

**TYPE 3 NEW CONDITIONAL USE
DESIGN REVIEW THREE
CU 2019-011/DR2019-0182**

***West Sylvan Middle School
Fields Improvements***

Submitted to:
**City of Beaverton
Development Services Division**

Submitted on Behalf of:
Portland Public Schools



Prepared by:
Angelo Planning Group



Submitted: February 28, 2020

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EXHIBITS

Exhibit A. Plans Set

(under a separate cover)

Civil Sheets

- C100 – Existing Conditions and Demolition Plan
- C200 – Erosion and Sediment Control Plan
- C300 – Overall Site Plan
- C400 – Grading Plan
- C401 – Grading Sections
- C402 – Swale Grading Sections
- C500 – Utility Plan
- C501 – Utility Plan
 - 1 – Preliminary Public Storm Plan
 - 2 – Preliminary Public Storm Plan
 - 3 – Preliminary Public Storm Plan
- C600 – Details
- C700 – Dugout Details
- C701 – Baseball Dugout Details

Landscape Sheets

- L100 – Landscape and Fencing Plan
- L101 – Landscape Details
- L200 – Planting Plan
- L201 – Planting Details
- L300 – Irrigation Plan
- L301 – Irrigation Details

Architecture Sheets

- A051 – Architectural Site Plan
- A052 – Hitting Facility

Plumbing Sheets

- P0.01 - Symbols List and Legend
- P0.02 - Schedules and Details
- P2.01 – Floor Plan

Mechanical Sheets

- M0.01 - Symbols List and Legend
- M2.01 – Floor Plan

Electrical Sheets

- E0.01 Symbols List and Electrical
- E0.02 Schedules and Details
- E1.01 Site Plan
- E2.01 Floor Plan

Exhibit B. Pre-Application Conference Summary

Exhibit C. Neighborhood Meetings Materials

Meeting I – August 6, 2019

Meeting II – October 15, 2019

Exhibit D. Service Provider Letters

Tualatin Valley Fire and Rescue

West Slope Water District

Clean Water Services

Exhibit E. Parking and Trip Generation Analysis

Exhibit F. Preliminary Stormwater Report

Exhibit G. Lighting System Plan and Cutsheets

Exhibit H. Scoreboard Cut Sheets

Exhibit I. PA System Acoustical Analysis

Exhibit J. Supplemental Traffic Impact Study and Parking Information Memorandum

Exhibit K. Bus On-site Maneuvering Diagrams

Exhibit L. Materials Board

Exhibit M. Application Forms

I. Proposal Summary Information

Application No: CU 2019-011/DR2019-0182

Applicant: Portland Public Schools
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Applicants Representative: Angelo Planning Group
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Request: New Conditional Use
Design Review Three

Location: West Sylvan Middle School
8111 SW West Slope Dr.
Beaverton, OR 97225

Legal Description: Tax Map: 1S1112BB, Tax Lot: 100

Zoning Designation: R7: Residential Urban Standard Density

Site Size: 13.56 acres

Project Area: 7.7 acres

II. Project Team

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III. Project Description and Existing Conditions

A. Background

Portland Public Schools (PPS) is proposing improvements to the athletic fields at West Sylvan Middle School. The proposed athletic field improvements at West Sylvan MS are located at 8111 West Slope Drive located in West Slope neighborhood. The site is approximately 13.56 acres in the Urban Standard Density – Single Family R7 zone (see Figure 1). The purpose of the improvements is two-fold:

1. Enable temporary use of the improved athletic fields by Lincoln High School (LHS) teams during the reconstruction of the high school (2020 – 2023).
2. After construction of LHS is complete, provide improved recreational features for students at West Sylvan MS during normal school hours. After school hours and weekends, the fields will become the permanent home to the Lincoln High School baseball and softball teams for both practices and league games. Lincoln HS teams will have access to the West Sylvan athletic fields; the primary use will be from Lincoln HS baseball and softball teams in the spring. Youth sports (football, soccer and baseball) will also occur at the improved fields.

Physical improvements to the athletic fields at West Sylvan will include:

- Resurfacing fields with synthetic turf and reconfiguring location of baseball and softball fields;
- A hitting facility, restrooms, concessions and storage structure;
- Resurfacing (asphalt) pedestrian path around perimeter of the multi-use fields;
- Fields facilities – two (2) backstops, two (2) sets of bleachers/press box, and two (2) dugouts;
- Field lights;
- Two (2) scoreboards;
- Landscaping; and
- Fencing and netting

High school student athletes will be bussed to West Sylvan Middle School to use the fields for practice and games. The improvements will provide high school level facilities at the middle school and will extend the time that the fields are in use. PPS will schedule athletic activities at West Sylvan and will provide separation in field use and normal school hours to minimize conflicts and parking impacts at the school.

There are currently tennis courts and a playground located at the southeast portion of the school campus (see Figure 2). These uses are operated by the Tualatin Hills Park & Recreation District (THPRD) and will remain in-place after the new fields are constructed.

Portland Public Schools (PPS) explored multiple potential locations for Lincoln High School's field space. West Sylvan was the best option across all of PPS's facilities because it's part of the Lincoln High School cluster and is centrally located.

Two neighborhood meetings were held at the school to discuss the proposed improvements. Summaries of both meetings are provided in Exhibit C.

Figure 1. Zoning Map

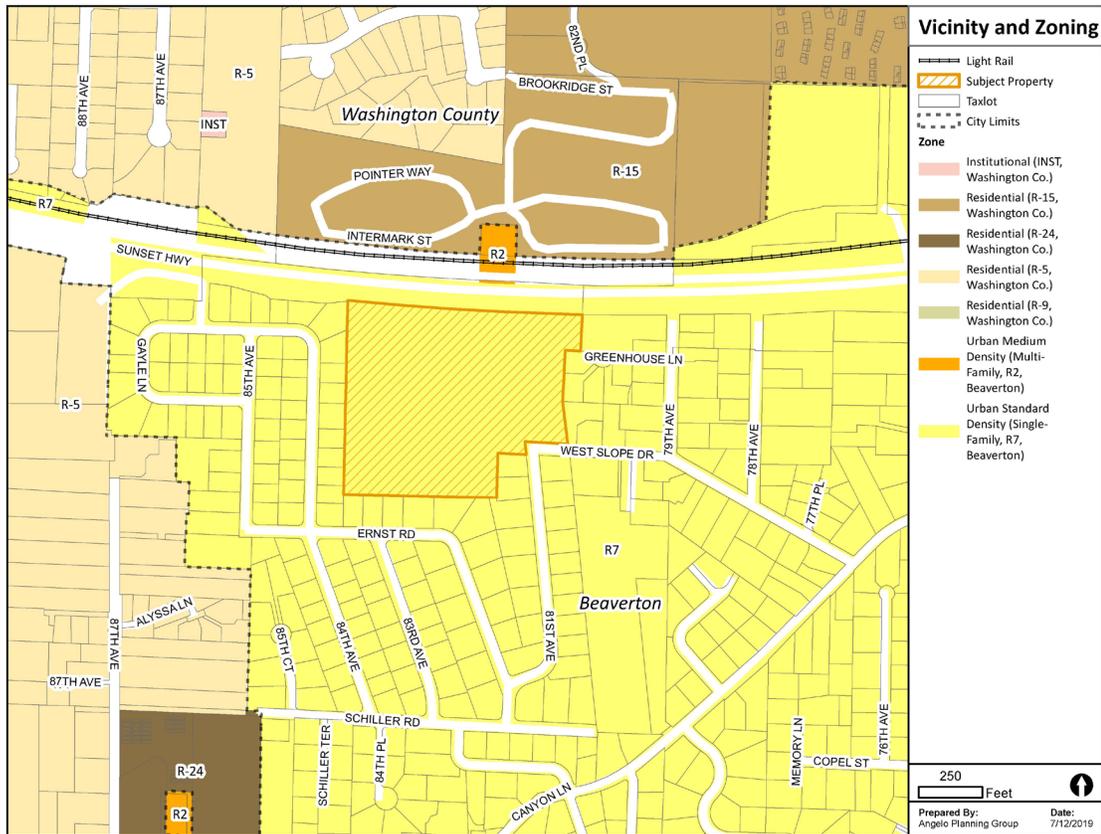
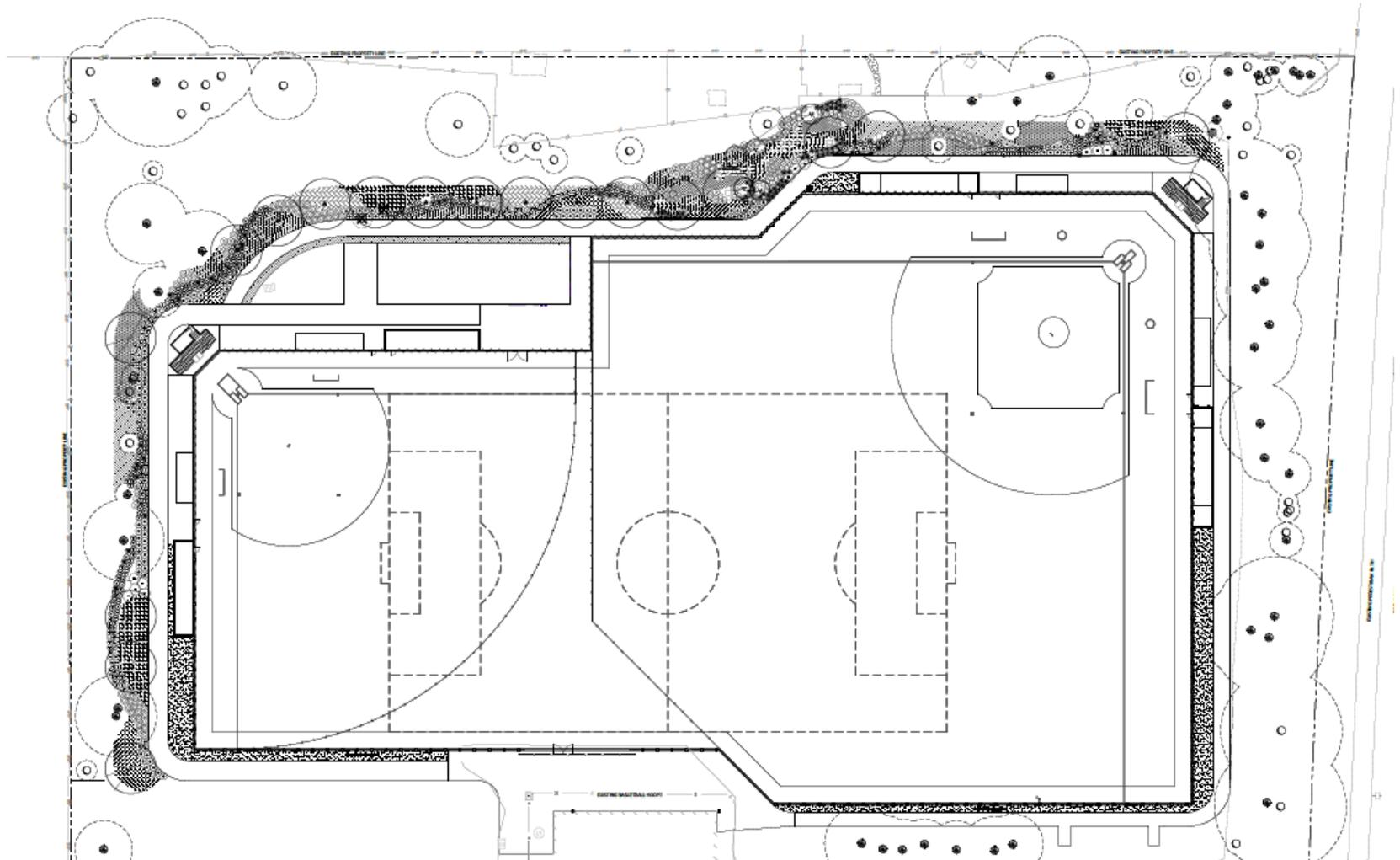


