



Community Development Department / Planning Division  
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## MEMORANDUM

TO: Planning Commission  
FROM: Steve Regner, Senior Planner  
DATE: August 23, 2023  
SUBJECT: L32023-00260 Beaverton High School Supplemental Memo  
ATTACHMENTS: Exhibit 2.3 Public Comment from Richard Steinbrugge  
Exhibit 2.4 Public Comment from Margaret Robinson  
Exhibit 2.5 Public Comment from Dr. Anne S. Erwin  
Exhibit 3.AB Letter from Applicant, Beaverton School District

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This memo is being provided to convey additional public comment received following the publication of the staff report, as well as a memo provided by the applicant requesting modifications to certain conditions of approval. Summary of the materials, as well as staff analysis and recommendations are below.

### Public Comment

Exhibit 2.3 E-mail from Richard Steinbrugge, 14724 SW Grandview Lane, Tigard, expressing support for the project.

Exhibit 2.4 E-mail from Margaret Robinson, 9400 SW Buckingham Place, Beaverton, expressing support for the project.

Exhibit 2.5 E-mail from Dr. Anne S. Erwin, 7780 SW 172nd Place, Beaverton, former Beaverton High School Principal, expressing support for the project.

### Applicant Memo

The applicant has requested modifications to five conditions of approval, detailed below with staff's recommendation.

**Design Review COA #2:** The applicant requests the word 'permanently' be added to the prohibition of the construction or erection of physical barriers preventing access across the site. Staff has concerns on how to interpret and implement what is meant by permanent, and conversely, how long a physical barrier could stay in place and still be considered temporary. Due to this lack of clarity, staff does not recommend amending the condition of approval as requested by the applicant.

**Design Review COA #15:** The applicant requests the deletion of this condition, asserting that COA #68 addresses the issue. Staff agrees that recording of the PUEs can occur at the later milestone but recommends the condition of approval remain in some form. The condition of approval below has been modified to clarify what must be shown on plans prior to construction permit issuance, but eliminates the requirement to record the public utility easements prior to Stie Development permit issuance.

*COA #15 Prior to issuance of the site development permit for the Beaverton High School re-build, the applicant shall:*

*Provide plans showing all public easements, including public utility easements along all frontages with proposed improvements, including SW Farmington Rd., SW Stott St., SW Erickson Ave., and SW 5th St. The city will require approval of legal description and form prior to execution. (Site Development Div. / SAS)*

**Design Review COA #53, 54 and 58:** The applicant requests modifications to three conditions of approval related to the phasing of SW Erickson's eastern frontage improvements. The request shifts the phasing for the improvements from the southern edge of Parking Lot 4 to the northern edge of Parking Lot 4 at certain milestones. Staff agree with the suggestions made by the applicant. Staff recommend conditions of approval #53 and #54 be modified to the below text and recommend the striking of condition of approval #58 as it has been made redundant.

*COA #53 Prior to Temporary Occupancy of New Beaverton High School Building, the applicant shall:*

*Substantially complete the required street improvements along the site's eastern frontage of SW Erickson Avenue between SW Farmington Road and approximately the northern edge of Parking Lot 4. Street improvements include constructing 6-foot-wide sidewalks, 7.5-foot planter strips, and street lighting consistent with the City's adopted collector street standards, except where otherwise approved by the concurrent Sidewalk Design Modification application. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)*

*COA #54 Prior to Temporary Occupancy of New Stadium Storage Building, the applicant shall:*

*Substantially complete the required street improvements along the site's eastern frontage of SW Erickson Avenue from approximately the northern edge of Parking Lot 4 to SW 5th Street. Street improvements include constructing 6-foot-wide sidewalks, 7.5-foot planter strips, and street lighting consistent with the City's adopted collector street standards, except where otherwise approved by the concurrent Sidewalk*

*Design Modification application. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)*

COA #58 – [STRUCK]

**Richard L. Steinbrugge**  
14724 SW Grandview Lane  
Tigard, OR 97224-1283  
[rsteinbrugge@gmail.com](mailto:rsteinbrugge@gmail.com)

August 17, 2023

Beaverton Planning Commission  
P.O. Box 4755  
Beaverton, OR 97005

Sent by email: [mailboxCEDDplanning@beavertonoregon.gov](mailto:mailboxCEDDplanning@beavertonoregon.gov)  
[sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov)

Attention: Steve Regner, Senior Planner, City of Beaverton  
Re: Beaverton High School Rebuild Project LU32023-00260

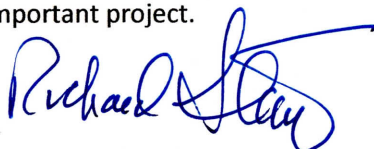
I am writing to urge support for Beaverton School District's project to rebuild Beaverton High School.

