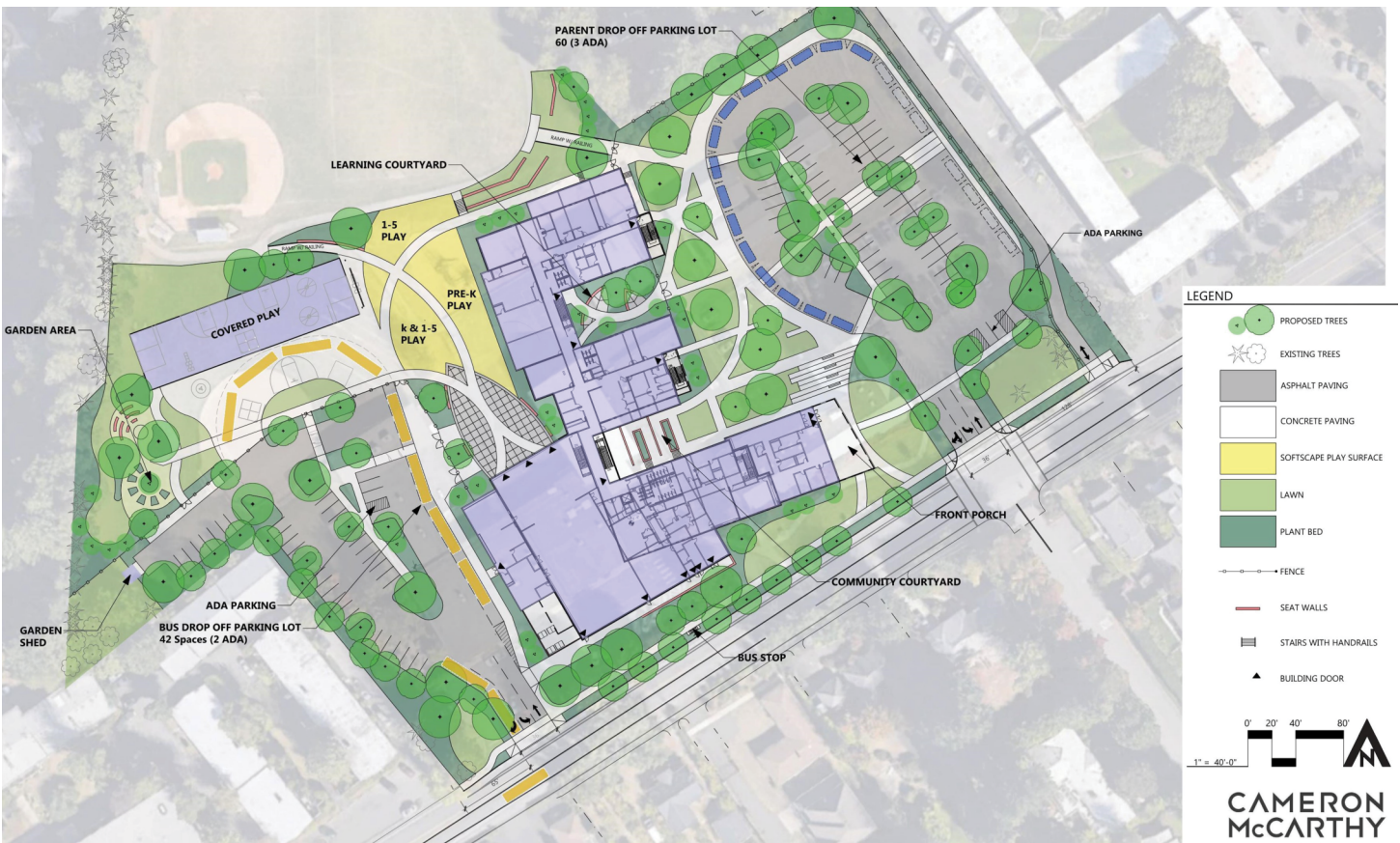
Attachments:

Vicinity Map

Site Plan and Exterior Rendering

**District Goal:** We empower all students to achieve post-high school success

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.



**LEGEND**

- PROPOSED TREES
- EXISTING TREES
- ASPHALT PAVING
- CONCRETE PAVING
- SOFTSCAPE PLAY SURFACE
- LAWN
- PLANT BED
- FENCE
- SEAT WALLS
- STAIRS WITH HANDRAILS
- BUILDING DOOR

Scale: 1" = 40'-0"

**CAMERON McCARTHY**



7750MONTCLAIR LLC 7750 SW MONTCLAIR DR PORTLAND, OR 97225	ABRAMOVITZ LIVING TRUST 8005 SW WESTGATE WAY PORTLAND, OR 97225	ABRAMS, HOWARD R REV LIV TRUST 7799 SW MONTCLAIR DR PORTLAND, OR 97225
BARTHOLD, HILARY N & BARTHOLD, ALAN J 7820 SW NORTHVALE WAY PORTLAND, OR 97225	BEAVERTON SCHOOL DIST #48J 16550 SW MERLO RD BEAVERTON, OR 97006	BERGERON, LESTER L & BERGERON, BARBARA A 7780 SW MONTCLAIR DRIVE PORTLAND, OR 97225
BHASKER, NARJALA & BHASKER, SHANDA M 5365 SW LAURELWOOD AVE PORTLAND, OR 97225	BRYANT, LAURIE E FAMILY TRUST 5406 SW SCHOLLS FERRY RD PORTLAND, OR 97225	BULLDOG PROPERTY LLC 5555 SW MERRIDEL CT PORTLAND, OR 97225
CARLISLE SHIIBA FAMILY TRUST 4480 NE ALAMEDA ST PORTLAND, OR 97213	CHEEK, RONALD L & CHEEK, MONIQUE A 11000 SW GAARDE ST UNIT 1 PORTLAND, OR 97224	CHOU, BENEDICT T & CHOU, YUAN K & TONG, SIUKEE 8065 SW LAURELWOOD CT PORTLAND, OR 97225
CLARKE, LESLIE F II & CLARKE, VALERIE L 7900 SW NORTHVALE WAY PORTLAND, OR 97225	CLEAR HILLS CONDO UNIT OWNERS 7595 SW CLEAR HILLS DRIVE PORTLAND, OR 97225	CLEAR HILLS PROJECT, OWNERS OF UNITS 7644 SW GREEN VALLEY TER PORTLAND, OR 97225
COBB, MARILYN KAY REV LIV TRUST 7795 SW NORTHVALE WAY PORTLAND, OR 97225	COCHRAN, TERRY TRUST 5250 SW LAURELWOOD AVE PORTLAND, OR 97225	CORREL, STEPHEN F & HARRIS, KAREN GAYE 8335 SW WOODSIDE DR PORTLAND, OR 97225
COURTYARD VILLAGE AT RALEIGH HILLS LLC 4875 SW 78TH AVE PORTLAND, OR 97225	CRESCENT HILL APARTMENTS LLC 101 SW MAIN ST #1210 PORTLAND, OR 97204	DEHEN, KENNETH D 5250 SW SCHOLLS FERRY RD PORTLAND, OR 97225
DUNLAP, KYLA J LIV TRUST 12826 SW SEVILLA AVE TIGARD, OR 97223	DURBIN, AARON SCOTT & DURBIN, CHRISTY R 8025 SW LAURELWOOD CT PORTLAND, OR 97225	EDELSON, ANDREA 8302 SW HOMEWOOD ST PORTLAND, OR 97225
ELLSON, JEANNE BOGAN & ELLSON, RANDALL D 5030 SW LAURELWOOD AVE PORTLAND, OR 97225	FERAR, JUNE 8315 SW WOODSIDE DR PORTLAND, OR 97225	FRED MEYER STORES INC 1014 VINE ST CINCINNATI, OH 45202
GALLAGHER, GEORGE & JANE LIV TRUST 5100 SW LAURELWOOD AVE PORTLAND, OR 97225	GAVALIS OWNBY LIV TRUST 8217 SW HOMEWOOD ST PORTLAND, OR 97225	GERRITSEN REV LIV TRUST 5220 SW SCHOLLS FERRY RD PORTLAND, OR 97225

GHOTRA, HARBHAJAN SINGH &  
GHOTRA, SURJIT KAUR  
8020 SW LAURELWOOD CT  
PORTLAND, OR 97225

GLEASON PROPERTIES #2 LLC  
5334 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

GOBEL, WILLIAM J & GOBEL, JUDITH  
ANN  
8040 SW LAURELWOOD CT  
PORTLAND, OR 97225

GODBAY-SCHILLER FAMILY TRUST  
7756 SW GREEN VALLEY TER  
PORTLAND, OR 97225

GRADER, NANCY & MONTGOMERY,  
WAYNE FORD JR  
7572 SW CLEAR HILLS DR  
PORTLAND, OR 97225

GRAMUNT-YUNG LIV TRUST  
8005 SW LAURELWOOD CT  
PORTLAND, OR 97225

GURNEY, DAVID J & SZIJ, DORINE  
7970 SW NORTHVALE WAY  
PORTLAND, OR 97225

HARRINGTON, ADAM B  
7950 SW NORTHVALE WAY  
PORTLAND, OR 97225

HARRINGTON, HENN  
5404 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

HUSON, NEIL G & HUSON, CHERILL M  
7584 SW CLEAR HILLS DR  
PORTLAND, OR 97225

JAMES, GREGORY & FARRENS,  
KATHERINE  
5305 SW LAURELWOOD AVE  
PORTLAND, OR 97225

JAX EPV LLC  
155 NW MILLER RD  
PORTLAND, OR 97229

JONES, DARREN R & ENGELHARD,  
DIANE L  
7835 SW NORTHVALE WAY  
PORTLAND, OR 97225

KANTOR, STEPHEN E & KANTOR,  
ELAINE B  
7592 SW CLEAR HILLS DR  
PORTLAND, OR 97225

KHAN, SOHAIL J & KHAN, FARZANA I  
5065 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

KIM, KENNETH & KIM, SAJEEVANI  
7975 SW WESTGATE WAY  
PORTLAND, OR 97225

KLIBANOV, MARK  
1551 SW TAYLOR ST  
PORTLAND, OR 97205

KOONING, CHRISTOPHER D  
5150 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

LALL, NIREN TRUST  
8135 SW LAURELWOOD CT  
PORTLAND, OR 97225

LAURELWOOD PROPERTIES LLC  
900 SW 5TH AVE #1700  
PORTLAND, OR 97204

LAW, ROBERT M 2018 TRUST  
12655 SW NORTH DAKOTA ST  
TIGARD, OR 97223

LOFTESNESS LIVING TRUST  
7712 SW GREEN VALLEY TER  
PORTLAND, OR 97225

LOVE, GAYLE L FAM TRUST  
5280 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