Figure 2. Existing Conditions



Figure 3. Site Plan



B. Site Context

West Sylvan Middle School is in the Residential Urban Standard Density (R-7) zoning district. Located in the West Slope neighborhood, much of the surrounding properties are existing single-family homes with the same zoning designation. The middle school was built in 1954. Over the years the school has grown, with an expansion in 1989 and the addition of portable classrooms in 2001 and 2002. Currently, there are approximately 900 students attending school at West Sylvan. This project will not add any student capacity to the school and, therefore, will not impact the number of students or the 57 full-time staff at the school. The property is currently developed with a middle school, parking lot, fields, and associated play areas. As noted, the site also hosts West Sylvan Park, with a playground and two tennis courts that is operated by THPRD. The park operations, which will remain, are provided through a partnership between PPS and THPRD.

C. Proposed Improvements

The proposed improvements to the multi-use athletic fields are shown on Figure 3 and include the following:

- Resurfacing fields with synthetic turf and reconfiguring location of baseball and softball fields;
- A hitting facility, restrooms, concessions and storage structure;
- Resurfacing (asphalt) pedestrian path around perimeter of the multi-use fields;
- Fields facilities – two (2) backstops, two (2) sets of bleachers/press box, and two (2) dugouts;
- Field lights;
- Two (2) scoreboards;
- Landscaping; and
- Fencing and netting

Several configurations of the proposed improvements were explored by the design team. Ultimately, the final design was selected based on the following factors:

- *Site openness* - The proposed configuration of structures and fields allows an open connection between the school building, the playground, and the fields. This will allow a greater and safer use of the fields during recess. Additionally, it provides overall greater safety by allowing more eyes on the school site to monitor students and field activities. Also, with the fields facing towards the school, baseballs will be hit towards the school and not toward the residential properties to the west of the site. The Hitting Facility is located to provide restroom access within 500' of the softball and baseball field bleachers.

- *Solar orientation* - It was important that the fields have a west orientation to prevent strong sun glare during practice or game times that take place in the afternoon into the evening.
- *Minimize retaining walls and earthwork* – The proposed plan will minimize overall disturbance to the site, environmental impacts, and construction impact to school operations and neighbors. No new retaining walls are proposed.
- *Be a good neighbor* – The impacts to neighboring properties was a principal consideration in developing the design for the improved fields. The orientation of the fields and netting will minimize the number of baseballs hit into neighboring properties. PPS is also taking other actions to minimize potential impacts to neighbors including:
 - Most student athletes from Lincoln High School will be bussed to West Sylvan to reduce traffic impacts.
 - Portable public announcement systems have been chosen for the fields to limit sound projection spillover onto neighboring residential properties. Speakers will not be attached to poles.
 - Field lighting will be focused inward to the site and will be shielded to reduce the potential for any lighting spillover onto neighboring residential properties.
 - Field lights will be turned-off no later than 10:00pm or at the end of the game if extra innings are required.
 - The hitting facility will be fully enclosed to minimize any potential noise impacts and will include netting with a 3-foot buffer space to prevent balls hitting the walls of the structure. A 3-foot netting buffer is a typical design for most PPS hitting facilities. Additionally, the hitting facility walls are constructed of brick, which produces less sound on impact in comparison to a metal wall.
 - The bleachers are limited and are situated away from the residential properties. The seating capacity of the bleachers is limited to 75 people per field, which includes two ADA seats.
 - Based on comments from the first Neighborhood Meeting, the District has modified the buffering / landscape treatment between the fields and adjacent neighbors to provide more effective buffering.

D. Site Operations

Current Field Operations

West Sylvan Middle School is in session Monday through Friday from 9:15am to 3:45pm during the school year. After school hours, the existing athletic fields are currently used by youth cross country, soccer, football, baseball, and softball. Because the existing fields do not have field lighting, after school athletic events end at dusk. After school use of the existing athletic fields is currently scheduled through PPS which delegates scheduling to youth football and youth soccer in the fall and youth baseball in the spring but remains the ultimate authority on field usage. The heaviest use of the existing fields occurs during the spring athletic season. The existing fields are also available to and used by neighbors from the surrounding area for recreational purposes – both during the week and on the weekend.

Future Field Operations

The proposed improvements will extend the use of the athletic fields after normal school hours. With the proposed upgrades to the athletic fields, the standard school operations during school hours will remain the same - the athletic fields will be available to middle school students only during normal school hours, Monday through Friday from 9:15am to 3:45pm. Lincoln HS teams will be the primary user of the West Sylvan athletic fields Monday through Friday from 4:00pm to 9:30 pm. Teams may also use the fields on the weekends. After the field improvements have been installed, the fields will become the permanent home to the Lincoln High School baseball and softball teams for both practices and league games, and host youth league games and practices. Most Lincoln HS team games will be scheduled for 6:30 pm. PPS is currently and will continue to be responsible for scheduling and monitoring field use at West Sylvan Middle School. For more information on the anticipated fields schedule following the improvements see the schedule in Exhibit J.

For all practices and scheduled games PPS will bus the student athletes from Lincoln HS to West Sylvan to minimize traffic. Parent drop-off will not be permitted during practice sessions and PPS will monitor this practice. After practices, athletes will return to Lincoln HS by bus. While there may be a few student pick-ups by parents after practice, this will be discouraged by PPS.

For scheduled league games parent pick-up and spectating at practices is expected to be modest. Buses will bring the visiting team for baseball and softball games. Based on historical trends at baseball and softball league games, we would expect up to 40 spectators at each activity for a scheduled game. This includes parents from both the home and visiting teams. The bleachers being constructed as a part of this project have a capacity of 75 people per field (150 total), but the majority of games at the facility will draw fewer spectators. Given the configuration of the fields, softball and baseball league games can occur at the same time.

E. Scope of Improvements

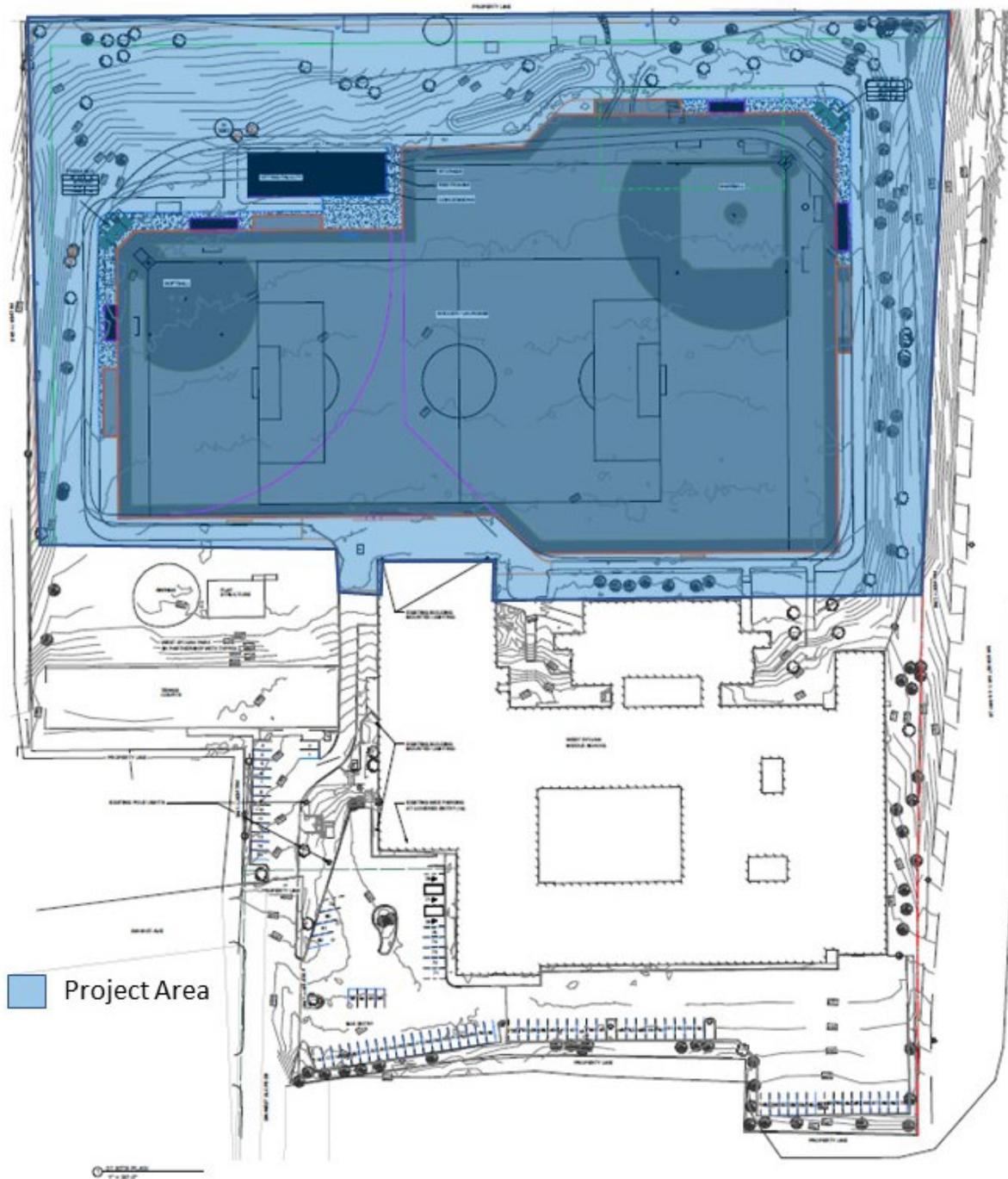
According to the Pre-Application Conference notes, *“As the school and playfield are existing, the scope of the review for the new Conditional Use Permit will be focused on the changes and impacts related to the proposed changes, not the existing operations of the school.”* This was confirmed with follow-up conversations with staff. Therefore, the Project Area is limited to the multi-use fields and perimeter area and does not include the West Sylvan Middle School building, the THPRD park area (tennis fields, and playground), or the parking lot. The Project Area is limited to the multi-use fields area west of the school building, on approximately 7.7 acres. The area of proposed changes is shown in Figure 4.