In order to address the risk from the future Cascadia Subduction Zone mega-earthquake, the District is incorporating special resilient design features, which are above building code requirements, in its current construction bond program. The Beaverton High School project includes enhanced seismic design criteria applied to the building's structural system matching requirements for emergency response facilities that must remain operational immediately after a large earthquake. Furthermore, the project provides emergency shelter spaces within the building that contain resilience elements such as emergency power, potable water, and other important features.

The School District's resilient design choices for the high school respond to these factors:

- (a) This school building will be owned and operated by the District for many decades. There is a high statistical probability for the next Cascadia earthquake to occur during its service life.
- (b) Existing seismic codes are intended to protect life, minimize injuries, but not necessarily avoid structural damage, which could be significant, rendering buildings too costly to repair thus a total economic loss. The District's structural design choice represents enlightened stewardship by protecting the public's investment with a relatively small additional expense. This measure will also provide enhanced safety for students and staff.
- (c) Schools often serve as gathering places for people after natural disasters. They are distributed throughout neighborhoods and generally could be reached by nearby community members even if transportation systems have failed after the Cascadia earthquake, as the *Oregon Resilience Plan* predicts. In order to provide functional emergency shelter spaces for the community, the District is adding key resilience features in certain large rooms which can be available after an earthquake or other natural disaster.

Beaverton School District is continuing its exceptional leadership ahead of all Oregon school districts by including important resilience features in this high school. When completed, it will join seven similarly designed BSD schools constructed in the 2014 bond program. I strongly recommend approval of this important project.



Richard Steinbrugge, P.E. (ret.)

**From:** [Margaret Robinson](#)  
**To:** [Steven Regner](#)  
**Subject:** [EXTERNAL] New Beaverton High School building and site plan  
**Date:** Friday, August 18, 2023 3:11:08 PM

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**CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.**

My name is Margaret Robinson. I am a 1964 graduate of Beaverton High School and am currently serving as Chair of the Golden Grad Committee. The Golden Grads are an organization comprised of those who have been graduated from Beaverton High School (BHS) for 50 years or more. The Golden Grads were formed in 1950 and have had a yearly reunion lunch event every year, except for 2020, 2021, and 2022, the pandemic years. In recent years, the Golden Grads have presented 2 to 3 BHS graduating seniors with "Unsung Hero" scholarships. These scholarships are not based in academics, but are given to students who have shown growth and success in many areas.

This communication is to express my strong support for a new BHS facility. The new campus, as outlined in the planning process, is necessary for the continued growth and success of the academics of BHS. While much sentiment is attached to the current building, the time has come to assure that students can have a quality educational experience in an environment that is safe. The plan for the new facility will allow this to happen by providing an efficient floor plan while assuring that the building is better suited to accommodate natural disasters. The plan also allows for protection in case of other challenges. Many groups and individuals provided input into the design of the building and the functionality of the design reflects this input. The site plan is an efficient use of available space. The Merle Davies building will have to be removed, which is unfortunate, but the building is not structurally sound and is unsafe in a natural disaster.

The new BHS campus is vital for both students and staff. Students deserve an opportunity to learn in a well-planned, efficient space. The design concept and site plan provide this opportunity.

Margaret Robinson  
9400 SW Buckingham Place  
Beaverton, OR 97007  
503-267-6062

Dr. Anne S. Erwin  
7780 SW 172<sup>nd</sup> Pl.  
Beaverton, Oregon

August 15, 2023

Members of the Beaverton City Planning Commission,

For ten years (2012-2022) I served the community of Beaverton High School (BHS) as principal. In that time, I came to understand the school's history and traditions, the deep and supportive BHS community, and the tremendous future possibilities for the school. It was also clear that the building, parts of which are over 100 years old, posed challenges to the changing educational experience and presented significant safety issues. The construction of a new BHS campus addresses these two challenges.