MAEDA, STEPHEN SHINICHI  
PO BOX 25063  
PORTLAND, OR 97225

MAHOROWALA, ARPAN P & MODI-  
MAHOROWALA, VAISHALI A  
4090 SERANGO CT  
WEST LINN, OR 97068

MCCANN, GARY P & MCCANN, TRACI S  
8355 SW WOODSIDE DR  
PORTLAND, OR 97225

MCGAUGHEY, ROBERT J &  
MCGAUGHEY, IRINA A  
8085 SW LAURELWOOD CT  
PORTLAND, OR 97225

MCIVER, MALCOLM K REV LIV TRUST  
7860 SW NORTHVALE WAY  
PORTLAND, OR 97225

MILLER, MILES L & MILLER, CAILEEN W  
5170 SW LAURELWOOD AVE  
PORTLAND, OR 97225

MILLER, SHANE & MILLER-IBARRA,  
NELIDA  
5395 SW LAURELWOOD AVE  
PORTLAND, OR 97225

MONTOYA, AUSTIN ROBERT  
8140 SW LAURELWOOD CT  
PORTLAND, OR 97225

MOSCATO, FRANK  
7875 SW NORTHVALE WAY  
PORTLAND, OR 97225

NGUYEN, CUONG MANH & TRAN,  
HUONG THANH  
8045 SW LAURELWOOD CT  
PORTLAND, OR 97225

NGUYEN, VINCENT T & WEIDNER-  
NGUYEN, KRISTEN  
8080 SW LAURELWOOD CT  
PORTLAND, OR 97225

NORTHVALE CONDOMINIUMS  
OWNERS OF UNITS  
8314 SW APPLE WAY  
PORTLAND, OR 97225

OERTLI, GLEN W & PORTER, EARL M  
4975 SW LAURELWOOD AVE  
PORTLAND, OR 97225

PEDERSEN, JOHN L & PEDERSEN, CAROL  
M  
8115 SW LAURELWOOD CT  
PORTLAND, OR 97225

PLATT, BARBARA H TRUST  
8020 SW NORTHVALE WAY  
PORTLAND, OR 97225

POWELL, JANE R REV TRUST  
8030 SW NORTHVALE WAY  
PORTLAND, OR 97225

PRITCHARD LIV TRUST  
7935 SW NORTHVALE WAY  
PORTLAND, OR 97225

RALEIGH HILLS PATIO APARTMENTS I  
LLC & RALEIGH HILLS PATIO  
APARTMENTS II LLC  
131 HOLLAND RD  
LOPEZ ISLAND, WA 98261

RAMONES, KANOE  
5090 SW LAURELWOOD AVE  
PORTLAND, OR 97225

RH RALEIGH FIRESIDE APARTMENTS LLC  
PO BOX 1567  
LAKE OSWEGO, OR 97035

RHODE, PAUL W  
303 SOUTH MAIN #305  
ANN ARBOR, MI 48104

ROBINSON, SAMUEL P TRUST  
805 SW BROADWAY ST 780  
PORTLAND, OR 97205

ROSE, JILL P  
5408 SW SCHOLLS FERRY RD #2-A  
PORTLAND, OR 97225

RSA PROPERTY LLC  
5102 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

SAXON, JOHN S  
8032 SW NORTHVALE WAY  
PORTLAND, OR 97225

SAYRE, LEWIS & SAYRE, DEBRA  
PO BOX 3110  
SALEM, OR 97302

SCEARCE, JEFFREY BRYAN  
UNIT 7700 BOX 0270  
DPO, AE 09290

SCHLESINGER, BENITA J  
7935 SW WESTGATE WAY  
PORTLAND, OR 97225

SCHOLLS CORP, THE  
15800 BOONES FERRY RD #C-104  
LAKE OSWEGO, OR 97035

SHIPLEY, DOUGLAS & SHIPLEY, JULIE  
5070 SW LAURELWOOD AVE  
PORTLAND, OR 97225

STEUDLER, STANLEY S  
471 URAN RD  
WASHOUGAL, WA 98671

STEUDLER, STANLEY S & STEUDLER,  
SHARLENE A  
7933 SW SPRUCE ST  
PORTLAND, OR 97223

THEIS, AUDREY S  
7720 SW MONTCLAIR DR  
PORTLAND, OR 97225

TILTON, KATHERINE  
5402 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

TORO, LUCIA R & MILDNER, GERARD C  
S  
4985 SW LAURELWOOD AVE  
PORTLAND, OR 97225

TRISKA, RICHARD & BARBARA REV LIV  
TRUST  
PO BOX 214  
LEBANON, OR 97355

VANDERHOOF, YURI M  
5255 SW LAURELWOOD AVE  
PORTLAND, OR 97225

VISSE JOINT REV TRUST  
8307 SW HOMEWOOD ST  
PORTLAND, OR 97225

WEINSTEIN REV LIV TRUST & BY  
JEFFREY & LOUISE WEINSTEIN TRS  
7778 SW GREEN VALLEY TER  
PORTLAND, OR 97225

WESLER, CHARLENE C & SUSAK,  
MICHAEL J  
5275 SW LAURELWOOD AVE  
PORTLAND, OR 97225

WILLIAMS, TROND & WILLIAMS,  
CATHERINE  
7755 SW NORTHVALE WAY  
PORTLAND, OR 97225

WILLS, DAVID & WILLS, TONYA  
5200 SW LAURELWOOD AVE  
PORTLAND, OR 97225

XIE, NINGDE & WANG, ZHEN  
5225 SW LAURELWOOD AVE  
PORTLAND, OR 97225

YAN, JESSIE  
8100 SW LAURELWOOD CT  
PORTLAND, OR 97225

YOUNG, DANIEL J & YOUNG, HANNAH  
8120 SW LAURELWOOD CT  
PORTLAND, OR 97225

YUAN, EDMUND & YUAN, SHELLY A  
8000 SW LAURELWOOD CT  
PORTLAND, OR 97225

CPO 3  
155 N FIRST AVE STE 370 MS20  
HILLSBORO OR 97124

DENNEY WHITFORD/RALEIGH WEST  
ATTN: ERNIE CONWAY  
10150 SW CYNTHIA ST  
BEAVERTON OR 97008

DENNEY WHITFORD/RALEIGH WEST  
ATTN: SHERRY MOORE  
6075 SW 130<sup>TH</sup> AVE  
BEAVERTON OR 97008

**PUBLIC MEETING**

**On A  
Preliminary Development  
Proposal Affecting**

5225 SW Scholls Ferry Rd

**PROPOSED**

Raleigh Hills School Rebuild

**A meeting to discuss the  
preliminary development  
proposal is scheduled for**

Thurs, Oct 20 - 6:30 pm  
Raleigh Hills School

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

Shayna Rehberg, MIG/APG  
srehberg@migcom.com, 503-227-3678

PROJECT NAME: Raleigh Hills School Rebuild

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

AFFIDAVIT OF POSTING NOTICE

\*\*\*\*\*

I, Shayna Rehberg, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Raleigh Hills School rebuild affecting land located at 5225 SW Scholls Ferry Rd, and that pursuant to Ordinance 2050, Section 50.3., did on the 29th day of September, 2022, 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.

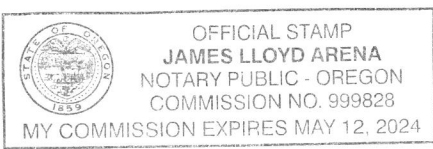
Signature: [Signature]

Dated this 9th day of November, 2022.

Subscribed and sworn to before me this 9<sup>th</sup> day of November, 2022.  
by SHAYNA Rehberg  
[Signature]

Notary Public for the State of Oregon, County of Multnomah

My Commission expires: MAY 12, 2024



TURN PAGE OVER FOR POSTING INSTRUCTIONS



DEVELOPER OR AGENT: Beaverton School District

PROJECT LOCATION: 5225 SW Scholls Ferry Rd

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Shayra Penberg, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Raleigh Hills School rebuild affecting land located at 5225 SW Scholls Ferry Rd, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 29th day of September, 2022, 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.**

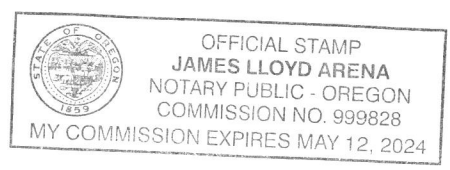
Signature: [Signature]

Dated this 29th day of November, 2022.

Subscribed and sworn to before me this 9th day of November, 2022, by Shayra Penberg.

[Signature]  
Notary Public for the State of Oregon, County of Multnomah

My Commission expires: MAY 12, 2024



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# memo

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to **Denney Whitford/Raleigh West Neighborhood Association Committee (NAC)**  
cc **Raleigh Hills School Rebuild Project Team**  
from **Shayna Rehberg, MIG|APG**  
re **Neighborhood Review Meeting Summary**  
date **November 17, 2022**

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This memorandum provides a summary of presentation and discussion at the Neighborhood Review Meeting held for the Raleigh Hills School Rebuild Project. Per City of Beaverton Neighborhood Review Meeting Rules, this summary will be sent to the Chair of the Denney Whitford/Raleigh West Neighborhood Association Committee (NAC) and will be included with the land use application when it is submitted to the City. Supporting materials – such as meeting notice, mailing list, affidavits of mailing and posting meeting notice, meeting materials, and meeting sign-in sheets – will also be included in the land use application as required.

The Neighborhood Review Meeting was held in-person at the following place, date, and time:

- Raleigh Hills School, Cafeteria, 5225 SW Scholls Ferry Road
- October 20, 2022, at 6:30 pm.

Approximately 20 people attended the meeting, including project team members.

The following is an overview of the presentation by the project team and questions and discussion that arose during and following the presentation.

- A. Welcome by Principal Jennifer DeMartino
- B. Opening by Eric Bolken, Beaverton School District (BSD) Project Manager
  - i. This meeting as part of the land use application process
  - ii. Delivering on the bond project approved by voters in May 2022
- C. General project process and design overview by Tim Ganey, DLR Architects
  - i. Community vision process
  - ii. Working **with** the site and its topography
  - iii. Public and student sides of the building
  - iv. Emphasis on safety and improving safety

- D. Site improvements and landscape overview by Justin Lanphear, Cameron McCarthy Landscape Architects
  - i. Improving safety (e.g., separating bus and family drop-off, deepening parking areas for better and more on-site vehicle queuing so as not to back up onto Scholls Ferry Road)
  - ii. While providing ample green/open/play/learning spaces (e.g., courtyards, fields that will be preserved as is, soft-surface play area, covered play area, garden)
- E. Building design overview by Frank Mueller, DLR Architects
  - i. Wanting to honor historic nature of school
  - ii. Fitting in stories and scale of buildings with slope of site and character of surrounding neighborhood
  - iii. Designing and dividing the school building into "houses"
- F. Land use application process overview by Shayna Rehberg, MIG|APG (Planning)
  - i. MIG|APG putting together the land use application package
  - ii. This meeting is a part of the land use process
  - iii. Estimate going through the City's process from about Nov 2022 to March 2023, with public notice and a Planning Commission public hearing near the end of that period
- G. Closing by Eric Bolken, BSD
  - i. Continuing design
  - ii. Project overall schedule (from land use process now to additional design, other permitting, construction, and the school opening in Fall 2026)
- H. Group Q&A/Discussion
  - i. Washington County sidewalk project from gas station to Laurelwood (April-Sept 2023) – will our project tear up that work? Our construction will begin around July 2024 and the District has coordinated with the County about the sidewalk project. The County will not improve sidewalks in front of the school; the District will do that as part of the school rebuild project.
  - ii. Coordination with County re: everything else to do with roadway interface, e.g., lanes, turn lanes, crossings, signal, driveways. Ongoing coordination with County.
  - iii. Will right-of-way be needed on the south side of Scholls Ferry Road for 3 lanes? No, we will be providing (dedicating) right-of-way on our site (the north side of Scholls Ferry Road).
  - iv. What will happen with drainage on the site? We are required to contain drainage in parking lots. Rainfall on landscape should be absorbed.
  - v. Will there be a bus pullout on Scholls Ferry Road like in rendering? No school bus pullouts will be located on Scholls Ferry Road.
- I. Comment Forms – None completed/returned
- J. Discussion or Notes Around Display Boards
  - i. Sticky note – Provide student access to the school from properties to the north
  - ii. Justin commented that a signal will be installed at the east driveway intersection, which will be aligned with Montclair

- iii. Project team member Garth Appanaitis, DKS Associates (Transportation/Traffic), reported the following neighbor comments:
- Wants to avoid wide lanes that encourage Scholls Ferry Road to be used as a bypass route. Wants to see 11' or narrower to help reduce speeding.
  - Thought that Washington County was going to be making improvements in front of the school that would get ripped up, and was glad to hear that is not the case.
  - Likes the traffic signal and protected crossing at Montclair.
  - Likes the site plan showing more space for drivers waiting on site. Today they sometimes block the bike lane.
  - Would like to see covered bike parking provided to encourage use of bikes.
  - Also shared that he really likes the conceptual site plan after talking through the various aspects.