Based on discussions with City of Beaverton staff, it was concluded that the improvements to the West Sylvan Middle School athletic fields will not generate more than 300 vehicles or more per day (vpd) in average weekday trips (Exhibit E). Therefore, consistent with the Traffic Impact Analysis threshold in Beaverton Code section 60.55.20.2: Analysis Threshold, a Traffic Impact Analysis is not required for the proposed use and the land use application.

However, staff did request that PPS prepare a parking assessment to confirm the availability of parking for the proposed uses at the site (Exhibit E). This assessment determined that, based on observations performed during the parking studies, as well as working with the PPS Athletic Department, it is anticipated that the existing on-site parking can accommodate the practice and game schedules, assuming scheduling occurs as outlined in the Parking Study to minimize the potential for off-site parking impacts. Regardless of the available parking on site, some parents and students may choose to park on-street to be closer to the athletic fields. Additionally, the additional vehicular trips and parking generated from the new field programming was analyzed in the Supplemental Information on Traffic Impact Study Threshold and the Parking Supply Supplemental Memorandum (Exhibit K). PPS and LHS staff will continue to monitor conditions, discourage on-street parking by event attendees to the extent practical and make refinements, as needed, to reflect the needs of the schools, practices, games and adjacent residents.

The applicant has also determined that the site is currently in compliance with the maximum number of vehicle parking spaces permitted by code, as discussed in Section 60.30 of this narrative.

Figure 4. Project Area (shown in blue)



F. Previous Land Use Approvals

The middle school was permitted and developed in Washington County. Previous land use approvals with the County have included an expansion and the addition of portables. The property was annexed into the City of Beaverton in 2005. The original Conditional Use permit issued by Washington County for the school was not able to be located by city staff or the applicant, therefore a New Conditional Use Approval request is included in this application.

G. Requested Approvals

PPS is requesting the following approvals to receive the necessary land use permits to construct the proposed project:

- **Design Review Three.** The application meets threshold #2 and #8 for a Design Review Three.
- **New Conditional Use.** The application meets threshold #1 for a New Conditional Use.

The above applications are being submitted with this application package and the applicant understands that they will be reviewed concurrently through a Type 3 review process. This narrative contains written responses to all applicable standards, requirements and approval criteria for each application. Applicable provisions were identified during a Pre-Application Conference with the City staff on April 24, 2019. Notes from the Pre-Application Conference are included in Exhibit B.

IV. Conformance with Comprehensive Plan Policies

Consistency with the Conditional Use permit scope of review the following Beaverton Comprehensive Plan policy responses are limited to the project area.

Chapter 3: Land Use Element

Goal 3.8.1 Complete and livable Neighborhoods

Policy g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.

Response: West Sylvan Middle School is a developed school in a developed neighborhood (West Slope); therefore, the location of the school is not under review with this proposal. Existing connections from the site to neighboring streets include vehicle and pedestrian pathways that will remain. Further, the pedestrian path around the perimeter of the multi-use fields will be improved.

Policy i) Require subdivisions and development on large sites to create a connected network of pedestrian ways, local streets, and other multimodal connections, including connections to adjacent properties or opportunities to connect in the future.

Response: West Sylvan Middle School has several existing connections to adjacent roadways (SW 81st Ave. and SW West Slope Dr.) that will remain. In addition, a pedestrian path around the perimeter of the multi-use fields will be provided.

Chapter 5: PUBLIC FACILITIES AND SERVICES ELEMENT

5.7.1 Goal: Cooperate with the Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents.

Policy b) Schools should locate within or adjacent to residential districts for the convenience of those the facilities serve. However, public and private school proposals should be assessed for compatibility in order to assure that the stated purposes of the residential districts are not unnecessarily eroded.

Response: West Sylvan Middle School is a Portland Public School District school. It has been located within and has served students in this residential neighborhood (West Slope) since 1954. The school can be considered as providing an important component of the “complete neighborhood” concept promoted in the noted Comprehensive Plan Policy.

Goal 3.8.1. Complete and livable Neighborhoods. Policy g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.

Policy g) The City shall encourage the School District and the Tualatin Hills Park and Recreation District (THPRD) to continue their excellent level of cooperation in the joint acquisition, development and use of facilities for educational and recreational purposes.

Response: Part of the site, West Sylvan Park, was developed and is currently operational through a partnership with THPRD. PPS plans to continue the partnership with THPRD and carefully considered their facilities on the site when designing improvements to the field. The existing park facilities (tennis courts and playground) will remain in the current location.

THPRD and PPS have a collaborative relationship, however, PPS has complete control over scheduling of the West Sylvan fields. PPS Athletic Department will account for special events at West Sylvan that typically draw additional traffic volumes (e.g. Back to School Night) when scheduling games or practices the fields.

Chapter 6: Transportation Element

6.2.1. Goal: Transportation facilities designed and constructed in a manner to enhance Beaverton's livability and meet federal, state, regional, and local requirements.

Policy a) Maintain the livability of Beaverton through proper location and design of transportation facilities.

Response: After discussions with City Staff it was determined that the improvements will not create additional daily trips above the threshold (300 new trips per day) that would require the applicant to complete Transportation Impact Analysis. Exhibit E provides documentation from Kittelson & Associates regarding the trip generation associated with the improvements. Staff did request a vehicle parking assessment to evaluate parking conditions between the parking demand during school hours versus parking demand associated with the athletic field use after school hours. The parking analysis (Exhibit E) determined the existing parking provided at West Sylvan MS can adequately serve both normal school operations and afterschool athletic events because there will be limited overlap.

Policy g) Provide convenient direct pedestrian and bicycle facilities to promote the health and physical well being of Beaverton residents, to reduce traffic congestion, to provide commuting and recreational alternatives to the motor vehicle, and to support local commerce.

Response: West Sylvan Middle School has several existing connections to adjacent roadways (SW 81st Ave. and SW West Slope Dr.) that will remain. The school currently has 14 bicycle parking spaces.

Chapter 8: Environmental Quality and Safety Element

8.4.1 Goal: Create and protect a healthy acoustical environment within the City.

Policy a) Noise impacts shall be considered during development review process.

Response: The proposed portable PA system is the Bose L1 Compact system, which has a maximum db output of 106 db. The closest property line is 70' away from the source, with buildings setback even further. According to the Acoustical Analysis (Exhibit I), the portable PA system will emit a maximum of 50 db at the property line.

In absence of a City of Beaverton sound limit, the PA system operation between 7:00 a.m. and 10:00 p.m., conforms to the State of Oregon Department of Environmental Quality (DEQ) sound level limit of 55 dBA for commercial noise sources codified in OAR 340-035-0035. For more information, see Exhibit I.

IV. Conformance with City of Beaverton Development Code (BDC)

This section of the application contains responses that demonstrate how the proposed improvements conforms to the City of Beaverton Development Code (BDC). Only BDC text that contains applicable approval criteria or otherwise requires a response related to the requested land use actions have been included. Applicable criteria and standards were identified in the Pre-Application Summary Notes, dated May 20, 2019 and included in this application as Exhibit B.

CHAPTER 20 – LAND USES

20.05.15. Site Development Standards

Site Development Standards support implementing development consistent with the corresponding zoning district.

R7 Residential Urban Standard Density District (7,000)

A. Minimum Land Area – 7,000 s.f.

Response: The site is approximately 13.39 acres (equivalent to 147,668 square feet), which exceeds the required minimum land area. Therefore, the standard is met.

C. Lot Dimensions

1. Minimum Width

a. Interior – 65 ft.

b. Corner – 70 ft.

2. Minimum Depth

a. Interior – 90 ft.

b. Corner – 80 ft.

Response: The existing lot dimensions are well in excess of the lot dimension standards. The standard is met.

F. Minimum Yard Setbacks

1. *Front – 17 ft.*
2. *Side – 5 ft.*
3. *Rear – 25 ft.*

Response: The front setback is not located in the Project Area. The rear setback is a minimum of approximately 50 feet, which exceeds the minimum required rear setback. The side setbacks are over 60 feet from the south and north property lines. Therefore, standard is met.

F. Reduced Yard Setbacks...

Response: Not applicable.

H. Maximum Building Height - 35 ft.

Response: The school building is not included in the proposed improvements; therefore, maximum building height of the school building is not applicable. New proposed building structures include one (1) hitting facility/restrooms/ concession/storage structure, two (2) dugouts and (2) bleacher press box. All new structures will be less than 35 feet. Individual structure heights are:

- Hitting facility/concessions/storage structure: 20 ft. 9 in.
- Press box: 14 ft. 11 in.
- Dugouts: 11 ft. 3 in.

The standard is met.

20.05.20. Land Uses

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. All superscript notations refer to applicable Use Restrictions Section 20.20.25.

R-7

Civic

8. Education

A. Educational Institutions – Conditional

Response: The existing use is a middle school in the Portland Public School district. The proposed improvements are accessory to the educational institution. The use is subject to a New Conditional Use approval to update the previous Conditional Use approval, permitted by Washington County.

Conformance with New Conditional Use criteria is discussed in Section 40.15 of this narrative. The standard is met.

CHAPTER 40 – APPLICATIONS

40.03. Facilities Review Committee

1. All Conditional Use, Design Review Two, Design Review Three, and applicable Land Division applications:

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 – The appropriate water, sewer, and stormwater service provider letters were obtained; see Exhibit D for the Service Provider Letters. Stormwater management for the proposed improvements will be designed to meet current City of Beaverton and Clean Water Services requirements. Stormwater runoff from impervious surfaces will be collected and routed to rain gardens for treatment and flow control. A thickened drainage rock section under the turf field will allow for flow control of the stormwater on the turf field. A new public storm system designed to the City’s public storm system standards will be installed and connect to public system, as shown in the Preliminary Public Storm Plan (Exhibit A, Sheets 1-3). These stormwater facilities will connect to the existing storm manhole located in the northwest corner of the site. For more information see the Preliminary Stormwater Report in Exhibit F.
- Transportation –The applicant has determined that the proposed improvements at West Sylvan will not add a significant number of daily trips to trigger a Transportation Impact Analysis per section 60.55.20.2: Analysis Threshold (Exhibit E). The determination was confirmed with City of Beaverton transportation staff.
- Fire – Proposed improvements were reviewed by Tualatin Valley Fire & Rescue (TVF&R). Following review TVF&R determined the proposed improvements do not require a Service Provider Letter, as transmitted by email from TVF&R (see Service Provider Letters, Exhibit D).

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. West Sylvan Middle School is operated by Portland Public Schools. PPS provides busing to the current students of the school and plans to provide busing for Lincoln High School students using the new field.
- Transit. Tri-Met will continue to provide transit service near the site. The closest bus stop is SW Canyon & Copel (Stop ID 890) on Line 58 (Beaverton TC/Portland City Center).
- Police. The City of Beaverton Police Department will provide service to the site. The City of Beaverton Police Department has served previous uses on the site and will continue to provide service to the site. No comments or recommendations were submitted by the City Police Department or included in the Pre-Application Summary regarding the proposed development.
- Pedestrian and bicycle facilities. The site's existing pedestrian on-site facilities connect to the nearest roads – SW 81st Ave and SW West Slope Dr. Those connections will remain. The school currently hosts 14 bicycle parking space at the covered front entry.

C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) 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.

