



## **MEMORANDUM**

### **City of Beaverton**

Community Development Department

**To:** Interested Parties

**From:** City of Beaverton Planning Division

**Date:** June 25, 2020

**Subject:** **DR2019-0159 JHS Batting Cages**

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Please find attached the Notice of Decision for **DR2019-0159 – JHS Batting Cages**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2019-0159 (JHS Batting Cages), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

***The appeal closing date for DR2019-0159 – JHS Batting Cages, is 4:30 p.m., July 7, 2020.***

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brett Cannon at [bcannon@beavertonoregon.gov](mailto:bcannon@beavertonoregon.gov) Note: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community. For more information about the case file, please contact Brett Cannon, Assistant Planner, at (503) 350-4038.

**Accessibility information:** *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Brett Cannon** by calling 711 **503-350-4038** or email [bcannon@beavertonoregon.gov](mailto:bcannon@beavertonoregon.gov)*



## STAFF REPORT

DATE: June 25, 2020

TO: Interested Parties

FROM: Brett Cannon, Assistant Planner

PROPOSAL: **JHS Batting Cages**

LOCATION: 9000 SW Beaverton-Hillsdale Highway  
Assessor's Map # 1S114AD Tax Lot 1300

ZONING: CS (Community Service)

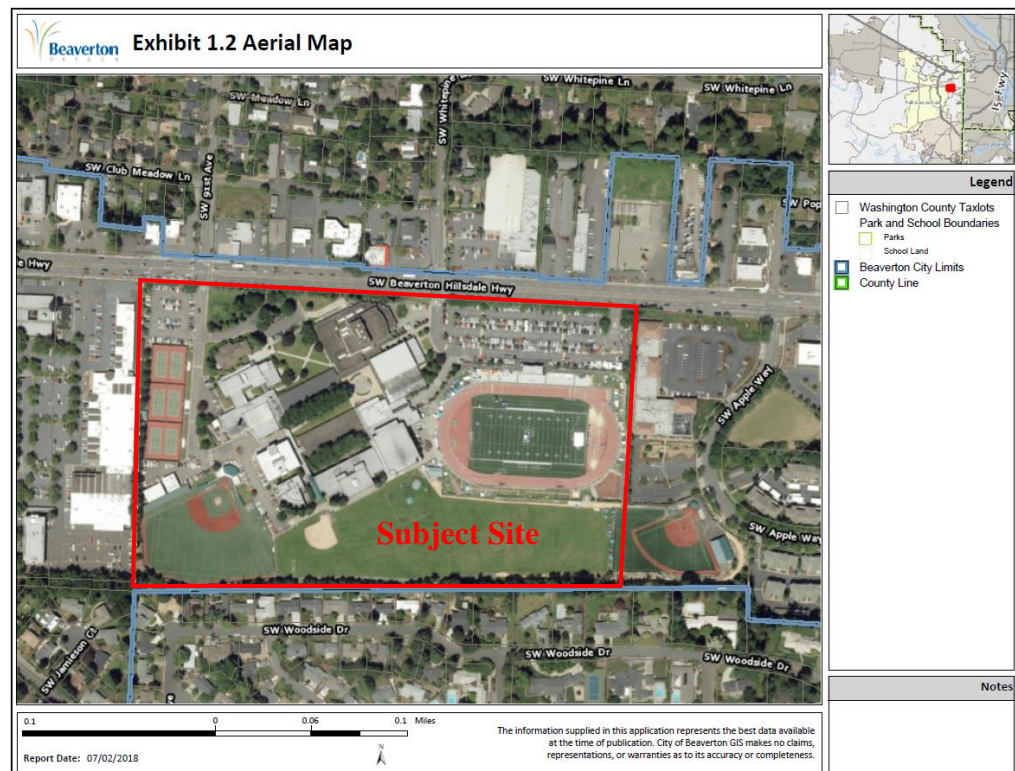
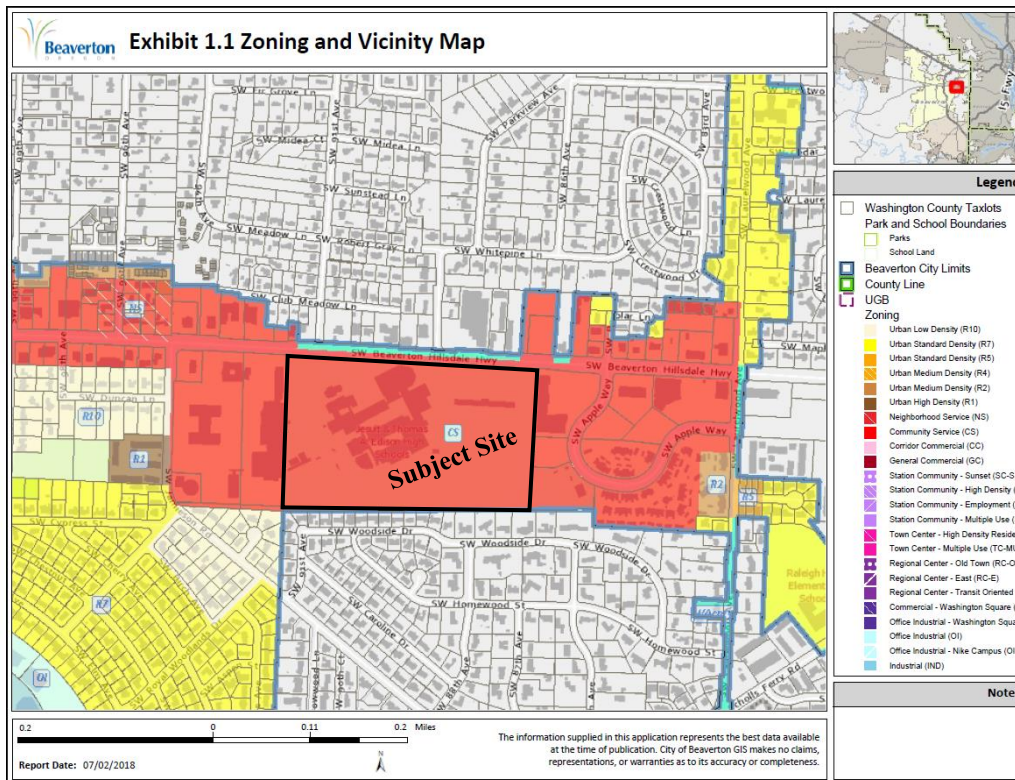
SUMMARY: The applicant, O'Brien and Company LLC, requests Design Review Two approval for the construction of a new 5,616 square foot batting cage facility, landscape improvements, and a new pedestrian path at Jesuit High School. This Design Review 2 reviews the proposed building location and associated site improvements.