Attachments:

- PowerPoint Presentation
- Meeting Display Boards



# Raleigh Hills Elementary School

## AGENDA

Gather

Welcome, by Principal DeMartino

20 min Presentation, by Design Team

Q&A

Exploration Stations Available until around 8pm

# Project Planning

- Meeting for Neighborhood Land Use Process for development project
- Funded through 2014 & 2022 Capitol Improvements Bond
- Planned for complete tear down and rebuild
- New facility K-5 student capacity of 750 students + Pre-K program
- New Facility will meet the BSD Educational Specifications regarding educational program spaces and best practices.
- Design is in-process and will be continually modified



# PRESENTATION

- Where we've been
- Where we are
- Where we're going

# PRESENTATION

- Where we've been
- Where we are
- Where we're going



# Raleigh Hills School Baseline

Pre-Bond Design Conversations and Knowledge Shares:

- Several District Advisory Committee (DAC) Workshops
- Multiple Community Outreach Meetings (virtual & in-person)
- Surveys sent to Community via ParentSquare
- Teacher & Staff Open House
- Shadowing of School and Teachers, by Design Team

**OUTCOME: PROJECT'S GUIDING PRINCIPLES**



## Community Centered

We believe that our school is central to our community, rich in history, and future-focused to provide relevant, active-learning experiences

Community



## Wellness

We believe that social, emotional, and mental health are critical to learning and teaching.

Caring



## Relationships at its Core

We believe we are at our best when connected to and supportive of one another.

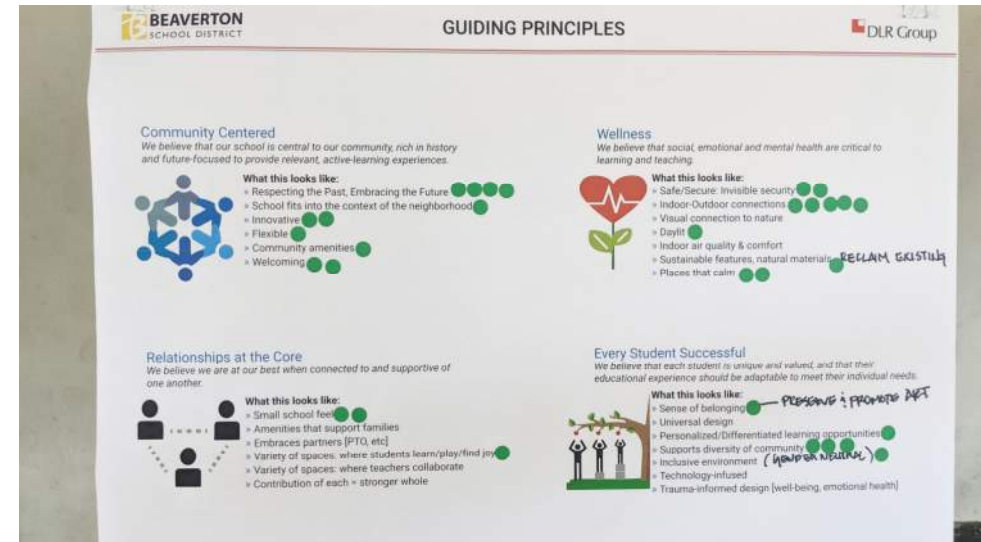
Connected



## Every Student Successful

We believe that each student is unique and valued, and that their educational experience should be adaptable to meet their individual needs.

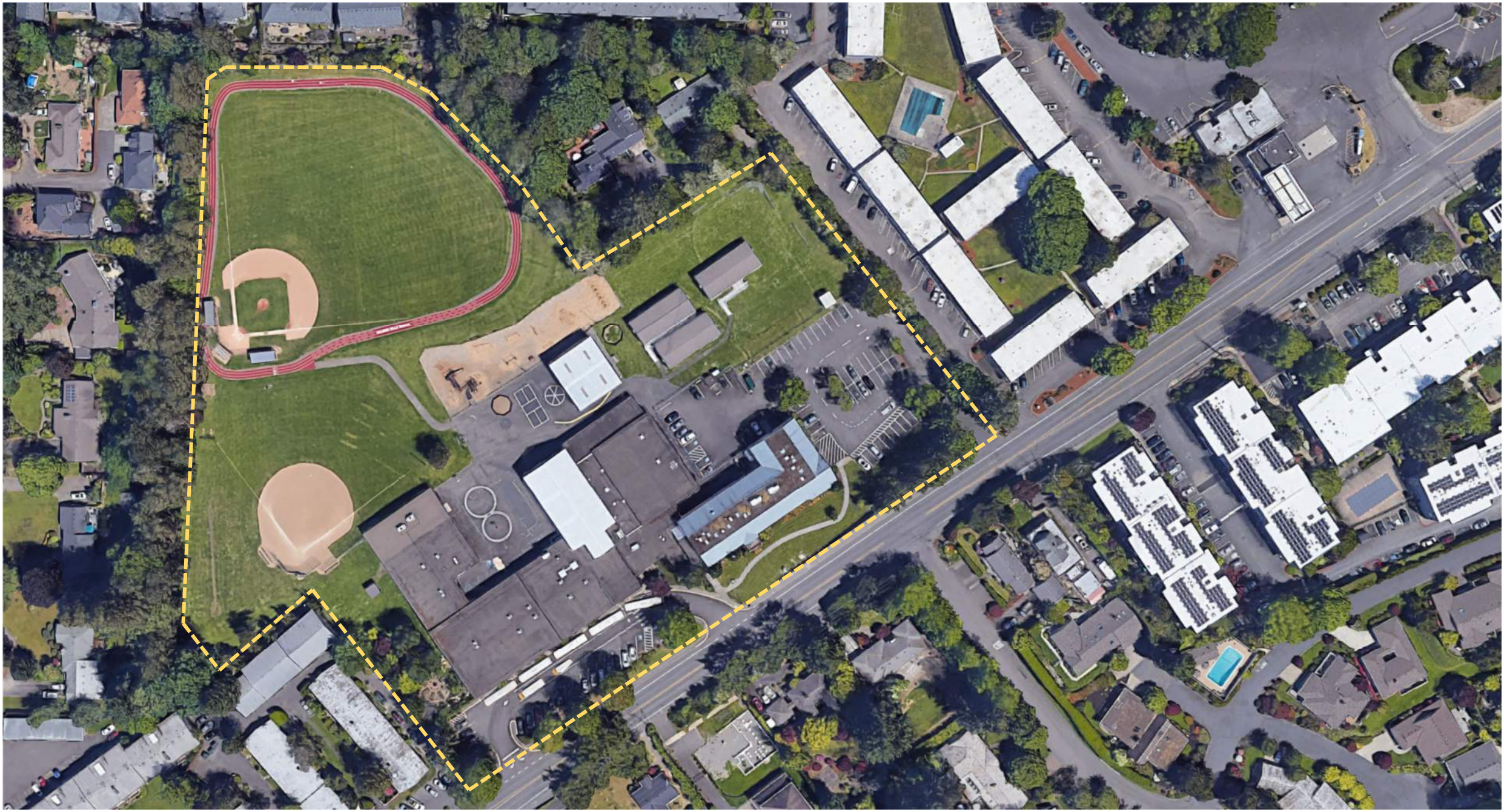
Comfortable



# PRESENTATION

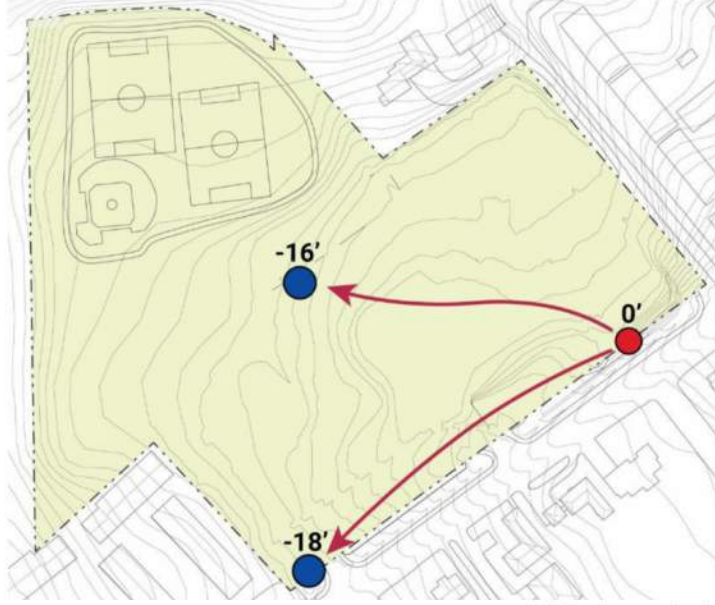
- Where we've been
- Where we are
- Where we're going