Response: Consistency with applicable provisions of Chapter 20 is demonstrated in the previous section of this narrative. No applicable provisions are proposed to be modified.

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.

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: The site is currently operated and maintained by Portland Public Schools. The District will continue maintenance and necessary replacements and upgrades to the site. The standard is met.

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

Response: Safe and efficient vehicular and pedestrian circulation will be provided within the Project Area. A pedestrian path, a minimum of 5 feet wide, will surround the perimeter of the multi-use fields. Along the south edge of the perimeter the pedestrian path will be 12' to accommodate emergency and maintenance vehicles. Pedestrian facilities and circulation on-site are addressed in Section 60.55.25 of this narrative.

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: On-site vehicular circulation areas are not within the Project Area. The existing pedestrian infrastructure connects the school building, parking areas, the multi-use field, and site's neighboring streets in a safe efficient and direct manner through pedestrian walkways and sidewalks. The proposed improvements will include a new asphalt pedestrian path around the perimeter of the fields, which will retain the existing pedestrian circulation on the site. The standard is met.

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: All changes to public facilities servicing the site as a result of the proposed improvements are designed to meet City codes and standards. PPS will meet with TVF&R to review access for emergency vehicles and will comply with their standards.

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: The orientation of the fields was chosen to promote site openness to allow more eyes on the fields. Most fencing around the multi-use fields will be entirely transparent to ensure visibility across the site to promote safety within the neighborhood and for the students and athletes. The site's lighting meets the standards to ensure adequate lighting for safety while minimizing impacts on neighboring residential properties. Lighting is addressed in further detail in Section 60.05.30 of this narrative. Construction documents for site development permitting will be reviewed to ensure protection from hazardous conditions.

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 site design was chosen to limit site grading to the extent possible. Further, to minimize grading impacts a stormwater facility is proposed just west of the multi-use fields (see Site Plan: Exhibit A, Sheet C300). With the proposed improvements to the fields, the drainage will also be improved. The drainage improvements will include additional area drains to collect stormwater from the new hardscape areas and an underdrain system in the field to collect the water in the field. The existing storm system is comprised of area drains that may no longer function as originally intended and over time the storm water runoff has found the path of least resistance down the slope, that may have missed the area drains. The improvements are proposing to re-grade the area within the limits of the project and provide drainage for the improvements. This will greatly reduce the amount of water flowing freely off the fields and onto adjacent property. The standard is 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: All pedestrian paths in proposed improvements area will be a minimum of 5-foot wide and be a surface that is ADA accessible. The standard 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 a Type 3 Design Review, and Type 3 New Conditional Use application as specified in the Pre-Application Summary Notes (ExhibitB). Pursuant to 50.25.1, this application package includes the following:

1. A signed original application form and application checklist
2. A written statement (narrative) demonstrating compliance with applicable criteria and regulations
3. Additional information identified in the Pre-Application Summary Notes including a Preliminary Stormwater Report
4. Materials from the neighborhood meeting (2 neighborhood meetings held)
5. A copy of the Pre-Application Summary Notes
6. Documentation from Clean Water Services
7. The application fees

40.15. Conditional Use

40.15.15 Application

3. New Conditional Use.

A. Threshold. *An application for a New Conditional Use shall be required when the following threshold applies:*

1. *The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect.*

Response: The site's current use is conditionally permitted. The middle school was built in 1954. Over the years the school has grown, with an expansion in 1989 and the addition of portable classrooms in 2001 and 2002. These improvements were previously approved by Washington County. Since it's annexation into the City of Beaverton, this is the first development proposal to come through the City review process. The complete original Conditional Use Permit issued by Washington County was not found in either City or County records. Therefore, a New Conditional Use approval is proposed.

C. Approval Criteria. *In order to approve a New Conditional Use 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 Conditional Use application.*

Response: As demonstrated in this section, the proposal satisfies the threshold requirements for a Conditional Use application. The criterion is met.

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

Response: All required application will be submitted with this application. The criterion is met.

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

Response: Section IV of this narrative discusses compliance with applicable Comprehensive Plan policies. The criterion is met.

4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.

Response: The site is currently developed with the school building, parking and vehicle circulation area, and the fields. The school has been reasonably accommodated at this location since 1954. The proposed improvements are limited to the area of the existing fields (Project Area). The proposed configuration of structures and fields allows an open connection between the school building, the playground, and the fields. This will allow a greater and safer use of the fields during recess. Additionally, it provides overall greater safety by allowing more eyes on the school site to monitor students and field activities. With the fields facing towards the school, baseballs will be hit towards the school and not toward the residential properties to the west of the site. Within the Project Area the proposed improvements have been designed to meet the size, dimensions, configuration, and topography of the site and to support existing development on site. The criterion is met.

5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

Response: The site has been used as a public school since its construction in 1954. The school currently hosts athletic fields that serve the middle school students. The proposed improvements to site have been designed to have minimal impact on neighboring properties. As noted earlier, PPS is also taking other actions to minimize potential impacts to neighbors including:

- Most student athletes from Lincoln High School will be bussed to West Sylvan to reduce traffic impacts.
- The parking analysis (Exhibit E) determined the existing parking provided at West Sylvan MS can adequately serve both normal school operations and afterschool athletic events because there will be limited overlap.
- Portable public announcement systems have been chosen for the fields to limit sound projection spillover onto neighboring residential properties. Speakers will not be placed on poles.
- Field lighting will be focused inward to the site and will be shielded to reduce the potential for any lighting spillover onto neighboring residential properties.
- Field lights will be turned-off no later than 10:00pm or at the end of the game if extra innings are required.
- The hitting facility will be fully enclosed to minimize any potential noise impacts.
- The bleachers are limited and are situated away from the residential properties. The seating capacity of the bleachers is limited to 75 people per field.

- Based on comments from the first Neighborhood Meeting, the District has modified the buffering / landscape treatment between the fields and adjacent neighbors to provide more effective buffering.
- The improvements will re-grade the area within the limits of the project and provide drainage for the improvements. This will greatly reduce the amount of water flowing freely off the fields and onto adjacent property.

The criterion is met.

6. 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 documents and those related to the proposal will be submitted in proper sequence. They include the following:

1. A signed original application form and application checklist
2. A written statement (narrative) demonstrating compliance with applicable criteria and regulations
3. Additional information identified in the Pre-Application Summary Notes
4. Materials from the neighborhood meeting (2 neighborhood meetings held)
5. A copy of the Pre-Application Summary Notes
6. Documentation from Clean Water Services
7. The application fees

The criterion is met.

D. Submission Requirements. An application for a Conditional Use shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Conditional Use application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.

Response: The site's owner, Portland Public Schools, is the applicant. The application consists of all required information required by the application form, Section 50.25, and the Pre-Application Conference.

40.20. Design Review

40.20.15. Application.

3. Design Review Three.

A. Threshold. An application for Design Review Three shall be required when an application is subject to applicable design guidelines and one or more of the following thresholds describe the proposal:

2. New construction or addition of more than 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential zoning district.

8. A project meeting the Design Review Two thresholds which does not meet an applicable design standard.

Response: The hitting facility is a new structure on the site, which satisfies Threshold 2. Also, the proposed development meets Threshold 6 of Design Review Two. Threshold 6 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.” The proposed improvements exceed the threshold 6, proposing 57% percent of on-site landscaping area to change. However, the proposed development does not meet all applicable design standards, satisfies Design Review Three, Threshold 8. Therefore, the development meets the Design Review Three Thresholds 2 and 8.

C. Approval Criteria. [ORD 4365; October 2005] In order to approve a Design Review Three 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 Three application.

Response: The proposed development meets threshold 8 requirements for a Design Review Three application, as addressed in the previous response.

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

Response: All required applications fees are being provided at the time of initial application submittal.

3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

Response: The proposed development does not meet Design Review Three Thresholds 1 through 6. Therefore, the standard does not apply.

4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines 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 guideline; or*
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or*
- c. The location of the existing structure to be modified is more than 300 feet from a public street.*

Response: The proposed development is a modification of the existing athletic fields at West Sylvan Middle School. The proposed improvements will meet all design guidelines where the design standard is not met.

5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

Response: The proposed development is not a DRBCP proposal. The standard does not apply.

6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

Response: The proposed development meets threshold 8. The applicant has chosen to address a combination of design standard and guidelines, when the standard is not met. The responses to applicable standards and guidelines are found in Table 1 and 2, respectively.

7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

Response: The applicant has chosen to address a combination of design standards and guidelines. The standard does not apply.

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: Applications and documents related to this request include the following:

- A signed original application form and application checklist

- A written statement (narrative) demonstrating compliance with applicable criteria and regulations
- Additional information identified in the Pre-Application Summary Notes including a traffic impact analysis
- Materials from the neighborhood meeting (2 neighborhood meetings held)
- A copy of the Pre-Application Summary Notes
- Documentation from Clean Water Services
- The application fee

These applications and documents are being submitted concurrently as part of this application package, as was specified and allowed for in the Pre-Application Summary Notes (Exhibit B).

Chapter 50 – PROCEDURES

50.30. Neighborhood Review Meeting

Response: Two neighborhood meetings were held for this project: August 6, 2019 and October 15, 2019 at West Sylvan Middle School. Portland Public Schools (PPS) held the initial formal Neighborhood Meeting on Tuesday, August 6th at West Sylvan Middle School to discuss the proposed improvements to the athletic fields at the school. The meeting was well attended and those in attendance provided PPS representatives with a number of comments regarding the improvements. Unfortunately, the City of Beaverton provided the applicant (PPS) with an incorrect mailing list for the required meeting notification of the August 6th Neighborhood Meeting. Because of this, the City requested that PPS conduct a second Neighborhood Meeting using the correct mailing notification list. The second meeting was held on October 15, 2019 as a part of the West Slope NAC meeting.

The project team, including the lead planner, architect, PPS project manager, provided an overview of the project from the proposed improvements to the land-use approval process through the City of Beaverton. Following the presentation there were question and answers with attendees. Numerous comments were received from neighbors, the key concerns related to land-use are summarized below:

- Traffic – Many neighbors expressed concerns about the current traffic conditions in the neighborhood with school operations and concern that it would get worse. They described the area as a ‘bottleneck’ area, stating that cars are lined up in the neighborhood at high traffic times for the school.
- Use of Improved Multi-use Field - The field will be a permanent use for Lincoln HS baseball and softball teams for practice and games. Lincoln HS soccer and lacrosse teams will use it for practice. Further use of the site will continue after the new Lincoln HS is complete, primarily with Lincoln. PPS has full control over the field and its use, not the City of Beaverton. Neighbors asked what the times of use will be. The project team informed the group that PPS lighted fields can be used till 10:00 pm. The athletic department will schedule use of the fields and make sure that the use accounts for any major school events – that is, won’t conflict and create additional traffic / parking issues.
- Stormwater Drainage –Neighbors said that there are drainage issues on the site with the addition of a turf field, especially for homes abutting the southern property line.