PROPERTY OWNER: Jesuit High School  
9000 SW Beaverton-Hillsdale Highway  
Beaverton, OR 97225

APPLICANT'S REPRESENTATIVES: O'Brien & Company LLC  
PO Box 4008  
Wilsonville, OR 97070

RECOMMENDATION: **APPROVAL of DR2019-0159 JHS Batting Cages, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP



## BACKGROUND FACTS

### Key Application Dates:

Application	Submittal Date	Deemed Complete	Final Written Decision Date <sup>1</sup>	120-Day <sup>2</sup>
DR2019-0159	Oct. 22, 2019	Apr. 20, 2020	Oct. 17, 2020	Aug. 18, 2020

<sup>1</sup> Continuance request from applicant dated April 20, 2020 extended Final Written Decision Date.

<sup>2</sup> Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions:

<b>Zoning</b>	CS (Community Service)	
<b>Current Development</b>	Private School	
<b>Site Size</b>	Approximately 35 acres	
<b>NAC</b>	Denney Whitford/Raleigh West	
<b>Surrounding Uses</b>	<u>Zoning:</u>  North: Washington County (OC)  South: Washington County (R-5)  East: CS  West: CS	<u>Uses:</u>  North: Commercial  South: Residential  East: Commercial  West: Commercial

## DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	<b>PAGE No.</b>
<b>Attachment A: Facilities Review Committee Technical and Recommendation Report</b>	FR1-7
<b>Attachment B: DR2019-0159</b>	DR1-8
<b>Attachment C: Conditions of Approval</b>	COA1-4

**Exhibit 1: Zoning/Vicinity/Aerial Map**

**Exhibit 2: Public Comments:**

- 2.1 Email from Ross Burdick, dated May 28, 2020, concerning the placement of the proposed batting cages.
- 2.2 Email from Nick Robertson, dated June 3, 2020, concerning the placement of the proposed batting cages.
- 2.3 Email from Joe Sleven, dated May 26, 2020, concerning the placement of the proposed batting cages.