SITE DESIGN



# Site Understanding

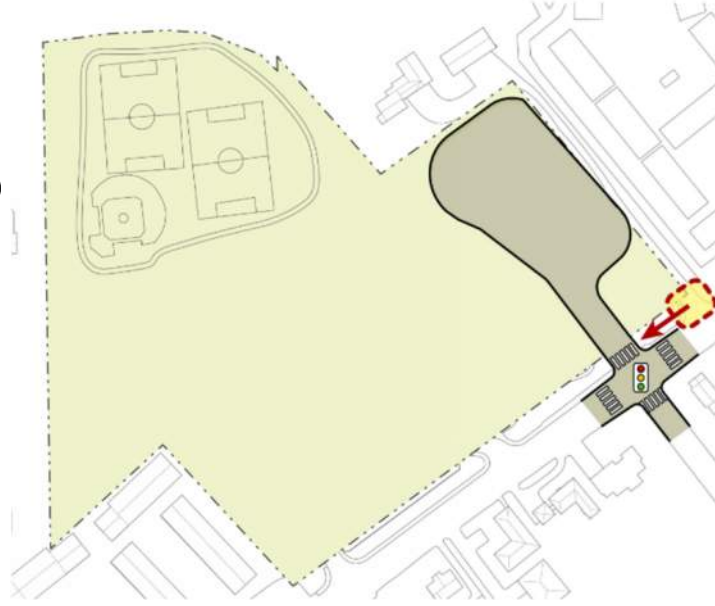
Topography



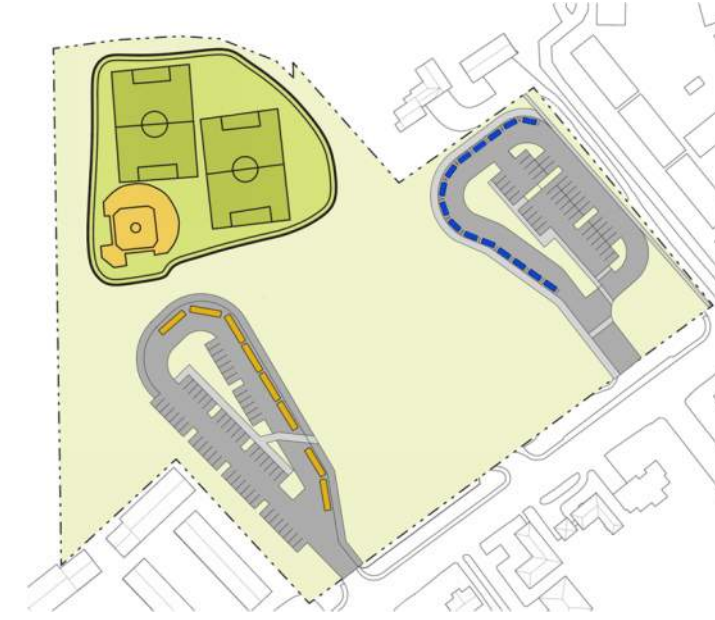
Ball Field & Track



Montclair Alignment

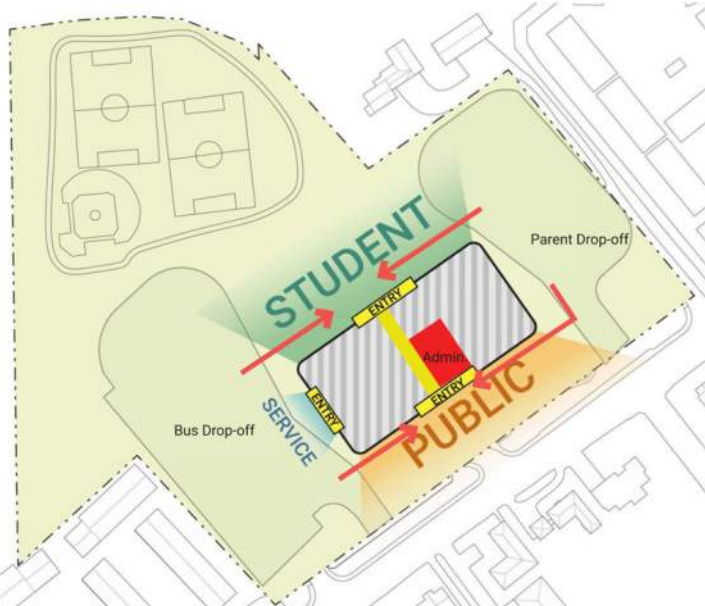


Separate Buses and Parents

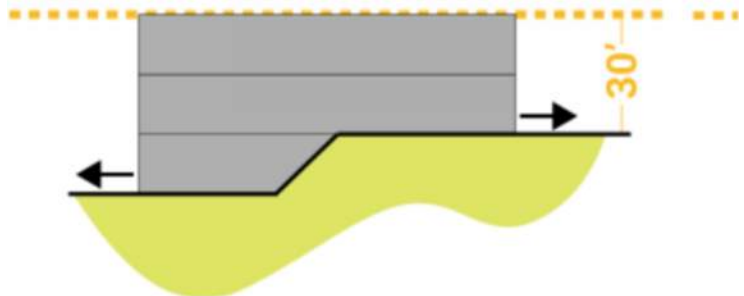


# Site Coordination

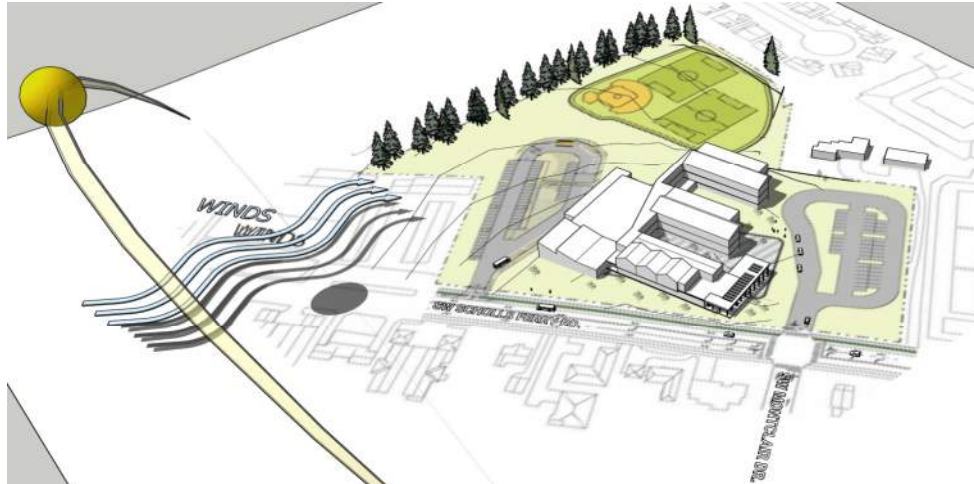
Public Face vs Classrooms



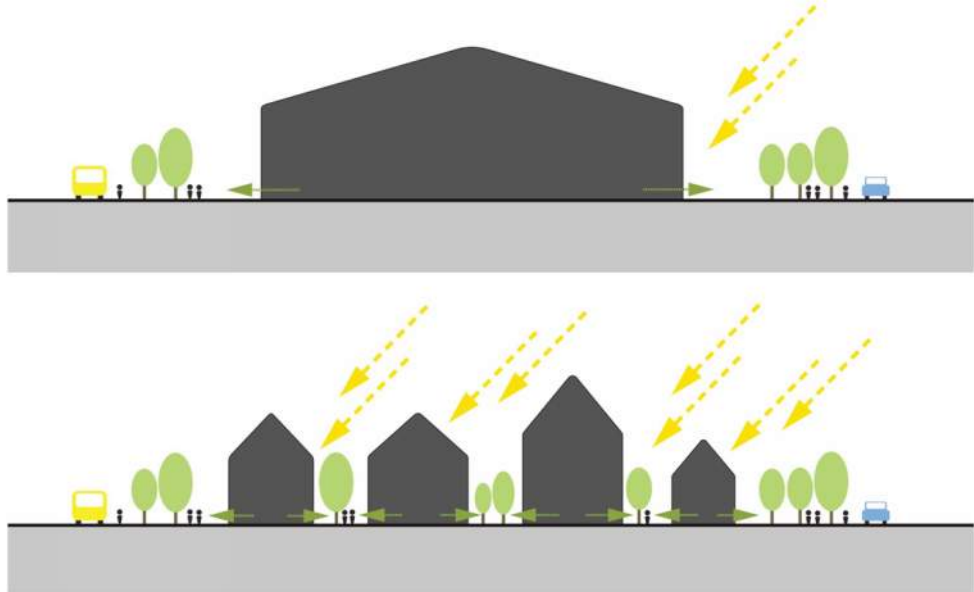
Street Scale

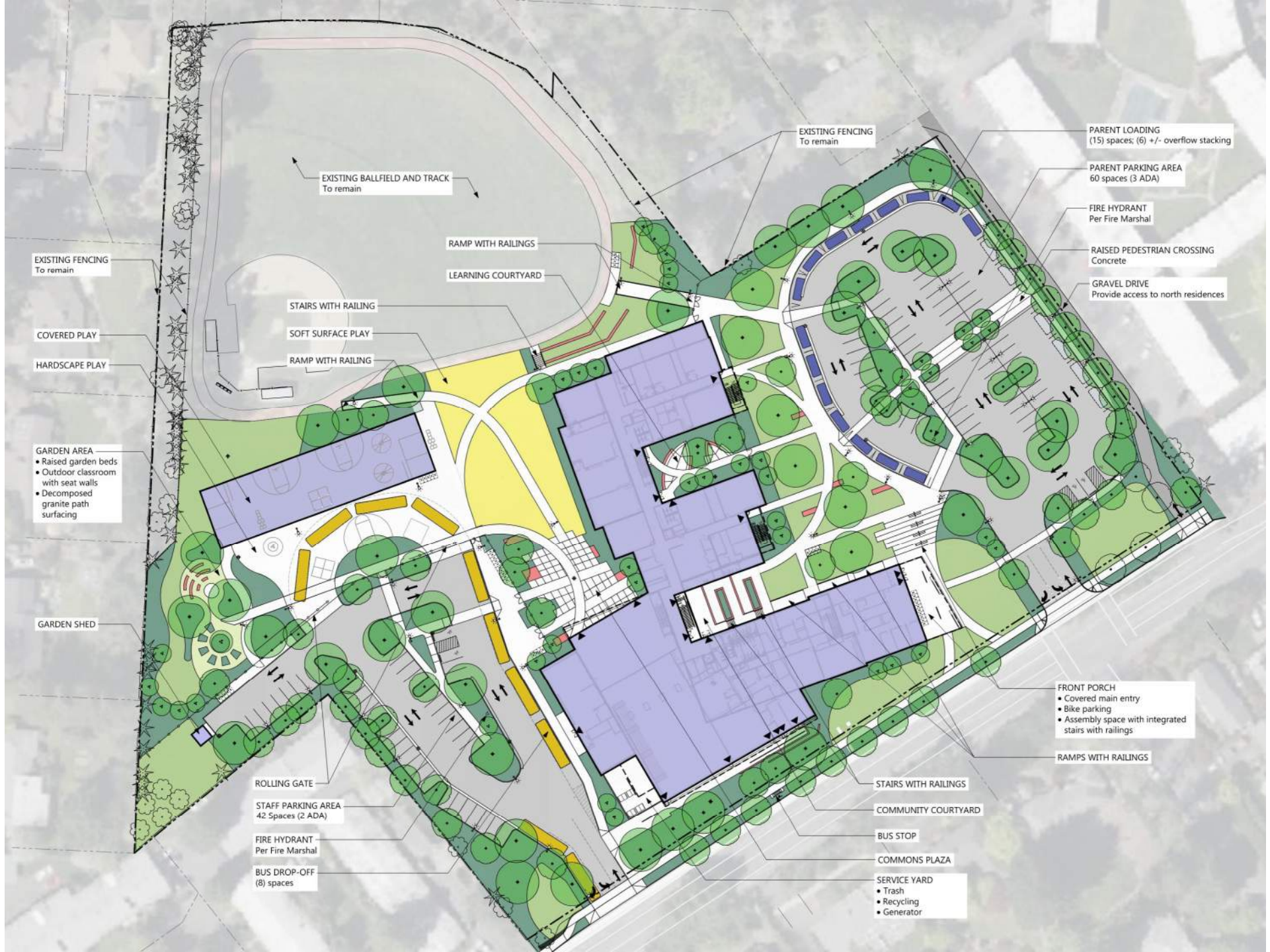


Solar Orientation



Small School Feel





EXISTING FENCING  
To remain

COVERED PLAY

HARDSCAPE PLAY

GARDEN AREA  
• Raised garden beds  
• Outdoor classroom  
with seat walls  
• Decomposed granite path  
surfacing