- Buffering – Several neighbors were concerned about visibility into their property. A neighbor asked if it is possible to push the buffer further into the site and up the slope along the west property line to provide better screening for neighboring properties. **NOTE: As shown on Landscape Plan (Exhibit A, Sheet L100), the project team was able to meet neighbor’s request and modified the plans to shift the buffer further into the site to take advantage of the existing topography.**
- Track – The proposed perimeter pedestrian path surface was a concern for neighbors. Chris informed the group the plan is to use asphalt paving material. Neighbors requested a gravel or similar track surface be considered and the path become a continuous path around the entire field to continue its’ current function that has frequent use by runners and walkers. The team said it is something that would be considered. **NOTE: As shown in the Overall Site Plan (Exhibit A, Sheet C300), the project team was able to meet neighbor’s request and changed the plans to include a continuous path.** For a full comprehensive summary of both meetings see the Neighborhood Meeting Summary in Exhibit C.

Chapter 60 – SPECIAL REQUIREMENTS

60.05 Design Review Design Principles, Standards and Guidelines

The following applicable design standards were identified in the Pre-Application Summary Notes (Exhibit B).

Table 1. Design Standards Responses

Code	Response
60.05.15. Building Design and Orientation Standards.	
<i>1. Building articulation and variety.</i>	
<p><i>B. Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18”), recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:</i></p> <p><i>1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.</i></p>	<p>The standard applies to the one elevation of the hitting facility, the elevation with the primary entrance, equivalent to 2,166 square feet. The elevation consists of two materials - brick and metal. The metal roof area is approximately 805 square feet and the brick is approximately 1,361 square feet. The standard is met.</p>
<p><i>C. The maximum spacing between permanent architectural features shall be no more than:</i></p> <p><i>1. Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.</i></p>	<p>No permanent features are required, pursuant to Section 60.05.15.1.B. Therefore, the standard does not apply.</p>
<p><i>D. In addition to the requirements of Section 60.05.15.1.B. and .C., detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays.</i></p>	<p>No residential buildings are proposed. The standard does not apply.</p>
<i>2. Roof forms.</i>	
<p><i>A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.</i></p>	<p>The hitting facility is visible from neighboring properties. The roof has a 4/12 pitch, as shown in Exhibit A, Sheet A052. The standard is met.</p>

Code	Response
<i>B. Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.</i>	The site is an institutional use in a residential zone. Therefore, the standard does not apply.
<i>C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.</i>	The hitting facility structure has a 4/12 roof pitch. The standard is met.
<i>D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.</i>	The building is on the opposite side of the fields from the existing school and will not emulate the school flat roof structure.
<i>E. Smaller feature roofs are not subject to the standards of this Section.</i>	Smaller roof features are not proposed. The standard does not apply.
3. Primary building entrances.	
<i>A. Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.</i>	As shown in Exhibit A, Sheet A052, the hitting facility features a recessed entry at the structure main entrance. The recessed entry is six (6) feet wide and four (4) feet deep. The standard is met.
4. Exterior building materials.	
<i>B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens, and shared courts), a maximum of 30% of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza, or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood, and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick, or tile wall treatment.</i>	The hitting facility is comprised of brick siding and metal roofing. Brick is a finished material pursuant to the standard. The standard is met.
<i>C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation</i>	No concrete exterior siding is proposed. The proposed siding is brick. The standard is met.

Code	Response
<i>wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.</i>	
5. Roof-mounted equipment.	
<p><i>A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:</i></p> <ol style="list-style-type: none"> <i>1. A parapet wall; or</i> <i>2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or</i> <i>3. Setback from the street-facing elevation such that it is not visible from the public street(s).</i> 	<p>No roof mounted equipment is proposed. The standard is met.</p>
<p><i>B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.</i></p>	<p>No roof-mounted equipment is proposed the standard is met.</p>
<p><i>C. Solar panels, dishes/ antennas, pipes, vents, and chimneys are exempt from this standard.</i></p>	<p>Restroom vent piping will be minimal and are exempt from roof screening requirements pursuant to this standard. The standard is met.</p>
<p>60.05.20. Circulation and Parking Design Standards. Unless otherwise noted, all standards apply in all zoning districts.</p>	
<p><i>1. Connections to the public street system.</i></p> <p><i>A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.</i></p>	<p>The proposed improvements include resurfacing of the pedestrian path around the field's perimeter with asphalt. The path connects to SW West Slope Drive. Portions of the pedestrian pathway are designed to allow some vehicular use, but it is primarily designated for pedestrians. Vehicular use of the pathway is limited to emergency vehicles and maintenance vehicles. The standard is met.</p>
<p><i>2. Loading areas, solid waste facilities and similar improvements.</i></p>	

Code	Response
<p><i>A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.</i></p>	<p>All proposed improvements are located in an area that is not visible from a public street. The standard is met.</p>
<p><i>B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.</i></p>	<p>Loading docks or zones are not proposed. No changes to the parking areas are proposed. The existing loading zones will not be impacted by the proposed development. The standard is not applicable.</p>
<p><i>C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:</i></p> <ol style="list-style-type: none"> <i>1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,</i> <i>2. Solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years.</i> <i>3. Solid wood fence</i> 	<p>Service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, and utility vaults are not proposed. The standard is not applicable.</p>
<p><i>D. Screening from public view by chain-link fence with or without slats is prohibited.</i></p>	<p>Screening for the facilities listed is not proposed. The standard is not applicable.</p>
<p><i>E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.</i></p>	<p>The site is located in a residential zone. The standard does not apply.</p>
<p><i>3. Pedestrian circulation</i></p>	
<p><i>A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-</i></p>	<p>The proposed development does not fit any of the listed exceptions conditions. An existing pedestrian path that connects the fields and west entrances to the school building to SW West Slope Drive will remain.</p>

Code	Response
<p><i>site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:</i></p> <ol style="list-style-type: none"> <i>1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical,</i> <i>2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts occur,</i> <i>3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or</i> <i>4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.</i> 	<p>The path is a minimum of 7 feet wide. The standard is met.</p>
<p><i>B. A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.</i></p>	<p>The perimeter pedestrian path provides a reasonably direct walkway from the hitting facility to other pedestrian destinations on the site. The concessions stand, restrooms, and bleachers on the site are all directly accessible from the hitting facility by the asphalt perimeter pathways. The pedestrian connection from hitting facility to the school parking lot and back entrance are provided by the perimeter pathway and are reasonably direct given the majority of the project area consists of sports fields. The standard is met.</p>
<p><i>C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.</i></p>	<p>The proposed improvements area does not include any areas of the site with street frontage. The standard is not applicable.</p>
<p><i>D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.</i></p>	<p>The existing development connects the multi-use fields area to the parking lot. Aside for repaving portions of the pathways, no changes will be made. The parking lots are located outside the Project Area. Therefore, the standard is not applicable.</p>

Code	Response
<i>E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary onsite paving material.</i>	Within the project area there are no cross-driveway pedestrian connections. Therefore, the standard is not applicable.
<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>	The proposed modifications to the field on-site pedestrian walkways will feature a minimum 5-foot path and be paved with asphalt. The path connecting the multi-use fields to the parking lots is a minimum of 14 feet. All are currently paved with or will be paved with smooth surface material that is ADA accessible. The standard is met.
4. Street frontages and parking areas.	
<i>A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards: 1. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. Trees shall be planted at a minimum 2 1/2 inch caliper at a maximum of thirty (30) feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or 2. A solid wall or fence 30 to 36 inches in height parallel to and not nearer than four (4) feet from the right-of-way line. The area between the wall or fence and the street line shall be landscaped with live ground cover. Pedestrian walkways and vehicular driveways may cross the wall or fence.</i>	The parking areas at the school are located outside the Project Area. The standard is not applicable.
5. Parking area landscaping.	
<i>A. Landscaped planter islands shall be required according to the following: 3. All Conditional Uses in Residential zones one for every twelve (12) contiguous parking spaces.</i>	The parking areas at the school are located outside the Project Area. The standard is not applicable.
60.05.25. Landscape, Open Space, and Natural Areas Design Standards.	

Code	Response
<p><i>Unless otherwise noted, all standards apply in all zoning districts.</i></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> <i>1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;</i></p>	<p>The Project Area is 7.7 acres, therefore 1.16 acres (50,530 square feet) of landscaping is required.</p>
<p><i>B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:</i> <i>1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.</i> <i>2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.</i> <i>3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.</i></p>	<p>For the required 50,530 square feet of landscaping, the following are required:</p> <ul style="list-style-type: none"> ● 64 trees ● 127 shrubs ● Remaining area consisting of live ground cover. <p>The Project Area includes 78 trees that are proposed to be retained and protected during construction. Also, 24 trees and 635 shrubs will be added for the proposed landscape buffer and stormwater rain garden. Outside the multi-use field facility there is approximately 88,000 square feet of grass. Based on comments from the first Neighborhood Meeting, the District has modified the buffering / landscape treatment between the fields and adjacent neighbors to provide more effective buffering.</p>
<p><i>C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following:</i></p>	<p>A pedestrian plaza is not proposed. The standard is not applicable.</p>
<p><i>D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement. This landscaping requirement</i></p>	<p>The proposed structures are not visible from the public right-of-way. The standard does not apply.</p>

Code	Response
<p><i>shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, for plazas adjacent to the building, or when the building is within three (3) feet of the property line. The foundation landscaping shall be at least five (5) feet wide; and shall be comprised of the following:</i></p> <ol style="list-style-type: none"> <i>1. One (1) tree having a minimum planting height of six (6) feet shall be planted for every thirty (30) lineal feet of foundation.</i> <i>2. One (1) shrub having a minimum mature height of twenty-four (24) inches shall be planted for every three (3) lineal feet of foundation and shall be planted between required trees; and,</i> <i>3. Groundcover plants shall be planted in the remainder of the landscaped area not occupied by required trees and shrubs, and shall not be planted in rows, but in a staggered manner for more effective covering.</i> 	
<p><i>8. Retaining walls.</i></p>	<p>Retaining walls are not proposed. The standard is not applicable.</p>
<p><i>9. Fences and walls.</i></p>	
<p><i>A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.</i></p>	<p>All fencing around the fields will be constructed of durable chain link fencing. The existing fencing at the property lines will remain in place.</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>Chain link fencing, up to six (6) feet tall, is proposed around the field facilities. All fencing will feature a black coating. The chain link fencing around the facilities requires visibility for spectators and safety.</p>
<p><i>C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.</i></p>	<p>No exterior masonry walls are proposed. The standard is met.</p>
<p><i>D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.</i></p>	<p>The site is a school facility. The standard does not apply.</p>
<p><i>E. Fences and walls:</i></p> <ol style="list-style-type: none"> <i>1. May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in</i> 	<p>The Project Area does not include the front yard of the site. The Project Area abuts Highway 26, which according to the Washington County Transportation System Plan is classified as a freeway. Detached</p>