**Exhibit 3: Applicant Materials:**

- 3.1 Submittal Package
- 3.2 Approved Site Plan

**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
DR2019-0159 – JHS BATTING CAGES**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:**

- The proposal is for a Design Review Two approval to construct a new batting cage facility on the south portion of the existing athletic field. The new building is proposed to be one-story approximately 5,600 square feet in size made of Hardie stucco panels and CMU (block) wainscot, with protective fencing. All twelve (12) criteria are addressed to the Facilities Review Committee analysis of the submitted Design Review application.

**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.***

**FINDING:**

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

**Water, Sewer, Storm Water**

The applicant states the new batting cage facility will not require public water and sanitary sewer connections. Public water drainage was reviewed by the City Engineer and has proposed conditions which shall ensure compliance with Engineering Design Manual regulations pertaining to conveyance capacity, hydromodification and quality treatment of storm water. All of the critical facilities available to serve the existing educational institution can serve the proposed development.

Transportation

The proposal is to construct a new batting cage facility to provide a practice area protected from the weather and will not to be occupied by faculty or students on a permanent basis. The applicant's request is not expected to impact the existing transportation system.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). The applicant provided a TVF&R Service Provider Letter indicating no additional conditions will be imposed.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.**

- 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.***

## FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that the existing campus has all of the essential services to support the existing uses on the site as well as the proposed batting cage facility. The proposal includes walkways connecting the proposed building to the existing on-site system. Staff finds essential facilities and services are available to serve the proposed development.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 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; provided, however, if the approval of the proposed development is***



***contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

**FINDING:**

The property is zoned Community Service (CS), and educational institutions are permitted in this zone. Staff cites the findings in the Code Conformance Analysis Chart at the end of the report showing the site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the CS zone.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- D. The proposed development 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.***

**FINDING:**

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) in separate findings prepared for the Design Review Two report.

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at 0.2 vehicle spaces per full-time employees and students and 1 long-term bike space per 18 students. However, no new students or employees are expected with this proposal. Since the proposed development is a batting cage facility, this proposal is not expected to impact the city's parking requirements or access to the transportation facilities.

Landscaping changes proposed for the site include the addition of six (6) Leyland Cypress spaced between the existing pine trees. These trees shall be placed along the fence line south of the proposed structure.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 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.***

**FINDING:**

The applicant states that access is available to fully maintain the building and the surrounding facilities. The property owner will be responsible for all maintenance and landscaping. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

**Therefore, staff finds that the proposal meets the criterion for approval.**

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

**FINDING:**

The proposal includes a 6-foot wide sidewalk connecting to the existing pedestrian and vehicular circulation patterns within the school campus. No additional work on the vehicular and pedestrian circulation is required.

**Therefore, staff finds that the proposal will meet the criterion for approval.**

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

**FINDING:**

This criterion is met with the findings from criterion F above. Staff also cites the findings stated in response to Criterion D herein.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- H. *Structures and public facilities 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.***

**FINDING:**

The Deputy Fire Marshal has reviewed the proposal and finds the proposed structure will meet the intent of the fire code for fire department access to and through the entire site. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds the proposal will meet the criterion for approval.

- I. Structures and public facilities serving the development 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.***

**FINDING:**

The applicant states all campus structures meet adopted City codes and standards. The photometrics report shows the proposed lighting improvements at the entrance of the building and along the proposed pedestrian path demonstrate compliance with the City's Technical Lighting standards (60.05).

The proposed location of the batting cage facility is located above a private sanitary sewer main. Pursuant to the State of Oregon Uniform Plumbing Specialty Code section 102.3.1, private sanitary sewer mains shall be constructed of approved materials when beneath a structure. Prior to building permit issuance, a condition of approval confirming the sanitary sewer main beneath the proposed structure meets the State of Oregon Uniform Plumbing Code will ensure sewer facilities and services continue to serve the site.

Therefore, staff finds that the proposal meets the criterion for approval.