GARDEN SHED

ROLLING GATE

STAFF PARKING AREA  
42 Spaces (2 ADA)

FIRE HYDRANT  
Per Fire Marshal

BUS DROP-OFF  
(8) spaces

EXISTING BALLFIELD AND TRACK  
To remain

RAMP WITH RAILINGS

LEARNING COURTYARD

STAIRS WITH RAILING

SOFT SURFACE PLAY

RAMP WITH RAILING

EXISTING FENCING  
To remain

PARENT LOADING  
(15) spaces (6) +/- overflow stacking

PARENT PARKING AREA  
60 spaces (3 ADA)

FIRE HYDRANT  
Per Fire Marshal

RAISED PEDESTRIAN CROSSING  
Concrete

GRAVEL DRIVE  
Provide access to north residences

FRONT PORCH  
• Covered main entry  
• Bike parking  
• Assembly space with integrated  
stairs with railings

RAMPS WITH RAILINGS

STAIRS WITH RAILINGS

COMMUNITY COURTYARD

BUS STOP

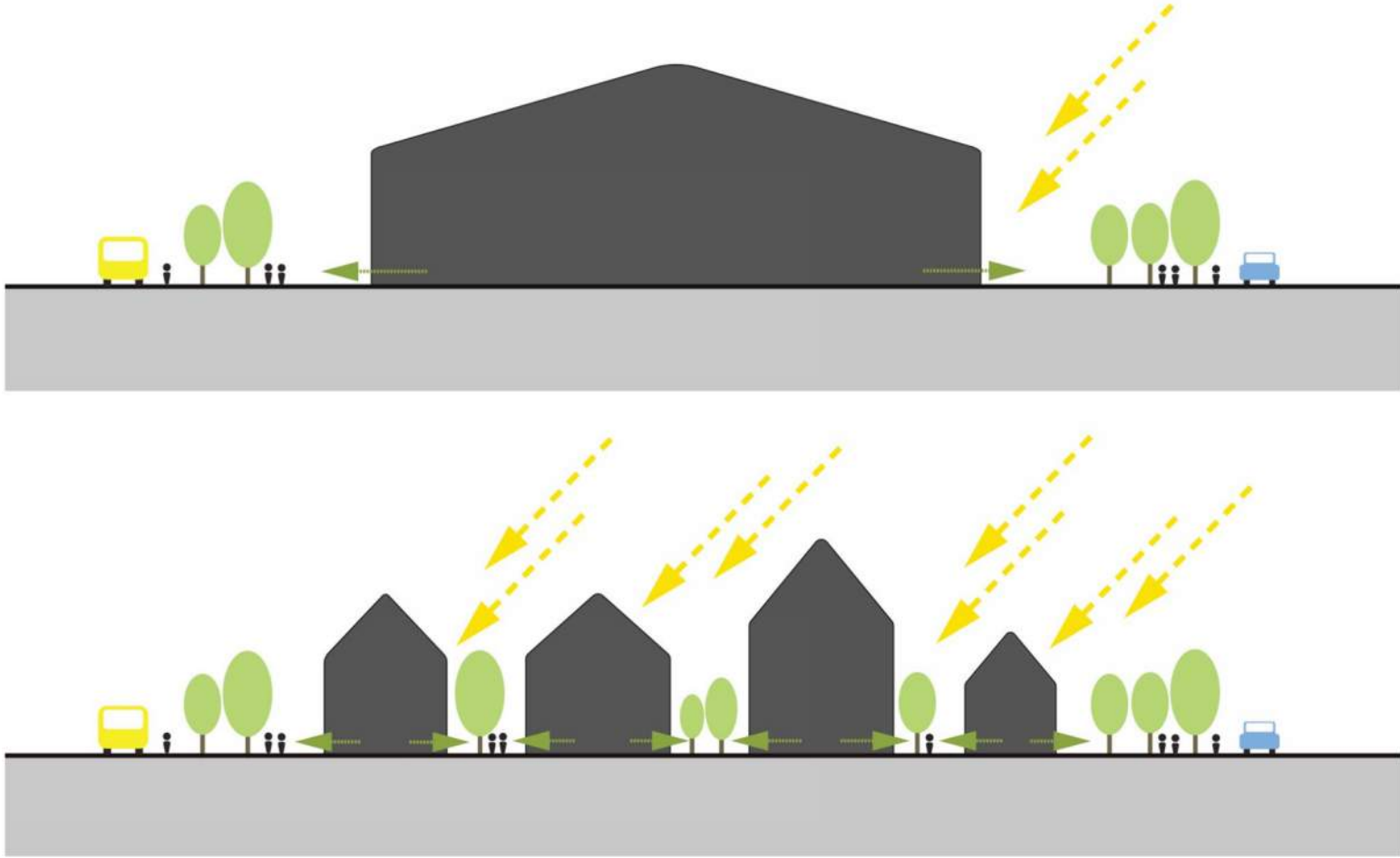
COMMONS PLAZA

SERVICE YARD  
• Trash  
• Recycling  
• Generator

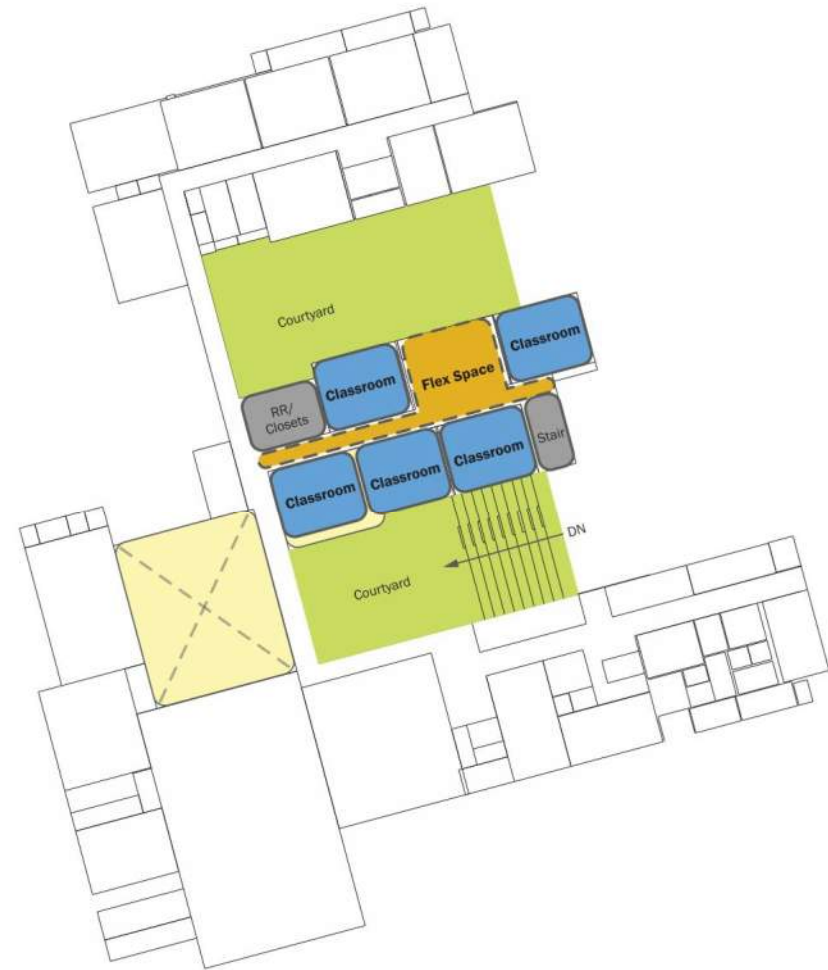
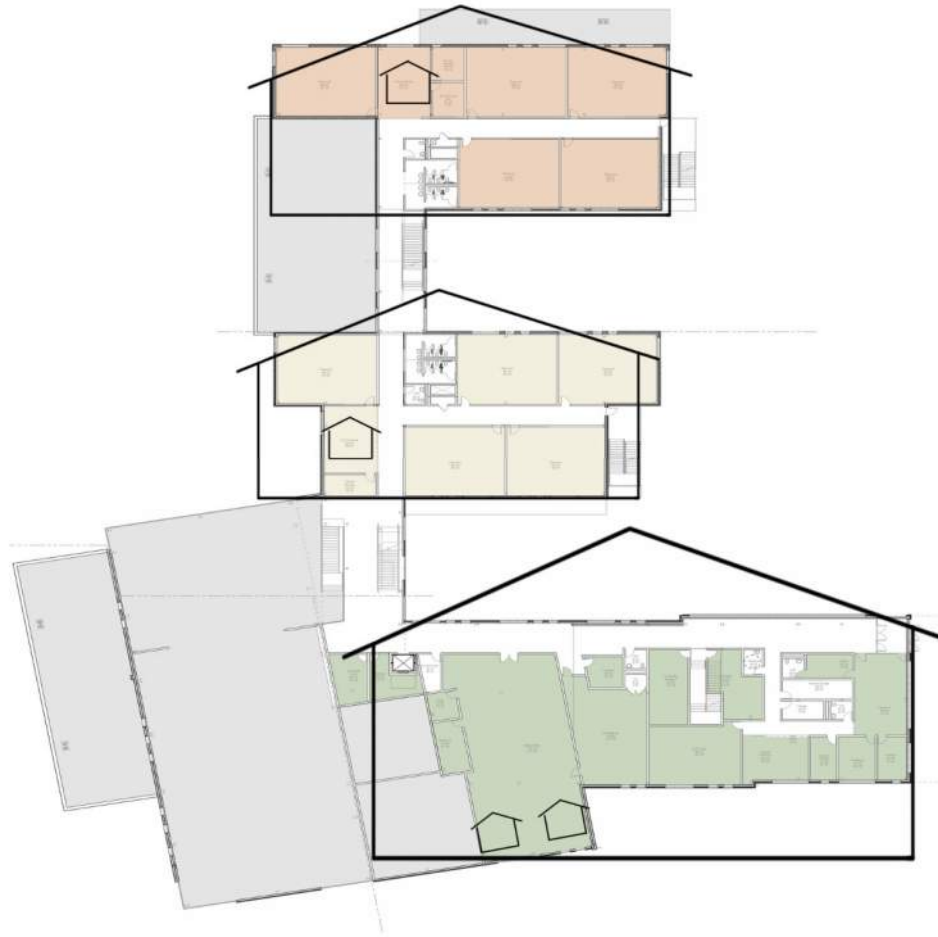
# BUILDING DESIGN