Code	Response
<p><i>height in a required front yard, and eight feet in all other locations.</i></p> <p><i>2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.</i></p> <p><i>3. For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.</i></p>	<p>housing is not included in the proposal. Therefore, the standard is not applicable.</p>
<p><i>10. Minimize significant changes to existing on-site surface contours at residential property lines.</i></p> <p><i>Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed:</i></p>	
<p><i>A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:</i></p> <p><i>1. 0 to 5 feet from property line. Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</i></p> <p><i>2. More than 5 feet and up to and including 10 feet from property line. Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</i></p> <p><i>3. More than 10 feet and up to and including 15 feet from property line. Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</i></p> <p><i>4. More than 15 feet and up to and including 20 feet from property line. Maximum of eight (8) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.</i></p> <p><i>5. More than 20 feet and up to and including 25 feet from property line. Maximum of ten (10) foot slope differential from the existing or</i></p>	<p>Proposed grading will begin more than 15 feet away from the property line. The proposed grading will meet the requirements of this section, as shown on the Grading Plan (Exhibit A, Sheet C400) and Grading Sections (Exhibit A, Sheet C401). The standard is met.</p>

Code	Response
<p><i>finished slope of the abutting property, whichever is applicable.</i></p>	
<p>11. Integrate water quality, quantity, or both facilities. Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.</p>	<p>Stormwater management for the proposed improvements will be designed to meet current City of Beaverton and Clean Water Services requirements. Stormwater runoff from impervious surfaces will be collected and routed to rain gardens for treatment and flow control. A thickened drainage rock section under the turf field will allow for flow control of the stormwater on the turf field. A new public storm system, built to the City’s standards, will connect to the existing storm manhole located in the northwest corner of the site. For more information see the Preliminary Stormwater Report (Exhibit F) and the Preliminary Public Storm Plan (Exhibit A, Sheets 1-3). The standard is met.</p>
<p>13. Landscape buffering and screening. All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2, and the following standards. For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations. A landscape buffer is required for non-residential land uses and parks in Residential zoning districts. Both buffering standards and side and rear building setback requirements shall be met. Only landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, they are not additive. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. In addition, the buffer area and landscape standard are intended to be continuously applied along the property line, except as authorized under Section 60.05.45.10.</p>	<p>The proposed landscape buffer will provide buffering and screening between the site, elementary school, and neighboring residential properties. The location, width and composition of the landscape buffer was determined in response to comments received at the Neighborhood Meeting held on August 6th. Neighbors immediately adjacent to the school site on the south and west indicated a desire to maintain the current fencing and vegetation along the property line. They suggested that, because of the difference in topography between existing homes and the athletic fields (a height difference of 13’ with the fields being that much higher than adjacent residences) the new buffering should be located adjacent to the fields. The applicant is providing landscape / buffering in a location that will provide equal or better screening than a strict interpretation of the standard would allow. Therefore, the guideline is met. See Guidelines 60.05.45.11.A.D, which addresses landscape buffering and screening.</p>
<p>D. B3-High screen buffer: This buffer is intended to provide a high degree of visual screening between zones. This buffer consists of minimum six (6)-foot high fully sight obscuring fences or walls with an adjoining landscape area on the interior of the fence when the fence is proposed within three (3) feet of the property line. If the fence is proposed to be setback from the property line more than</p>	

Code	Response
<p><i>three feet, the landscaping shall be on the exterior of the fence within a landscape area a minimum of five (5) feet in width, with adequate provision of access and maintenance of the landscaped area. The height of the fence shall be measured from the property on which the fence is to be located, and, if located on a wall, shall be in addition to the height of the wall. The landscape area shall be planted with one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width, filled between with evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting. Live ground cover consisting of lowheight plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.</i></p>	
<p>Table 60.05-1. Technical Lighting Standards</p>	
<p>D. Standards. <i>The following standards are required of all exterior lighting:</i></p>	
<p><i>1. When a bollard luminaire, or pole-mounted luminaire, or nonpole-mounted luminaire has total cutoff of an angle greater than ninety (90) degrees, the minimum required interior illumination, the maximum permitted illumination at the property line, and the maximum permitted height of Luminaires shall be as shown on Table 60.05-1.</i></p>	<p>The proposed improvements are exempt for the following standards pursuant to Table 60.50-1.E.F.1. Therefore, the standard does not apply.</p>
<p><i>2. When a bollard luminaire, or pole-mounted luminaire, or nonpole-mounted luminaire has total cutoff of light at an angle less than ninety (90) degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the minimum permitted interior illumination, the maximum permitted illumination within five (5) feet of any property line, and the maximum permitted height of Luminaires is also shown on Table 60.05-1.</i></p>	
<p>E. General Provisions. <i>Notwithstanding any other provision of this Section to the contrary</i></p>	

Code	Response
<p><i>F. Exemption for Specified Public Outdoor Recreation Uses:</i></p>	
<p><i>1. Because of their unique requirements for nighttime visibility, public ball diamonds, public playing fields, and public tennis courts only, inclusive of facilities located on school district properties, are exempted from the exterior lighting standards of Sections D.1 through D.2 above. These outdoor recreational uses must meet all other requirements for this Section and of the Code.</i></p>	
<p><i>2. The outdoor recreational uses specified above shall not exceed a maximum permitted post height of eighty (80) feet.</i></p>	<p>Pursuant to the exemption, the maximum light pole height permitted for a public recreational use is eighty (80) feet. As shown in the Lighting Plan (Exhibit G), the proposed light poles range from 60 to 80 feet in height. The standard is met.</p>
<p><i>3. The outdoor recreational uses specified above may exceed a total cutoff angle of ninety (90) degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent properties. The maximum permitted illumination at the property line or, if required, the interior buffering line, shall not exceed two (2) foot-candles.</i></p>	<p>As shown in the Lighting System Plan (Exhibit G). The proposed lighting will have illumination levels at the property line that ranges from 0.58 to 0 foot-candles. The standard is met.</p>
<p>60.05.30. Lighting Design Standards. Unless otherwise noted, all standards apply in all zoning districts.</p>	
<p><i>1. Adequate on-site lighting and minimal glare on adjoining properties.</i></p>	
<p><i>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</i></p>	<p>In Residential zones, the following standards from Table 60.05-1 (Technical Lighting Standards) apply.</p> <ul style="list-style-type: none"> • The minimum required internal illumination is 1.0 Foot-Candles (greater than 90) and 0.7 Foot-Candles (less than 90) • There is no maximum permitted internal illumination standards. • The maximum permitted illumination at the property line is 0.5 Foot-Candles. <p>However, pursuant to the standards of Table 60.05-1.F..3, maximum permitted illumination at the property line is 2.0 foot-candles. The proposed lighting will have a maximum illumination of 0.58 foot-candles along the</p>

Code	Response
	<p>property line, well within the maximum permitted illumination standard of 2.0 foot-candles at the property line.</p> <p>Lighting is proposed according to the Lighting System Plan (Exhibit G), which complies with the City’s Technical Lighting Standards. The on-site illumination levels will easily meet the minimum requirement in a residential zone. The standard is met.</p>
<p><i>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</i></p>	<p>The proposed field lighting will provide lighting to the fields, pedestrian circulation, and spectator areas. The standard is met.</p>
<p><i>C. Lighting shall be provided in pedestrian plazas, if any developed.</i></p>	<p>Pedestrian plazas are not proposed as part of this development. Therefore, this standard does not apply.</p>
<p><i>D. Lighting shall be provided at building entrances.</i></p>	<p>Building mounted lighting will be provided at the east and north sides of the hitting facility to provide lighting at the building entry doors. The standard is met.</p>
<p><i>E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.</i></p>	<p>Canopy lighting is not proposed; therefore, the standard does not apply.</p>
<p><i>2. Pedestrian-scale on-site lighting.</i></p>	
<p><i>A. Pole-mounted Luminaires shall comply with the City’s Technical Lighting Standards, and shall not exceed a maximum of:</i></p> <ol style="list-style-type: none"> <i>1. Fifteen (15) feet in height for on-site pedestrian paths of travel.</i> <i>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</i> <i>4. Fifteen (15) feet for the top deck of non-covered parking structures.</i> <i>5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site’s finished grade.</i> <i>6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.</i> <i>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</i> 	<p>Pursuant to the standards of Table 60.50-1.F.E.2, maximum pole height permitted for a public recreational use is eighty (80). Therefore, the standard does not apply.</p>
<p><i>B. Non-pole-mounted luminaires shall comply with the City’s Technical Lighting Standards.</i></p>	<p>All non-pole-mounted luminaires on the site, consisting of surface mounted lighting, will comply with City’s Technical Lighting Standards. The standard is met.</p>

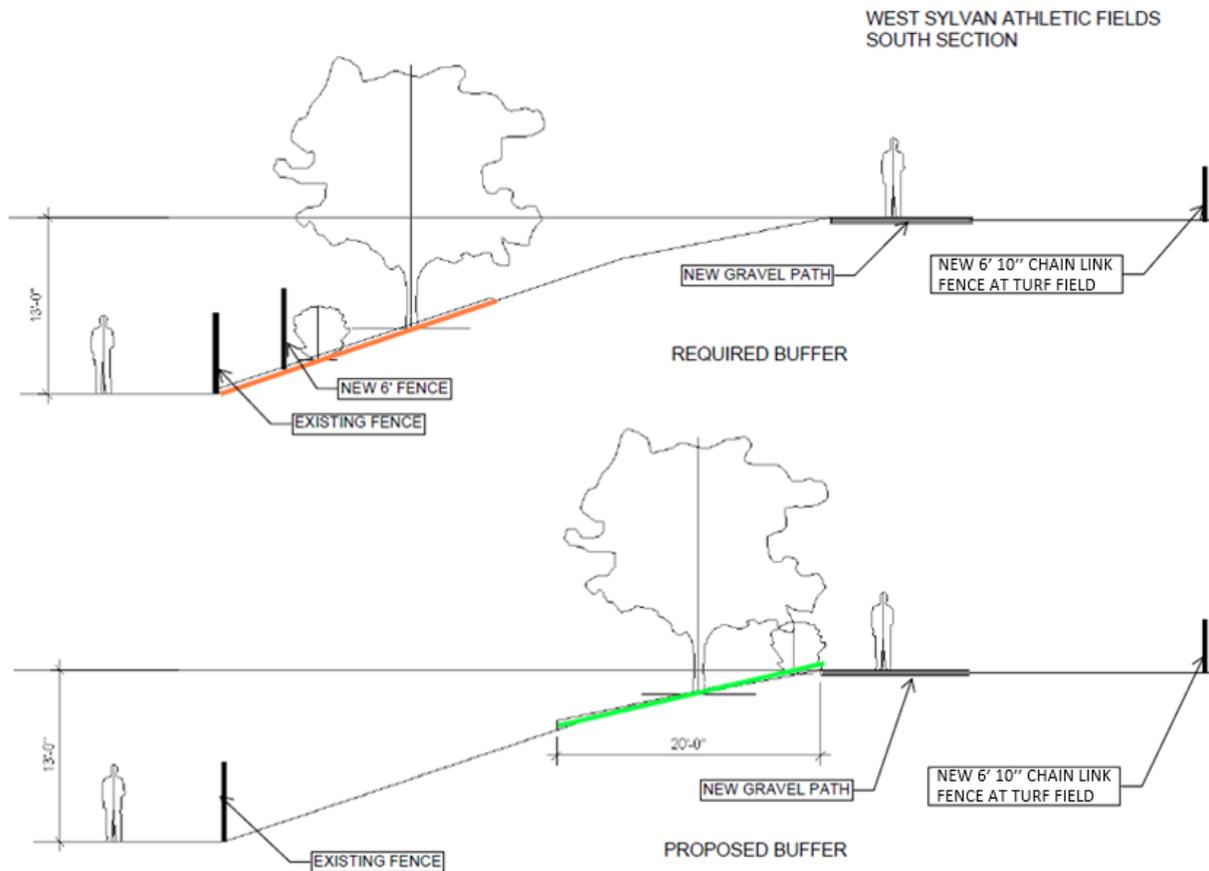
Code	Response
<i>C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.</i>	Lighted bollards are not proposed. The standard does not apply.