- J. Grading and contouring of the development 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.***

**FINDING:**

The applicant states that the building will be placed at grade located on existing synthetic turf field, approximately 46-feet 4-inches from the southern property line. Staff has reviewed the preliminary proposed plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

Therefore, staff finds that the proposal meets the criterion for approval.

- 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.***

## FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that access to and into the building will be ADA accessible by providing the six-foot-wide pedestrian access, as seen on the proposed plans. Additionally, staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

**Therefore, staff finds that the proposal meets the criterion.**

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

## FINDING:

The applicant submitted the land use application on October 22, 2019 and was deemed complete on April 20, 2020. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion.**

## Code Conformance Analysis

### Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.10.20</b>			
Uses	Educational Institution are a permitted use.	Construction of a new batting cage facility, pedestrian pathway and additional landscaping.	<b>Yes</b>
<b>Development Code Section 20.10.15</b>			
Minimum Lot Area	7,000	Lot size is not being modified with this proposal and is approximately 35 acres.	<b>N/A</b>
Yard Setbacks Minimums: Front Side Rear	20-feet 10-feet (Interior) 20-feet (Corner) 20-feet	Proposed structures meet minimum setbacks.	<b>Yes</b>
Maximum Building Height	60 feet	Proposed structure is approximately 25 feet-6 inches in height.	<b>Yes</b>

### Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05.15</b> <b>Design Review Standards</b>			
Design Review Standards	Standards pertaining to Design Review	A Design Review Two application has been applied for.	<b>See DR Findings</b>

**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW TYPE TWO APPROVAL  
JHS BATTING CAGES  
DR2019-0159**

**Section 40.20.05. Design Review Applications; Purpose**

*The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.*

**Section 40.20.15.2.C Approval Criteria**

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

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

**FINDING:**

The proposal is to construct a new batting cage facility on the south portion of the existing athletic field. The new building is proposed to be one-story approximately 5,600 square feet in size made of Hardie stucco panels and CMU (block) wainscot, with protective fencing, landscaping improvements and a new pedestrian pathway. This request meets threshold no.2 for Type Two Design Review identified in BDC Section 40.20.15.2.A.

**Therefore, staff finds that the proposal meets the criterion for approval.**

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

**FINDING:**

The applicant paid the required associated fee for a Design Review Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

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

**FINDING:**

The applicant submitted the application on and was submitted on October 22, 2019 and deemed complete on April 20, 2020. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the criterion for approval.**

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

**FINDING:**

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

**5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

**FINDING:**

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

**Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.**

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

**FINDING:**

The applicant has submitted this Design Review Type Two application for this project. No other applications are required of the applicant for this stage of City approvals.

**Therefore, staff finds the proposal meets the criterion for approval.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0159 (JHS Batting Cages)**, subject to the conditions below (Attachment C).



**Design Review Standards Analysis**  
**Section 60.05.15 Building Design and Orientation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.B</b> Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	The applicant states the batting cage is located in excess of 200 feet from any adjacent public street, staff concurs.	<b>N/A</b>
<b>60.05.15.1.C</b> Max 40' between architectural features	Architectural features on the eastern and western elevations do not exceed a maximum spacing of 40 feet. Each elevation is approximately 101 feet in length and includes Hardie panel siding and a CMU wainscot along the entirety.	<b>YES</b>
<b>Roof Forms</b>		
<b>60.05.15.2.A</b> All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.	The applicant states the batting cage is more than 800 feet from Beaverton Hillsdale Highway and more than 200 feet from SW Woodside Drive. While the standard is not applicable, the applicant states the roof slope will be a minimum 4/12 pitch.	<b>YES</b>
<b>60.05.15.2.D</b> New structures in existing development be similar	The sloped roofs are similar to the slope and materials of the existing buildings on the site.	<b>YES</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	The buildings primary entrance is located on the northern elevations. The applicant states a 4-foot by 6-foot solid valance awning will be included above the entrance.	<b>YES</b>
<b>Exterior Building Materials</b>		
<b>60.05.15.4.B</b> Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block,	The applicant states the building is over 800 feet from Beaverton Hillsdale Highway and 200 feet from SW Woodside Drive. Additionally, the applicant states the proposed structure will be comprised of Hardie Siding (Stucco Panels) and a 4-foot	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
plywood and sheet pressboard	CMU wainscot, to compliment the architecture of the existing campus.	
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A thru C</b> Equipment screening	No roof mounted equipment is proposed with this application.	N/A
<b>Building Location and Orientation along Streets in MU and Com. Districts</b>		
<b>60.05.15.6.A-F</b>	The proposed building is over 800 feet from the adjacent public street.	N/A
<b>Building Scale along Major Pedestrian Routes</b>		
<b>60.05.15.7.A -C</b>	The school is not located along a major pedestrian route.	N/A
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		
<b>60.05.15.8.A</b> Glazing required	The proposed building is over 800 feet from the adjacent public street.	N/A

### Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Connections to the public street system</b>		
<b>60.05.20.1</b> Connect on-site circulation to existing and planned street system	The applicant states the proposed facility is greater than 850 feet from Beaverton Hillsdale Highway. The only proposed changes to the pedestrian system are entirely internal to the site and will be further addressed in 60.05.20.3 Pedestrian Circulation. Therefore, the proposal does not include changes to existing connection to the street system.	N/A
<b>Loading Areas, solid waste facilities and similar improvements</b>		
<b>60.05.20.2.A-E</b> Screen from public view	No additional outdoor storage areas or loading docks are proposed.	N/A
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.A</b> Link to adjacent facilities	The applicant states the existing pedestrian pathway will be removed. The new pathway will be regraded with a concrete pathway to meet ADA standards with a max 1:20 slope from the fire access lane to the primary entrance of the proposed batting cage	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	facility.	
<b>60.05.20.3.B</b> Direct walkway connection	The proposal does not include changes to the existing walkway connections from the primary entrance of the school and the street. The proposed walkway improvements are internal to the site.	N/A
<b>60.05.20.3.C</b> Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
<b>60.05.20.3.D</b> Physical separation	Pedestrian connections through parking lots are not proposed.	N/A
<b>60.05.20.3.E</b> Distinct paving	No pedestrian connections through driveways or access aisles are proposed with this application.	N/A
<b>60.05.20.3.F</b> 5' minimum width	The applicant's plans show the proposed pedestrian walkways connecting the proposed building to the access fire lane will have a minimum of six-foot wide unobstructed path and are paved with concrete.	YES
<b>Street Frontages and Parking Areas</b>		
<b>60.05.20.4.A</b> Screen from public view	No changes to existing parking area are proposed.	N/A
<b>Parking and Landscaping</b>		
<b>60.05.20.5.A-D</b> Parking area landscaping	No changes to existing parking area are proposed.	N/A
<b>Off-Street Parking Frontages in Multiple-Use Districts</b>		
<b>60.05.20.6</b> Off-street parking frontages	The site is not in a Multiple-Use district.	N/A
<b>Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts</b>		
<b>60.05.20.7.A-B</b> Required sidewalk widths	The proposal will connect to the existing sidewalk system via the fire access lane, to the existing parking lot, with a six-foot wide concrete sidewalk to the primary building entrance.	Yes
<b>Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts</b>		
<b>60.05.20.8.A</b>	No new drive aisles are proposed;	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Drive aisles to be designed as public streets, if applicable	therefore, this Section does not apply.	
<b>Ground Floor uses in parking structures</b>		
<b>60.05.20.9</b>	No parking structures are proposed.	<b>N/A</b>

**Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>Minimum Landscaping</b>		
<b>60.05.25.5.A.1</b> Minimum landscape 15%	The subject site is a private school with athletic fields. The applicant's plans show that more than 15% of the subject site is landscaped.	<b>YES</b>
<b>60.05.25.5.B</b> Planting Requirements	The applicant states that the site currently conforms to the minimum landscaping requirements. The proposed landscaping is to meet the standards identified in 60.05.25.13 landscaping buffering requirements and will be addressed in that section.	<b>N/A</b>
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls are proposed with this application.	<b>N/A</b>
<b>Fences and Walls</b>		
<b>60.05.25.9</b> Fences and Walls	No fences are proposed within the front yard of the subject site. A fence which will be attached to the proposed structure is identified on the proposed plans to protect students from impacting the structure and from foul balls associated with games at the baseball and softball fields. Because the fence is attached to the proposed facility, and not a separate detached structure it is exempt from the design standards for fences and is reviewed as part of the building.	<b>N/A</b>
<b>Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines</b>		
<b>60.05.25.10</b> Minimize grade changes	No grade changes are proposed within 25 feet of the property lines.	<b>N/A</b>
<b>Integrate water quality, quantity, or both facilities</b>		
<b>60.05.25.11</b> Location of facilities	No storm water swales are proposed to be located between the street and the proposed building.	<b>YES</b>
<b>Natural Areas</b>		
<b>60.05.25.12</b> No encroachment	The applicant does not propose work within the wetland and Significant Grove	<b>N/A</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
into buffer areas.	located south of the subject. The applicant submitted Clean Water Services Pre-Screening documentation.	
<b>Landscape Buffering Requirements</b>		
<b>60.05.25.13</b> Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The applicant states the batting cage facility is 46- feet 4-inches from the southern property line screened by fencing and existing landscaping, including 12 pine trees between 10-inches and 18-inches in Diameter Breast Height (DBH) and 2 cedars 5 inches and 9 inches in DBH, as seen on G0.1 of the proposed plans. Additionally, the applicant states an additional six Leyland Cypress trees, six feet in height, will be planted in the buffer area to provide additional screening.	<b>Yes</b>

#### Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-E</b> Lighting Design Standards	The batting cage facility will have wall mounted lights above the doors on the north and south elevations. Pole mounted luminaires, lighted bollards, and canopy lights are not proposed. By meeting the conditions of approval, the proposed canopy lighting will meet the City's Technical Lighting Standards.	<b>Yes w/ COA</b>
<b>Pedestrian-scale on-site lighting</b>		
<b>60.05.30.2.A-C</b> Pedestrian Lighting	Pole mounted luminaires and lighted bollards are not proposed. By meeting the conditions of approval, the proposed wall mounted lights will meet the City's Technical Lighting Standards.	<b>Yes w/ COA</b>

**CONDITIONS OF APPROVAL  
DR2019-0159 JHS BATTING CAGES**

**A. Prior to issuance of the Engineering site development permit, the applicant shall:**

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./SAS)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./SAS)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./SAS)
4. Have the ownership of the subject property guarantee all public improvements, site grading, and storm water management facilities including plantings by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./SAS)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./SAS)

6. Submit a letter of “no further action” (NFA) or other documentation specifically allowing the proposed construction activities and site plan approval from the Oregon DEQ (Case File #34-87-0036). (Site Development Div./SAS)
7. Have obtained the Tualatin Valley Fire and Rescue (TVF&R) District Fire Marshal’s approval of the site development plans and submit a copy of an issued TVF&R Service Provider Permit. (Site Development Div./SAS)
8. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City’s plan review process. (Site Development Div./SAS)
9. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./SAS)
10. Provide final construction plans with a drainage report, demonstrating compliance with City EDM 2019 and CWS Resolution and Order 2019-22 in regard to quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, 530.1.A.4, and table 530.1, and CWS DCS Sections 4.03.7.a and 4.04.2.a. (Site Development Div./SAS)
11. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div./SAS)
12. Pay storm water system development charges for quantity control, conveyance capacity, hydromodification and quality treatment as outline in current City and CWS rates and charges. (Site Development Div./SAS)
13. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./SAS)



14. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces, in square feet. Calculations shall indicate the square footage of pre-existing impervious surfaces, all new impervious surface area created, and total final impervious surface area on the entire site after construction. (Site Development Div./SAS)
15. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div./SAS)

**B. Prior to building permit issuance, the applicant shall:**

16. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./SAS)
17. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./SAS)
18. The private sanitary sewer line shall be visually inspected to confirm it is constructed from materials identified in Table 701.2 of the adopted 2017 Oregon Plumbing Specialty Code, ensuring compliance with section 102.3.1 of Oregon Plumbing Specialty Code. (Building Div./GB)
19. Provide a plan showing compliance with the City's Technical Lighting Standards in Section 60.05.30. (Planning / BC)

**C. Prior to a final building inspection and/or certificate of occupancy issuance, the applicant shall:**

20. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./SAS)

21. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./SAS)

**D. Prior to release of performance security, the applicant shall:**

22. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./SAS)
23. Submit any required on-site easements if not already in place, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./SAS)
24. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation as shown on the approved plan within the storm water management facility as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./SAS)