



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission

FROM: Sambo Kirkman, Senior Planner

DATE: February 16, 2022

SUBJECT: Allen Redevelopment Hotel and Commercial Development Exhibit 1.3

The City hired Kittelson & Associates to assist in the floodplain review for the Allen Redevelopment Hotel and Commercial Development proposal. Attached is a supplemental exhibit (Exhibit 1.3) to the staff report. The memo dated February 10, 2022 from Cedimir Jesic, PE and Daniel Child, EI provides findings regarding floodplain compliance for the proposal.

Technical Memorandum

February 10, 2022

Project# 26857.001

To: Naomi Patibandla,
City of Beaverton
4755 SW Griffith Dr.
Beaverton, OR 97076

From: Cedomir Jasic, PE
Daniel Child, EI

RE: 217 & Allen Development Floodplain Compliance Review

The memo provided by Wood in response to concerns about the impact of Fanno Creek on groundwater inflow rates indicates that any flow directly from Fanno Creek is independently estimated to be anywhere between 0.4 to 1.4 gpm. The memo clarifies that the original analysis provides a more conservative assumption with static groundwater entering the system from all sides versus the transient water level of the creek contributing to flow. We think this is sufficient assurance that the design rate of 400 gpm will be adequate.

Response provided by Romtec indicates that the pump station design optimizes the design life of the system, and each pump is designed to at least manage groundwater levels within the pond when gravity outflow is available. CWS standards for Wastewater Pump Stations (CWS and the City do not have a standard for stormwater pump stations) require a duplex configuration, with the intent that one pump handles the full operation of the station while the other is a backup. We believe the design provided by Romtec will be adequate as while the failure of a single pump impacts the capacity of the system, gravity overflows are present, and the failure of a pump does not particularly endanger life or property.