Table 2. Design Guidelines Responses

Code	Response
60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.	
<i>11. Landscape buffering and screening.</i>	
<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)</i>	The proposed landscape buffer will provide buffering and screening between the site, elementary school, and neighboring residential properties. The location, width and composition of the landscape buffer was determined in response to comments received at the Neighborhood Meeting held on August 6 th . Neighbors immediately adjacent to the school site on the south and west indicated a desire to maintain the current fencing and vegetation along the property line. They suggested that, because of the difference in topography between existing homes and the athletic fields (a height difference of 13’ with the fields being that much higher than adjacent residences) the new buffering should be located adjacent to the fields. The applicant is providing landscape / buffering in a location that will provide equal or better screening than a strict interpretation of the standard would allow, as shown in Figure 5. Therefore, the guideline is met.
<i>B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)</i>	The site’s use, an elementary school, is a conditional use located in a residential neighborhood. The school is an existing use on the site. Proposed landscaping buffers, shown on Landscape Plan (Exhibit A, Sheet L100), will improve the site’s current buffering and screening along the west and south property lines. Additionally, given the site’s topography, the proposed landscape screening will be more effective at screening than the screening that meets the design standard.

Code	Response
	<p>The landscape buffer will be at the top of the slope, at the edge of the athletic fields. Based on the slope, the proposed location of the landscape buffer provides better screening to neighboring properties. The landscape buffer is approximately 20 feet in depth around the perimeter of the athletic fields facility and will consist of a variety of landscaping materials.</p> <p>The intent of the guideline is met.</p>
<p><i>C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)</i></p>	<p>The proposed landscape buffer will consist of a variety trees, shrubs, ground cover, and grasses. See the Landscape Plan (Exhibit A, Sheet L100) for more details.</p> <p>The proposed landscape buffering will not be located directly along the property line; however, the existing buffering trees along the property line will remain and continue to provide screening. Adjacent residents requested that the existing buffering trees remain in place. Furthermore, the proposed trees are native or common species in the Portland metropolitan region, therefore will complement the neighboring properties.</p> <p>The intent of the guideline is met.</p>
<p><i>D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E).</i></p>	<p>The site features steep slopes along the western and southern property line, which slope down from the athletic field facility. The slopes are as follows:</p> <ul style="list-style-type: none"> • Top of facility to west property line - approximately 14% • Top of facility to south property line – approximately 13% <p>The proposed landscape buffer will be located at the top of the slope and provide more effective screening of neighboring properties, as shown in the cross-sections in Figure 5 below. Figure 5 depicts only a cross-section of the south edge of the property. However, the same conclusions can be drawn for the west property line, which has a similar change in grade. The intent of the guideline is met.</p>

Figure 5. Comparison of Design Standards Required Screening (top) and Proposed Screening (bottom).



60.25. OFF-STREET LOADING REQUIREMENTS.

60.25.05. Applicability. No building or structure subject to the off-street loading requirements of this section shall be erected, nor shall any such existing building or structure be altered so as to increase its gross floor area to an amount exceeding 25% more than its existing gross floor area, without prior provisions for off-street loading space in conformance with the requirements of this section.

Response: The gross floor area of proposed structures does not exceed 25% of the existing floor area of structures on the site. The proposed improvements will not impact the on-site loading. Therefore, the standard is not applicable.

60.30. Off-Street Parking

60.30.10 Number of Required Parking Spaces. *Except as otherwise provided under Section 60.30.10.10., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:*

2. Parking Categories

A. Vehicle Categories. Contained in the table at Section 60.30.10.5. are vehicle parking ratios for minimum required parking spaces and maximum permitted number of vehicle parking spaces to be provided for each land use, except for those uses which are located in the Regional Center which are governed by Section 60.30.10.6. These requirements reflect the parking requirements of Title 4 of Metro’s Regional Transportation Functional Plan.

3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.

Response: The site is located approximately 0.6 miles of walking distance (walking route distance) to the nearest bus station. Therefore, the site is located in Zone B.

The table below shows the required number of vehicle parking spaces for the school for the 57 full-time staff. The school has 86 parking spaces, equivalent to the maximum number of parking spaces permitted. The standard is met.

Land Use Category	Required Parking Spaces	Site Requirement	Maximum Permitted Parking Spaces – Zone B	Site Maximum
Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0 spaces	57	1.5 spaces	86

The applicant prepared a parking study (Exhibit E). This study concluded:

“Based on the observations during the parking studies as well as working with the PPS Athletic Department, we anticipate that the existing on-site parking can accommodate the practice and game schedules, assuming scheduling occurs as outlined to minimize the potential for off-site parking impacts. Regardless of the available parking on site, some parents and students may choose to park on-street to be closer to the athletic fields. PPS and LHS staff will continue to monitor conditions, discourage on-street parking by event attendees to the extent

practical and make refinements, as needed, to reflect the needs of the schools, practices, games and adjacent residents.”

The study also noted that there is on-site capacity to park 113 vehicles during events. This total is reflected as follows:

- 86 striped spaces for school day use; and,
- 27 vehicles parked in spaces signed for off-hours parking and along the periphery of the parking areas (these spaces have been assumed as being available only during off-hours and, therefore, have not been included in the site’s required parking).

Reference Figure 7 of Exhibit E for locations of the day-use and off-hour parking spaces.

The standard is met.

10. Location of Vehicle Parking.

A. All required off-street parking spaces shall be provided on the same property as the use requiring the spaces, with the following exceptions: ...

Response: All required parking spaces are provided on the same property as the school and the athletic fields. The standard is met.

B. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by an access that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley.

Response: As shown in the Architectural Site Plan (Exhibit A, Sheet A501) none of the parking spaces require backing or other maneuvering within a public right-of-way. The site’s property line is along the intersection of SW 81st Ave. and SW West Slope Drive. The continuation of SW West Slope Drive on the property is not considered public right-of-way; therefore, parking in that area does not require backing movements or maneuvering within a public street or right-of-way. The standard is met.

C. In R10, R7, R5 and R4 zones parking and loading spaces may be located in side and rear yards and may be located in the front yard of each dwelling unit only if located in the driveway area leading to its garage.

Response: The development is not a dwelling unit. Therefore, the standard is not applicable.

60.40 Sign Regulations

60.40.07 Compliance.

1. *No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign, or cause or permit the same to be done, contrary to or in violation of any of the provisions of Section 60.40 of this Code.*

Response: The proposed signage, two scoreboards, is consistent with all applicable provisions of Section 60.40 of this Code, as discussed below. The standard is met.

2. *Except as provided in Section 60.40.10, no person shall erect, construct or alter a sign, or permit the same to be done, unless a sign permit has been issued by the city. A sign permit for the construction and continued use of a sign is subject to the terms and conditions stated in the permit and this Code.*

Response: The applicant intends to obtain a sign permit during the construction process, once signage has been approved through this application.

3. *An application for sign permit approval is subject to the procedures set forth in Section 40.60 (Signs) of this Code. The city may require as a condition of a sign permit that any and all unlawful sign(s) on the applicant's property be removed by a stated time.*

Response: The proposed signage will follow the proper permitting procedure and conform will all applicable provisions of Section 60.40. The standard is met.

4. *The provisions of this Code shall not be construed to permit the erection or maintenance of any sign at any place or in any manner unlawful under any other federal, state, or local law. Where a part of the provisions of Section 60.40 conflict with a provision of any zoning, development, building, fire, safety or health ordinance or code, the more restrictive provision shall prevail.*

Response: All proposed signage will meet federal, state, and local law. The standard is met.

60.40.15. Signs not Subject to Permit but Subject to Regulation for Size, Dimensions, Location, Duration and Aesthetics.

No permit is necessary before placing, constructing or erecting the following signs so long as any such signs conform to the following regulations:

8. Signs Placed on Public Property for Internal Users. Signs placed on public property for general purpose of internal way-finding, circulation or posting of rules for use of property shall be placed outside required vision clearance areas and shall be limited to twenty-four (24) square feet in area and eight (8) feet in height as measured from the nearest ground or surface area where placed.

Response: New signage will be limited to a posting of rules for use of the turf field. These signs (approximately 12 in. x 18 in.) will be located at each entry onto the turf field, and one additional sign will be placed on the south wall of the school building adjacent to the existing sign that says indicates dogs need to be on leash (located on the south wall on the playground side of the building).

60.40.20. Signs for which a Sign Permit is Required. The following new signs or proposals which alter the area, size, or dimensions of existing signs or sign structures are subject to all ordinance regulations, and permits are required prior to on-site construction, installation or placement of such signs or sign structures.

5. Athletic Field Signage (permanent oriented to face the field). Any number of signs, including but not limited to scoreboards, may be placed within existing athletic fields maintained by a public or private school or public park agency, provided that such signs are oriented to face the field of play and not to public right-of-ways or abutting properties. Athletic field signage may be indirectly visible from a public right-of-way or abutting private property so long as the message is not readable from the public right-of-way because of the placement or angle of the sign and may be subject to other restrictions under past Conditional Use approval, if applicable. Athletic field signage shall be limited to 85 square feet in size and shall be no higher than 15 feet above grade on which the sign is located.

Response: The proposed score boards are oriented towards the fields. The scoreboards will not be visible to abutting properties along the west property line because of distance from the score boards and the slope along the western property line. The tallest point of the scoreboards will be 15 feet above grade – the 3-foot ft. signs will be installed so that the maximum height is at 15 ft. above grade. Each scoreboard will be 18 square feet, less than the maximum square footage permitted. For more information reference Scoreboard Cutsheets (Exhibit H). The applicant understands that a separate sign permit will be needed following and use approval. The standard is met.

60.40.30. General Size and Location Provisions

1. Size. *The size of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area with a parallelogram or a triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or a triangle. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign. Conforming and/or nonconforming signs in existence at the time of the enactment of this ordinance shall be counted in establishing the permitted area or size of all new signs to be allowed on the property.*

Response: All description of signage size in previous responses match this requirement. The standard is met.

2. Height of Sign. *The height of a sign shall be measured from the finished ground level, excluding mounds, berms, etc., to the top of the sign or the highest portion of the sign structure or frame, whichever is greater.*

Response: All descriptions of signage height in previous responses is measured from ground level to the tallest point of the frame. The standard is met.

3. Finish Ground Level (Grade). *The average elevation of the ground adjoining the structure of building upon which the sign is erected.*

Response: The scoreboards will be mounted at 10 feet above grade, therefore the top of the scoreboards (the highest point) will be at 5 feet above grade. The standard is met.