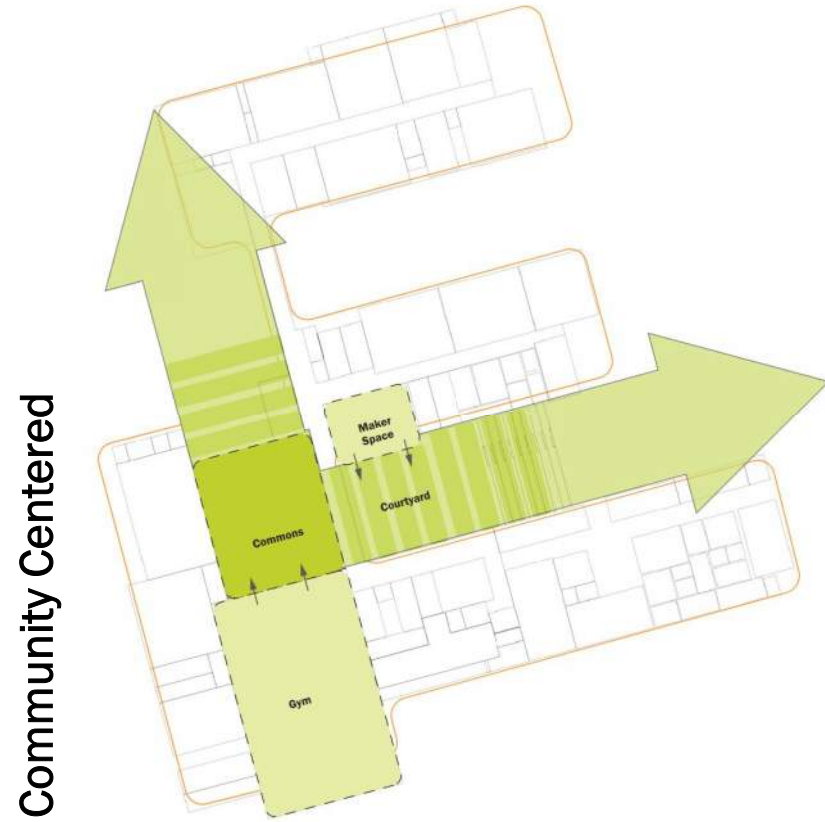
# Small School Feel



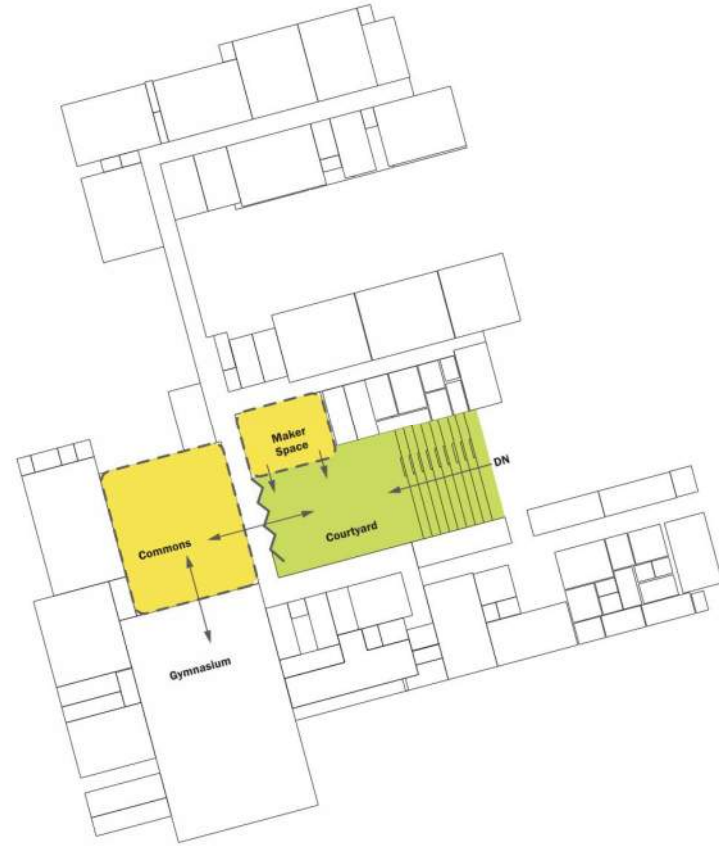
# Learning Pods - 'Houses'



# Community Centered



# Connection to Outdoors



# Floor Plans



## Park Level

Gymnasium  
Cafeteria  
Special Education  
Pre-K & Kindergarten



## Street Level

Main Entry / Administration  
Library  
Computer Lab  
Classrooms



## Treetop Level

Classrooms

# Rendering



# PRESENTATION

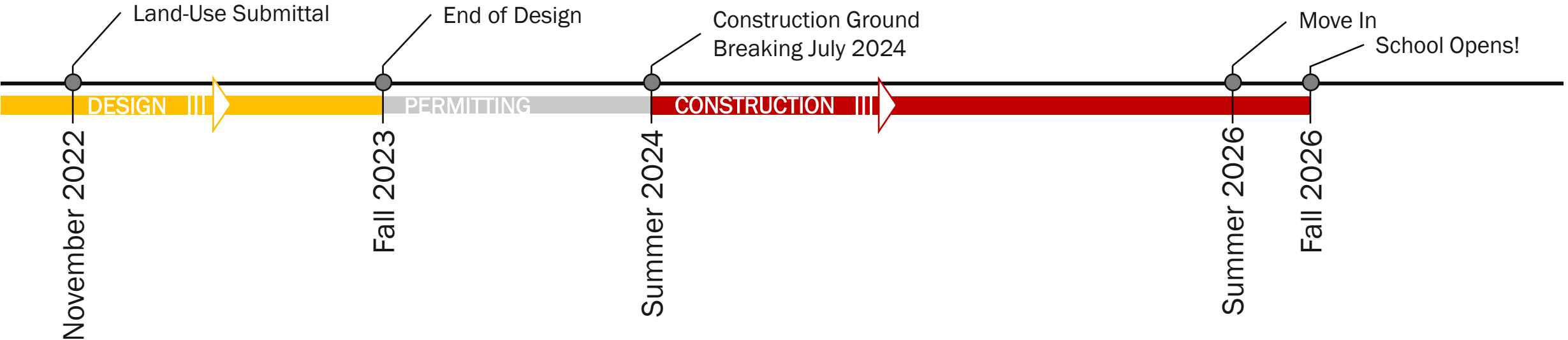
- Where we've been
- Where we are
- Where we're going

# Land Use Application Process

- City of Beaverton applications addressing, e.g., site and building design, building height, school in a residential zone, and tree removal and planting
  - Design Review, Conditional Use, Tree Plan, and Adjustment applications
- Application process timeline – roughly Nov 2022 to March 2023
- City of Beaverton Planning Commission review and public hearing
- Opportunity to participate in hearing process

<b>2022-2023 CITY OF BEAVERTON PLANNING COMMISSION SCHEDULE</b>							
APPLICANT	STAFF	APPLICANT	APPLICANT	STAFF	APPLICANT	APPLICANT	CITY
SUBMITTAL	APPLICATION	DEEMED	POST	20-DAY NEWSPAPER	FACILITIES REVIEW		120 DAY
DEADLINE	COMPLETENESS	COMPLETE	NOTICE ON SITE	NOTICE PRIOR TO FR	APPLICANT	PC HEARING	DEADLINE
			BY	Email one week earlier	MEETING	DATES	
Wednesday	Wednesday	By Wednesday	Thursday	Post By	Wednesday	Wednesday	
Nov 2	Nov 16	Nov 23	Dec 1	Dec 1	Dec 21	Jan 11	Mar 23
Nov 9	Nov 23	Nov 30	Dec 8	Dec 8	Dec 28	Jan 18	Mar 30
Nov 16	Nov 30	Dec 7	Dec 15	Dec 15	Jan 4	Jan 25	Apr 6
Nov 23	Dec 7	Dec 14	Dec 22	Dec 22	Jan 11	Feb 1	Apr 13
Nov 30	Dec 14	Dec 21	Dec 29	Dec 29	Jan 18	Feb 8	Apr 20

# Schedule and Next Steps







Thank you!

Q&A

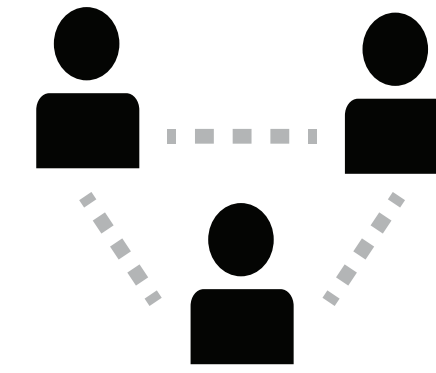
# BEAVERTON SCHOOL DISTRICT



## EVERY STUDENT SUCCESSFUL

What does this look like?

- » Support & Promote Diversity of the Community
- » Universal design
- » Personalized/Differentiated learning opportunities
- » Spaces that Spark Curiosity, Variety of Spaces
- » Technology-infused



## RELATIONSHIPS AT THE CORE

What does this look like?

- » Small School Feel
- » Sense of Belonging
- » Places to Connect
- » Neighborhoods or “Pods”



## COMMUNITY CENTERED

What does this look like?

- » Respecting the Past, Embracing the Future
- » School fits into the context of the neighborhood
- » Welcoming
- » Community amenities



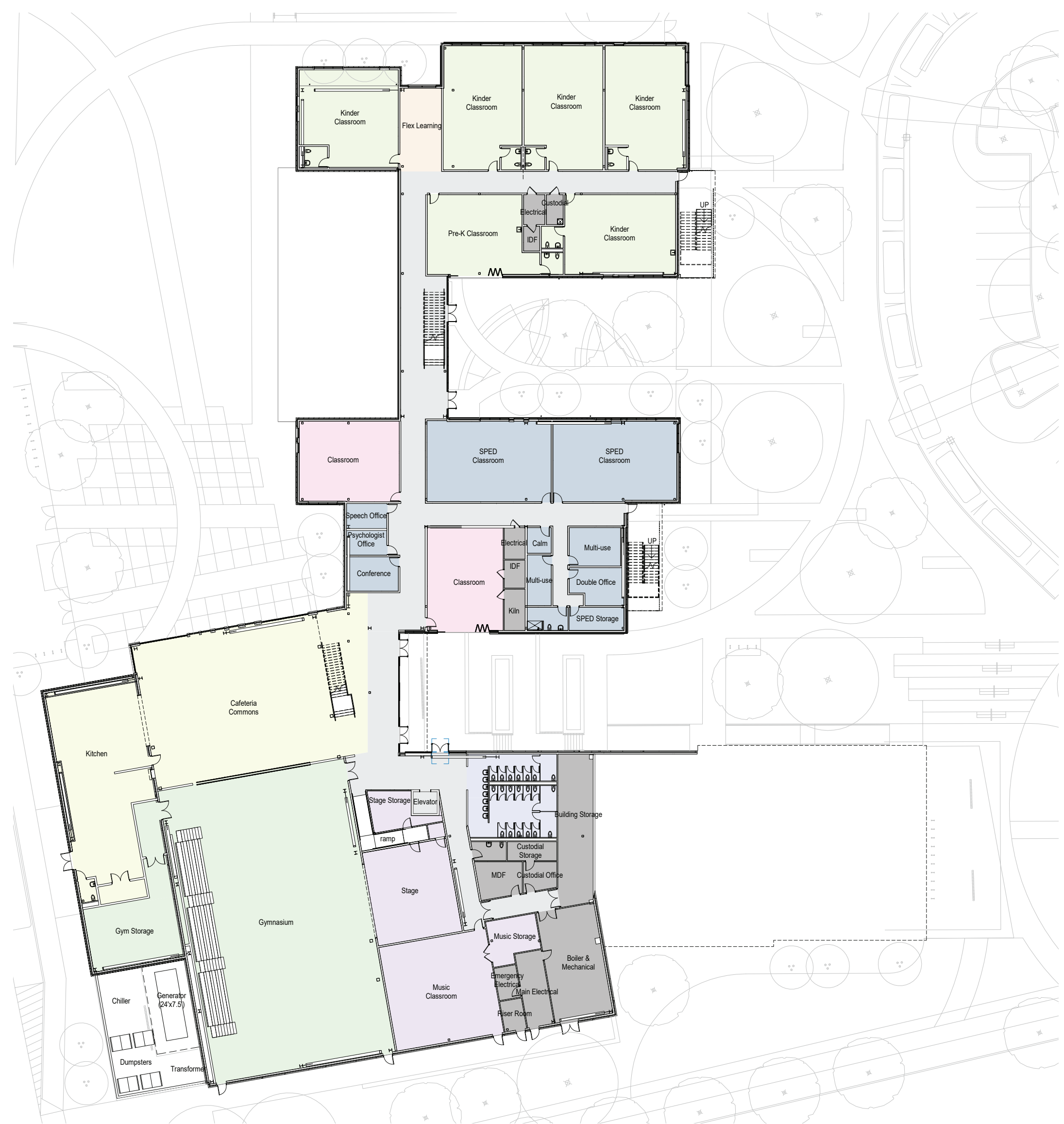
## WELLNESS

What does this look like?