In any endeavor space is important. This is especially true in schools and even more so as the educational experience continues to change. For years the current BHS campus met the needs of teaching and learning through continual refurbishments, adjustments, and compromises. For example, currently art classes are taught in spaces that were previously the auto, wood, and metal shop spaces. The district's Health Careers program (housed at BHS) offers courses in a remodeled space in the former cafeteria. Some of the classrooms for Special Education classes are in former home economics kitchen rooms. With creative work from the facilities department, some donated furniture, and the innovative efforts of teachers these, and other, spaces made do. Now with the construction of a new campus spaces can be designed to meet deliberately and appropriately meet the intended use.

Designing a school that welcomes, includes, and inspires all students must include their voices. In preparation for designing the new campus a year long process of community engagement took place. This included large group input sessions and dozens of smaller focus group conversations. The goal of the community engagement was to have all BHS voices included in the planning. Across student focus groups a consistent theme was the desire for a multicultural student center which is now included in the design. Other wishes and asks from teachers and staff are also included in the current designs which were informed by a design advisory committee that includes staff, student, and community representatives.

Safety of students and staff will be greatly enhanced with the construction of the new campus. The age and the construction of the main building create some challenges for traffic flow in the building, security, and seismic safety. The main building was enlarged to its current size by the addition of new sections of the building, resulting in a cobbled together space. For some time, the seismic concerns informed safety practices in the building. Students no longer do drop and cover as a safety precaution in case of an earthquake. Instead, the school practices evacuation of the building. Construction of a new building will alleviate these concerns and provide a building that is safe for all students and staff.

The construction of school space is a vital element in the education of students. Schools need to be welcoming, safe, and conducive to active learning. Replacement of the current building will achieve these goals. I encourage the Beaverton Planning Commission to approve the plans for the replacement BHS campus.

Yours truly,  
Dr. Anne S. Erwin  
Retired BHS Principal  
Sistrom.erwin@gmail.com



**Steven A. Sparks, AICP**

Executive Administrator for Long Range Planning

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## MEMORANDUM

DATE: August 21, 2023  
FROM: Steven A. Sparks, AICP  
TO: Beaverton Planning Commission  
Steven Regner, Senior Planner  
SUBJECT: Beaverton HS Rebuild Proposal

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The Beaverton School District has reviewed the published staff report for the Beaverton High School Rebuild Project and support the recommendations of approval offered by City staff. The District has reviewed the proposed conditions of approval (COAs) and requests that the Planning Commission consider the following amendments to the proposed COAs.

Design Review COA #2 (page 102) – The District proposes that the word “permanently” be added to first sentence and be amended to read: “. . . erect any physical barriers that *permanently* prevents the direct travel of pedestrians . . .” The District has a statutory and District policy obligation to ensure regulated access to District facilities. The District's intent with the proposed design of the site is to allow access to and through the Beaverton HS site but will need to retain the ability to ensure student and staff security during the school day. The ability to control access to the site is a key component to ensure that security. We believe that adding the word “permanently” to the condition will address the City's desire to have pedestrian and cyclist access across the site and allow the District the ability to secure its site as needed.

Design Review COA #15 (page 104) – The District proposes that this condition be deleted since COA #68 is inclusive of Public Utility Easements. Easements are typically recorded at the end of construction rather than at Site Development Permit issuance.

Design Review COA # 53 (page 109) – The District proposes that the eastern frontage of SW Erickson Avenue be improved to the *northern* edge of Parking Lot 4. The District will be seeking temporary occupancy of the new Beaverton HS building prior to demolishing the existing building and constructing Parking Lot 4.

Design Review COA #54 (page 109) – For internal consistency with COA #53, the District proposes that the street frontage improvements run from the *northern* edge of Parking Lot 4.

Design Review COA #58 (page 110) – The District proposes that COA #58 be merged with COA #54 since this segment of frontage improvement on SW Erickson Avenue is taking place at the same time.