4. Location. *Sign location shall comply with Section 60.55.35.3. (Intersection Standards) of this Code and shall be accurately represented on sign permit applications.*

Response: The scoreboards will be mounted adjacent to the west side of the building, internal to the site (See Architectural Site Plan: Exhibit A, Sheet A051). Since it not located near any intersections, nor is larger than the existing structure, the Intersection Standards of Section 60.55.35.3 do not apply.

5. *Unless otherwise allowed by a specific Code provision, signs shall not be located within the public right-of-way.*

Response: Proposed signage is located in the site's interior, not within the public right-of-way. The standard is met.

60.40.07 *Residential Zones (R-1, R-2, R-4, R-5, R-7, R-10). In residential zones as identified in 20.05, the following signs are allowed:*

1. General Provisions.

A. Authorized Non-residential uses. One (1) indirectly lighted sign not to exceed thirty-two (32) square feet in area per face shall be permitted for an authorized or conditional non-residential use not in conjunction with a home occupation. The one (1) sign may be a freestanding sign or a wall sign. If the sign is to be a freestanding sign, the maximum height of the sign shall not exceed eight (8) feet.

Response: The proposed signage is athletic field signage that has separate signage standards found in Section 60.40.20.5 (see responses to the provisions above). Therefore, the standard is not applicable.

60.50 Special Use Regulations

60.50.05. Accessory Uses and Structures. (Other than Accessory Dwelling Units)

1. Structures or uses incidental and subordinate to the uses allowed as Permitted and Conditional Uses in any zone are allowed as accessory uses and structures subject to the provisions of this section.

Response: The proposed structures –hitting facility with restrooms, concessions and storage, and press boxes – are part of the overall field improvement and are not considered as accessory uses. The site’s use as a middle school with an existing field naturally includes these uses associated with the athletic fields, a typical element of a school site.

Further, West Sylvan Middle School is a part of Oregon’s largest district that has strong athletic programs across all grades. As such, the proposed structures are essential to provide the District’s standards of athletics facilities associated with their school facilities and experience for middle school athletes, visiting high school athletes, and other athletic groups. Therefore, the proposed structures are accessory to the site’s use and the provisions of this section are not applicable.

60.50.25. Uses Requiring Special Regulation. *In addition to other standards and requirements by this ordinance, all uses included in this section shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this ordinance, the more restrictive provision shall control.*

11. Noise Levels. Noise levels shall meet the standards established by the State of Oregon Department of Environmental Quality.

Response: According to the State of Oregon Department of Environmental Quality (DEQ), as of 1991, DEQ's Noise Control Program was terminated. State regulations of noise still apply; however, they are limited to motor vehicles, industry and commerce, motor sports facility, and airports.

During games a portable public announcement (PA) device, such as a Bose® L1 system, will be used. PPS Athletic Department will have control over the PA system and intends to use them in a respectful manner. The maximum db output of the Bose L1 Compact system is 106 db. According to the PA System Acoustical Analysis (Exhibit I), the maximum db at the property line will be 50 db. The standard is met.

60.55 Transportation Facilities

60.55.25. Street and Bicycle and Pedestrian Connection Requirements.

10. Pedestrian Circulation.

A. Walkways are required between parts of a development where the public is invited or allowed to walk.

Response: As a public use, the public is allowed to walk around all pedestrian areas of the Project Area. The perimeter pedestrian path connects the various facilities on the site, including the fields, spectator stands, concessions stand, restrooms, and the main school building.

B. A walkway into the development shall be provided for every 300 feet of street frontage. A walkway shall also be provided to any accessway abutting the development.

Response: The proposed improvements does not include changes to the site's street frontage. An existing pedestrian walkway is provided between the proposed improvements and the public right-of-way. The standard is not applicable.

C. Walkways shall connect building entrances to one another and from building entrances to adjacent public streets and existing or planned transit stops. Walkways shall connect the development to walkways, sidewalks, bicycle facilities, alleyways and other bicycle or pedestrian connections on adjacent properties used or planned for commercial, multifamily, institution or park use. The City may require connections to be constructed and extended to the property line at the time of development.

Response: The proposed improvements includes improvements to an existing pedestrian path that follows the perimeter of the multi-use fields. This pathway connects all proposed accessory structures and field facilities to the main school building and the public right-of-way. Therefore, the standard is met.

D. Walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate.

Response: The existing pedestrian pathway along the entrance to the fields will remain and be partially resurfaced is the most direct pathway between the parking areas and the fields. The perimeter path between field facilities and the entrance is not the most direct path. However, for safety reasons the path cannot cut across the fields. The standard is met.

E. Walkways shall be paved and shall maintain at least four feet of unobstructed width. Walkways bordering parking spaces shall be at least seven feet wide unless concrete wheel stops, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles from obstructing the walkway. Stairs or ramps shall be provided where necessary to provide a reasonably direct route. The slope of walkways without stairs shall conform to City standards.

Response: All pedestrian walkways on the site are a minimum of four feet wide and unobstructed. No pedestrian areas within the Project Area are bordering parking spaces or includes staircases. The standard is met.

F. The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. The ADA applies to the walkway that is the principal building entrance and walkways that connect transit stops and parking areas to building entrances. Where the ADA applies to a walkway, the stricter standards of ADA shall apply.

Response: Changes to the principal building entrance and connecting walkways are not proposed. The perimeter pedestrian path is ADA accessible, it is constructed of asphalt, is a generally flat surface, and is 10-foot wide pathways. Therefore, the standard is met.

G. On-site walkways shall be lighted to 0.5 foot-candle level at initial luminance. Lighting shall have cut-off fixtures so that illumination does not exceed 0.5 foot-candle more than five (5) feet beyond the property line.

Response: As shown on the Photometric Plan (Exhibit G), all walkways in the Project Area will be lighted to a minimum of 0.5 foot-candles.

11. Pedestrian Connections at Major Transit Stops. Commercial and institution buildings at or near major transit stops shall provide for pedestrian access to transit through the following measures:

B. Except as otherwise provided in subsection A. of this section, for development within 300 feet of a Major Transit Stop, provide walkways connecting building entrances and streets adjoining the site, and pedestrian connections to adjoining properties, except where such a connection is impracticable pursuant to subsection 14. of this section.

Response: The development is not located within 300 feet of a Major Transit Stop; therefore, the standard does not apply.

60.60. Trees and Vegetation

60.60.10. Types of Trees and Vegetation Regulated.

Actions regarding trees and vegetation addressed by this section shall be performed in accordance with the regulations established herein and in Section 40.90. of this Code. The City finds that the following types of trees and vegetation are worthy of special protection:

1. *Significant Individual Trees.*
2. *Historic Tree.*
3. *Trees within Significant Natural Resource Areas.*
4. *Trees within Significant Groves.*
5. *Landscape Trees.*
6. *Community Trees.*
7. *Mitigation Trees.*

Response: All existing trees on the site that require special attention are community trees. As shown in the Landscape and Fencing Plan (Exhibit A, Sheet L100), two community trees in the Project Area on the site are proposed to be removed, they are identified as trees 70 and 71. Both are the same species - Lombardy Poplar. Tree 70 is 10x2” and Tree 71 is 10x4”. The standard is met.

60.60.20. Tree Protection Standards during Development.

1. Trees classified as Protected Trees under this Code shall be protected during development in compliance with the following:

A. A construction fence must be placed around a tree or grove beyond the edge of the root zone. The fence shall be placed before physical development starts and remain in place until physical development is complete. The fence shall meet the following:

1. *The fence shall be a four foot (4’) tall orange plastic or snow fence, secured to six foot (6’) tall metal posts, driven two feet (2’) into the ground. Heavy 12 gauge wire shall be strung between each post and attached to the top and midpoint of each post. Colored tree flagging indicating that this area is a tree protection zone is to be placed every five (5) linear feet on the fence to alert construction crews of the sensitive nature of the area.*
2. *Other City approved protection measures that provide equal or greater protection may be permitted and may be required as a condition of approval.*

Response: In accordance with the BDC’s definition of protected trees, no trees within the Project Area are Protected Trees. However, several trees will have protective fencing for protection during grading. The standard is met.

B. *Within the protected root zone of each tree, the following development shall not be permitted:*

1. *Construction or placement of new buildings.*
2. *Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval.*
3. *New impervious surfaces.*
4. *Trenching for utilities, irrigation, or drainage.*
5. *Staging or storage of any kind.*
6. *Vehicle maneuvering or parking*

Response: As discussed in the previous response, the site's trees do not meet the standards to require protection. Therefore, the standard does not apply.

60.65 Utility Undergrounding

60.65.15. Regulation. *All existing and proposed utility lines within and contiguous to the subject property, including, but not limited to, those required for electric, communication, and cable television services and related facilities shall be placed underground as specified herein. The utilities required to be placed underground shall be those existing overhead utilities which are impacted by the proposed development and those utilities that are required to be installed as a result of the proposed development.*

1. *At the option of the applicant and subject to rules promulgated by the Oregon Public Utility Commission (PUC), this requirement does not apply to surface mounted transformers, surface mounted connection boxes and meter cabinets, which may be placed above ground, temporary utility service facilities during construction, high capacity electric lines operating at 50,000 volts or above, and that portion of a project where undergrounding will require boring under a Collector or Arterial roadway, and City funded roadway projects which the City Council has specifically considered and declined to fund utility undergrounding as a component of the roadway project, Washington County funded roadway projects, such as MSTIP projects, and Oregon Department of Transportation funded roadway projects.*

Response: As shown in the Electrical Site Plan (Exhibit A, Sheet E1.01), a surface mounted transformer will be installed (see Sheet Note 2). Otherwise, all other utility services within the Project Area will be placed underground. The standard is met.

2. *The developer shall make all necessary arrangements with the serving private utility to cause the utility service(s) to be placed underground;*

Response: No overhead lines occur on site. All new lines will be placed underground in coordination with the utility service provider.

6. *Unless otherwise specifically required in an existing franchise between the City and the particular private utility, or PUC rule, the applicant or developer responsible for initiating the requirement for placing overhead utilities underground is responsible for the cost of converting all existing customer equipment and private utilities on private or public property, or both to meet utility undergrounding requirements.*

Response: No overhead lines occur on site. This requirement does not apply.

7. If the private utility service provider requires an applicant, as a component of the applicant's placing private utilities underground, to install facilities to accommodate extra capacity beyond those necessitated by the proposed development, the private utility service provider shall be financially responsible for providing the means to provide such extra capacity.

Response: No overhead lines occur on site. This requirement does not apply.

60.65.20. Information on Plans. *The applicant for a development subject to design review, subdivision, partition, or site development permit approval shall show, on the proposed plan or in the explanatory information, the following:*

- 1. Easements for all public and private utility facilities;*
- 2. The location of all existing above ground and underground public and private utilities within 100 feet of the site;*
- 3. The proposed relocation of existing above ground utilities to underground; and*
- 4. That above ground public or private utility facilities do not obstruct vision clearance areas pursuant to Section 60.55.50. of this Code.*

Response: All applicable information is shown in the Electrical Site Plan, (Exhibit A, Sheet E1.01). The standard is met.