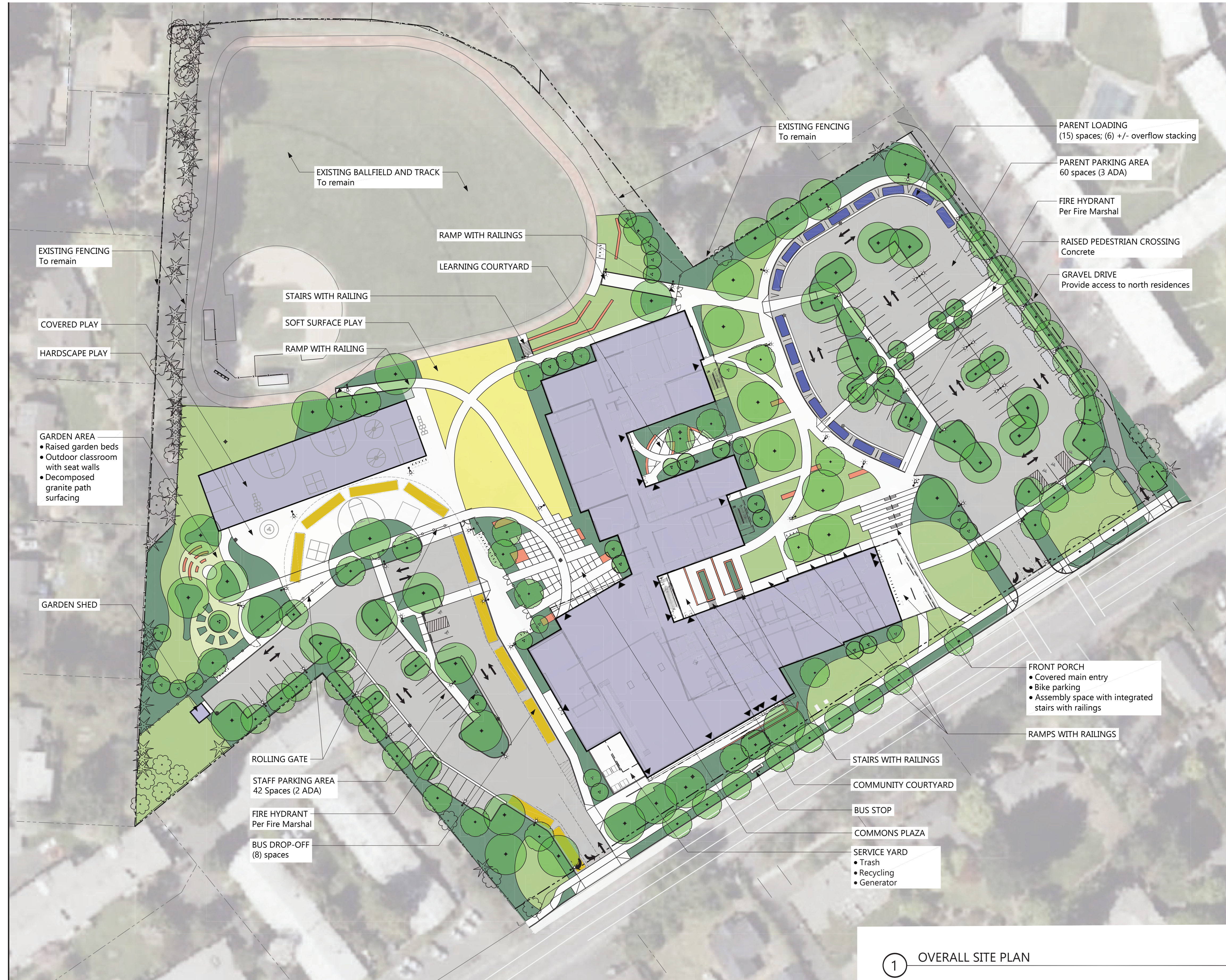
- » Providing the Ingredients for Growth Connections
- » Natural Daylit, Views, & Indoor-Outdoor Connections
- » Indoor air quality & comfort
- » Sustainable features, natural materials
- » Places that calm

Comments and Questions

# BUILDING DESIGN

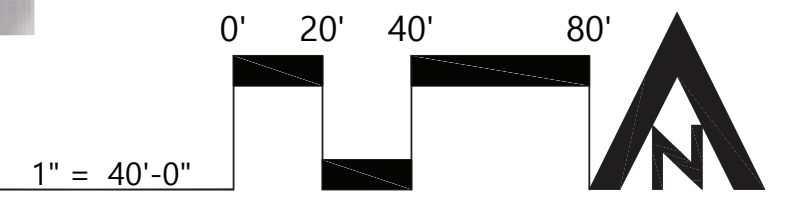


# SITE AND LANDSCAPE DESIGN



- LEGEND**
- PROPERTY LINE
  - PROPOSED TREES (152)
  - ☼ EXISTING TREES To Preserve
  - ASPHALT PAVING
  - CONCRETE PAVING
  - LAWN
  - PLANT BED
  - SOFTSCAPE PLAY SURFACE
  - CONCRETE SEAT WALL Heights vary
  - ORNAMENTAL METAL FENCE Heights vary; 6ft average
  - ▶ BUILDING DOOR
  - ⚡ LIGHTS
  - ⋯ BIKE RACKS (44) Racks / (88) Spaces
  - ⊠ ADA PARKING

1 OVERALL SITE PLAN



# STUDENT FEEDBACK

---

What is something you like about your school?

What is something you want to see in your new school?

Draw us a picture of something fun at school!

~ 20 attendees (inc. 11 PT, Principal, and 6-8 community members)



**Raleigh Hills Elementary School Redevelopment  
Neighborhood Meeting – October 20, 2022  
\* Sign-In Sheet \***

	Name	Address	Email Address
Project Team (PT)	Jane Gooding	110 SW Yamhill St, Portland, OR 97204	jgooding@dlrgroup.com
PT	Garth Appadaitis	720 SW Washington St. #500, Portland, OR 97205	gaa@clksassociates.com
PT	Frank Mueller	110 SW Yamhill St. Portland, OR 97204	fmueller@dlrgroup.com
PT	JUSTIN LANPHEAR	1390 W. 4TH EUGENE, OR 97402	jlanphear@cameronmccarthy.com
PT	SEVEN SPARKS	1260 NW WATERHOUSE DR, BEAVERTON OR 97003	STEVEN_SPARKS@BEAVERTON.K12.OR.US
PT	Gabby Urenda	2112 NW Quimby St. #309, Portland, OR	gabby_urenda@Beaverton.K12.OR.US
	Meghan Rupp	5149 SW Scholls Ferry Rd, PDX, 97225	meghanrupp@gmail.com
PT	Eric Bolken	17158 SW Soren Ct Bute 97007	eric-bolken@beaverton.k12.or.us
PT	James Steele	5575 SW 14 <sup>th</sup> Ct Bute 97005	James.steele@beaverton.k12.or.us
	Jennifer DeMartino	5491 NW Crady Ln Portland, OR 97229	jennifer-demartino@beaverton.k12.or.us
	ERWIE CANAY	10150 SW CYRUS ST BJR	e-citizen@consystemx.net
PT	Tim Ganey	110 SW Yamhill St., Portland, OR 97204	tganey@dlrgroup.com
PT	Shayna Rehberg	506 SW 6th Ave, Portland, OR 97204	srehberg@migcom.com

(13) (inc. 10 PT)



Raleigh Hills Elementary School Redevelopment  
Neighborhood Meeting – October 20, 2022  
\* Sign-In Sheet \*

PT

Name	Address	Email Address
Doaa Elhaggan	3740 NW Pinon Hills Ter, Portland OR 97229	doaa_el_haggan@beaverton.k12.or.us
CHRIS PRAHL	6515 SW 89 <sup>TH</sup> PL PORTLAND, OR 97223	CHRISTOPHERPRAHL@GMAIL.COM
Rick Kappler		richard.kappler@corban.edu
Liz Delapoer	5320 SW Spruce Ave, Beaverton	liz.delapoer@gmail.com

④ (w/PT)

**\* Sign-In Sheet \***Project  
Team (PT)

Name	Address	Email Address
Jim Amstrong		
Linda Amstrong		
Armando Laguna		armando.laguna@gmail.com
Shayna Rehberg	506 SW 6th Ave, Ste 400 Portland, OR 97204	srehberg@miglom.com



Raleigh Hills Elementary School Redevelopment  
Neighborhood Meeting – October 20, 2022  
\* Sign-In Sheet \*

Name	Address	Email Address
Ashly Stone	5315 SW Elm Ave, Beaverton, OR 97005	ashlyc.stone@gmail.com
(+23 attendees who did not sign in?)		

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Beaverton, OR 97008

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

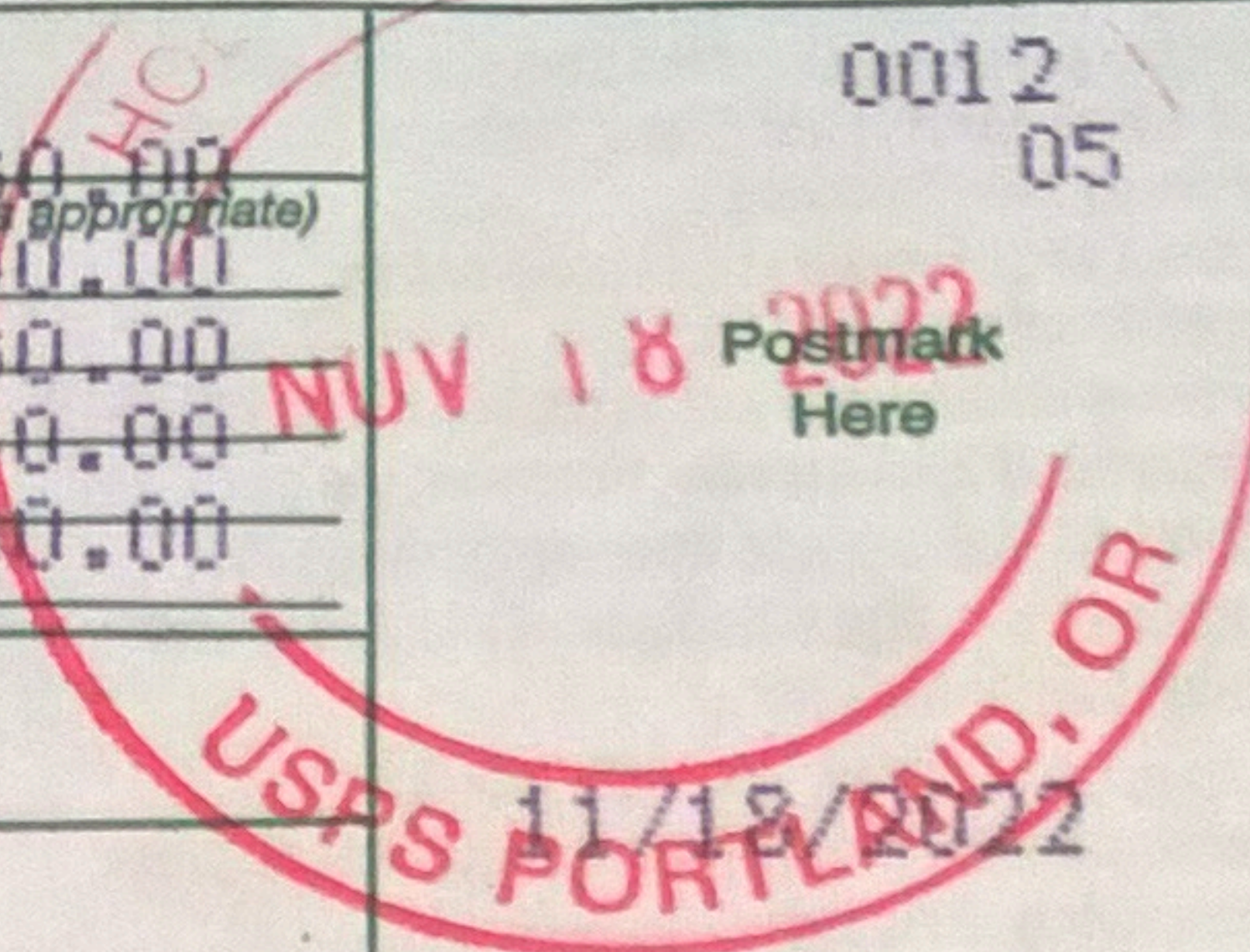
Postage	\$1.08
<b>Total Postage and Fees</b>	<b>\$5.08</b>

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 Street and Apt. No., or PO Box No.: 10150 SW Cynthia Street  
 City, State, ZIP+4®: Beaverton, OR 97008

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

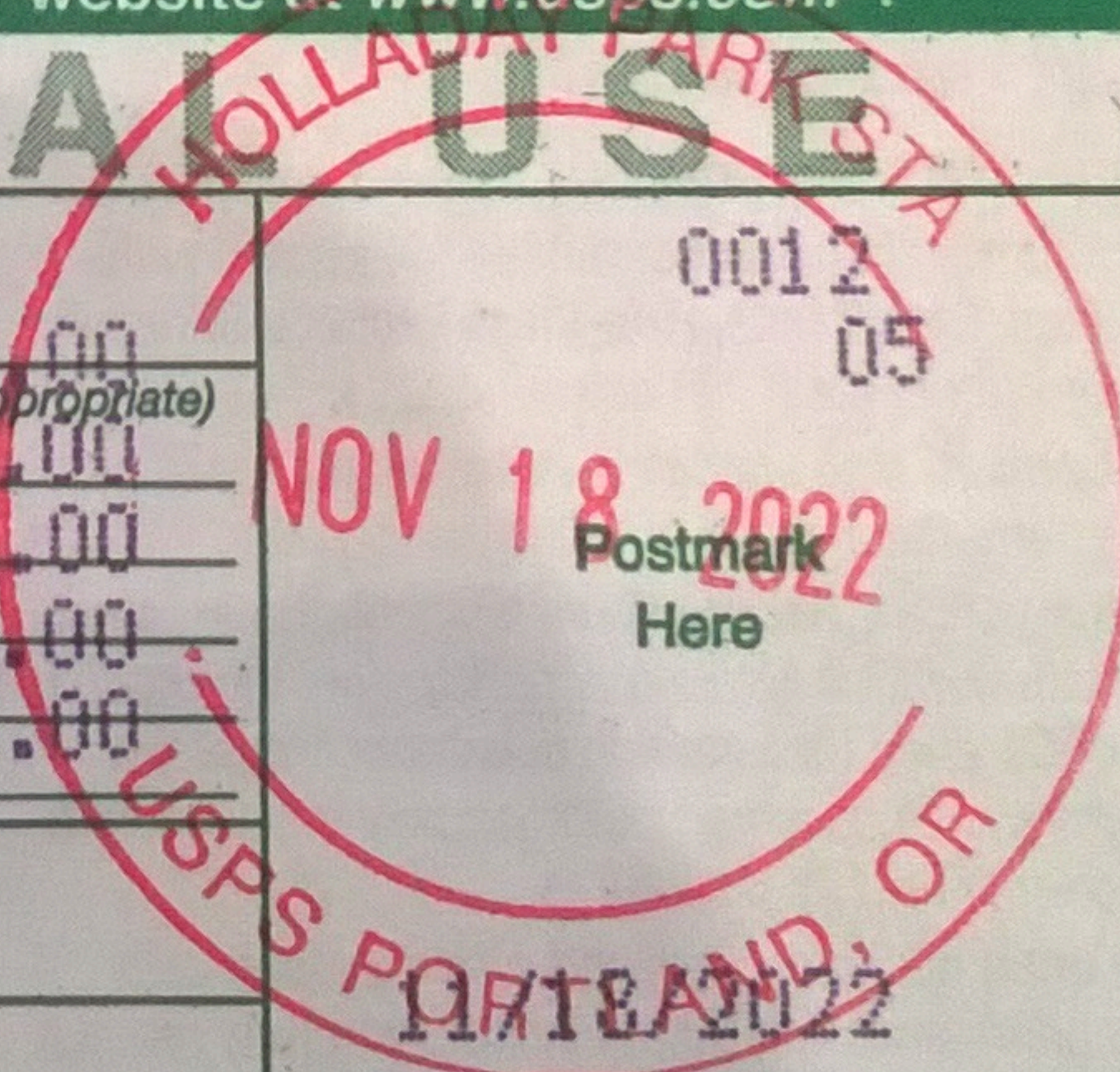
Postage	\$1.08
<b>Total Postage and Fees</b>	<b>\$5.08</b>

Sent To: Sherri Moore  
 Street and Apt. No., or PO Box No.: 6075 SW 130th Avenue  
 City, State, ZIP+4®: Beaverton, OR 97008

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

72202 0410 0000 1004 4007 7198





Community and Economic Development Department  
Current Planning Division  
12725 SW Millikan Way / PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
www.BeavertonOregon.gov

**PROJECT NAME:** RALEIGH HILLS ELEMENTARY SCHOOL  
**FILE NUMBER:** ADJ2022-0005/CU2022-0012/DR2022-0155/LD2022-0020/LLD2022-0008/SF  
**POST ON SITE NO LATER THAN:** APRIL 6, 2023

**AFFIDAVIT OF POSTING NOTICE**

\* \* \* \* \*

I, James Steele, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Notice of Land Use Sign affecting land located at 5225 SW SCHOLLS FERRY RD, PORTLAND, OR 97225, and that pursuant to Ordinance 2050, Section 50.40.5 (Type 2 Applications) or Section 50.45.6-8 (Type 3 Applications), and the guidelines set out by the Community Development Director, did on the 28 day of March, 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.

Signature: James A. Steele Digitally signed by James A. Steele  
DN: c=US, e=James\_Steele@beaverton.k12.or.us, o=Beaverton School  
District, OU="Facilities Development", CN=James A. Steele  
Date: 2023.03.29 14:51:54-0700'

Dated this 29 day of March, 2023.

*Electronic submission is preferred whenever possible. Applicants should submit forms reports, plans, and other supporting documents electronically rather than printing and delivering multiple paper copies. Please click here for instructions on how to submit electronically.*

## INSTRUCTIONS FOR POSTING NOTICES

**Notice for Type 2 Application:** Pursuant to Section 50.40.5 of the Development Code, not more than ten (10) calendar days after the application has been determined to be or deemed complete, the applicant shall post on the site at least one (1) notice signboard provided by the Director for that purpose. The signboard shall be posted in a conspicuous place visible to the public on or in the vicinity of the property subject to the application. The signboard shall state with minimum two (2)-inch high letters the case file number and the telephone number where City staff can be contacted for more information.

**Notice for Type 3 Application, except Street Vacation and Demolition of Historic Building or Structure:** Pursuant to Section 50.45.8 of the Development Code, not less than twenty (20) calendar days before the decision making authority's hearing, the applicant shall post at least one (1) signboard provided by the Director for that purpose. The signboard shall be posted in a conspicuous place visible to the public on or in the vicinity of the property subject to the application. The signboard shall state with minimum two (2)-inch high letters the case number; the telephone number where City staff can be contacted for more information.

**Notice for Type 3 Street Vacation Application:** Pursuant to Section 50.45.6.C of the Development Code, at least fifteen (15) calendar days before the hearing for the street vacation, the applicant shall post a signboard, provided by the City at cost, at each terminus of the proposed street vacation. The sign shall contain the legend with minimum two inch (2") high letters "NOTICE OF STREET VACATION", the case number, the telephone number where City staff can be contacted for more information, and a statement that includes the date, time and place of the hearing of the City Council before whom the public may testify. The applicant is responsible for assuring that the sign is posted for a continuous period of at least fifteen (15) days.

**Notice for Type 3 Application for Demolition of Historic Building or Structure:** Pursuant to Section 50.45.7.B of the Development Code, the applicant shall post a sign on the property for a continuous period of at least thirty (30) calendar days prior to the hearing. The sign shall be provided by the City and be posted in a prominent and conspicuous place within ten feet of a public street abutting the premises on which the building is located, and shall contain the legend "THIS HISTORIC BUILDING TO BE DEMOLISHED", together with a statement that includes the date, time and place of the hearing of the decision making authority before whom the public may testify. The applicant is responsible for assuring that the sign is posted for a continuous period of at least thirty (30) days.

The notice should be located in a place clearly visible on the subject property. If no public road abuts thereon, the posting shall face in such a manner as may be most readily seen by the public. If the subject property is a corner lot, each street or road shall be posted. People should not have to enter the property to read the sign. The notice should not be obstructed by any trees, shrubs, weeds, etc. It shall be supported and erected on the site so as to be firmly upright and readable for the duration of the posting period. The notice shall be freestanding and not attached to any building, fence, tree, utility pole or like structure unless special circumstances exist which do not allow the usual manner of posting. The Community Development Director shall approve any variance from this procedure. The notice shall not be placed in the vision clearance areas, as stated in Section 210.5 of the Engineering Design Manual (indicated below):

