

STAFF REPORT

Report date: July 14, 2021

Application/project name: Vose Elementary School

Application Numbers: CU2021-0003 / DR2021-0040

Proposal: The applicant, Beaverton School District, requests approval of a Major Modification of a Conditional Use application and Design Review Two application for a 4,950 square foot addition to an existing elementary school. The addition will add five total classrooms without adding any new students.

Proposal location: 11350 SW Denney Road, specifically identified as Tax Lot 2000 on Washington County Tax Assessor's Map 1S112DB.

Applicant: Beaverton School District

Recommendation: APPROVAL of CU2021-0003 and DR2021-0040, subject to conditions of approval.

Contact information:

City staff representative: Brett Cannon, Assistant Planner
503-350-4038
bcannon@BeavertonOregon.gov

Applicant: Eric Bolken
Beaverton School District
16550 SW Merlo Road
Portland, OR 97003

Applicant representative: Frank Angelo
Angelo Planning Group
921 SW Washington Avenue, Suite 368
Portland, OR 97205

Property owners: Beaverton School District
16550 SW Merlo Road Portland, OR 97003



Existing conditions

Zoning: Residential Urban Standard Density (R7)

Site conditions: The area of work is located on a fully developed lot with an existing elementary school.

Site Size: Approximately 8.8 acres.

Location: 11350 SW Denney Road.

Neighborhood Association Committees: Vose

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Residential Urban Standard Density R7	Multi-family residential and single family residential.
South	Residential Urban Standard Density R5	Single family residential.
East:	Residential Urban Standard Density R7	Single family residential.
West:	Residential Urban Standard Density R5	Single family residential.

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
CU2021-0003	Major Modification of a Conditional Use	Building addition of 4,950 square feet to an existing elementary school in a residential zone, with an existing conditional use permit.	Development Code Section 40.15.15.4.C

Application	Application type	Proposal summary	Approval criteria location
DR2021-0040	Design Review Two	Building addition of 4,950 square feet to an existing elementary school in a residential zone.	Development Code Section 40.20.15.2.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
CU2021-0003	March 2, 2021	June 3, 2021	October 1, 2021	June 3, 2022
DR2021-0040	March 2, 2021	June 3, 2021	October 1, 2021	June 3, 2022

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Summary of Public Comment

No public comments were received related to these applications.

Exhibit 1.1 Vicinity Map

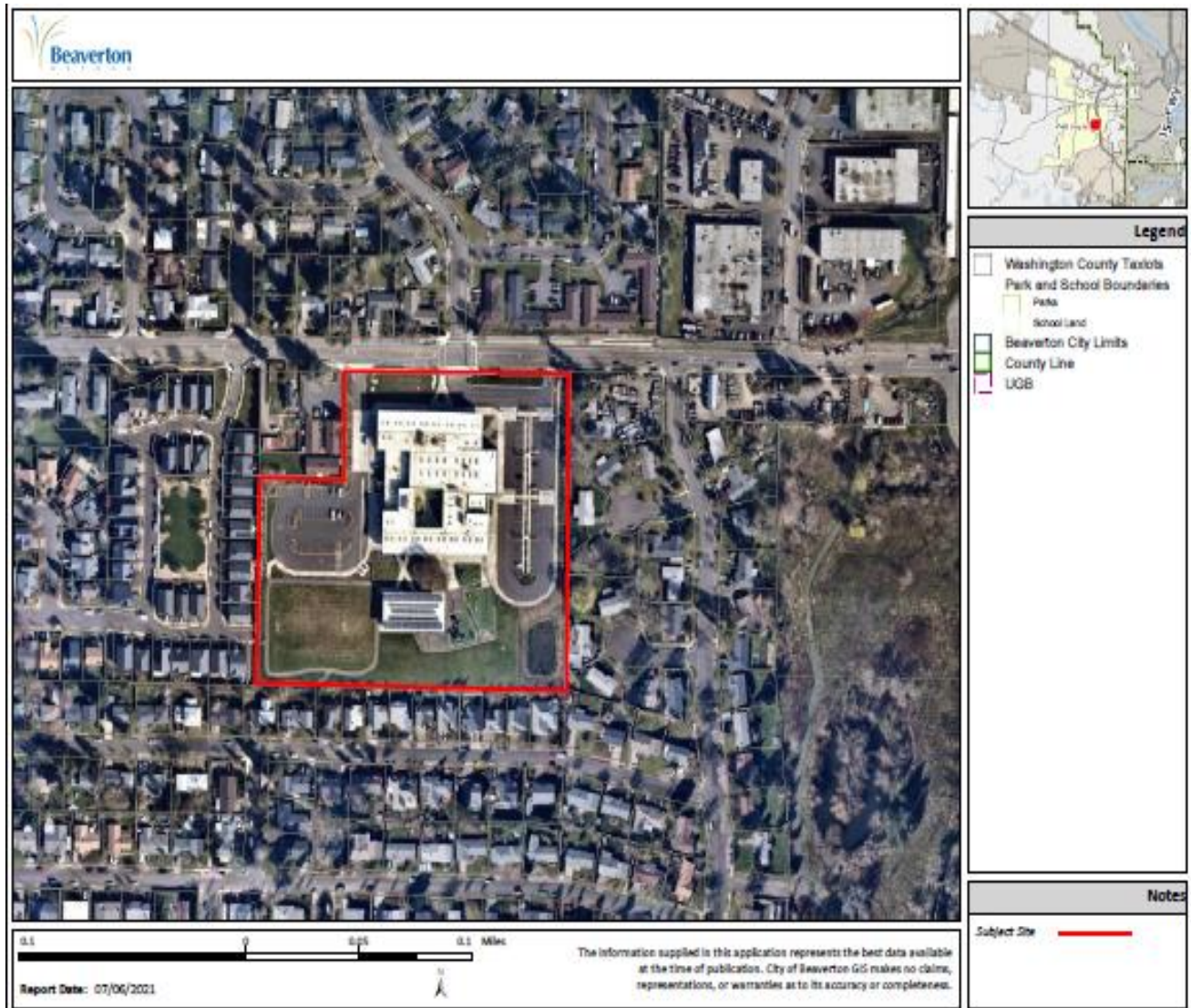


Exhibit 1.2 Zoning Map

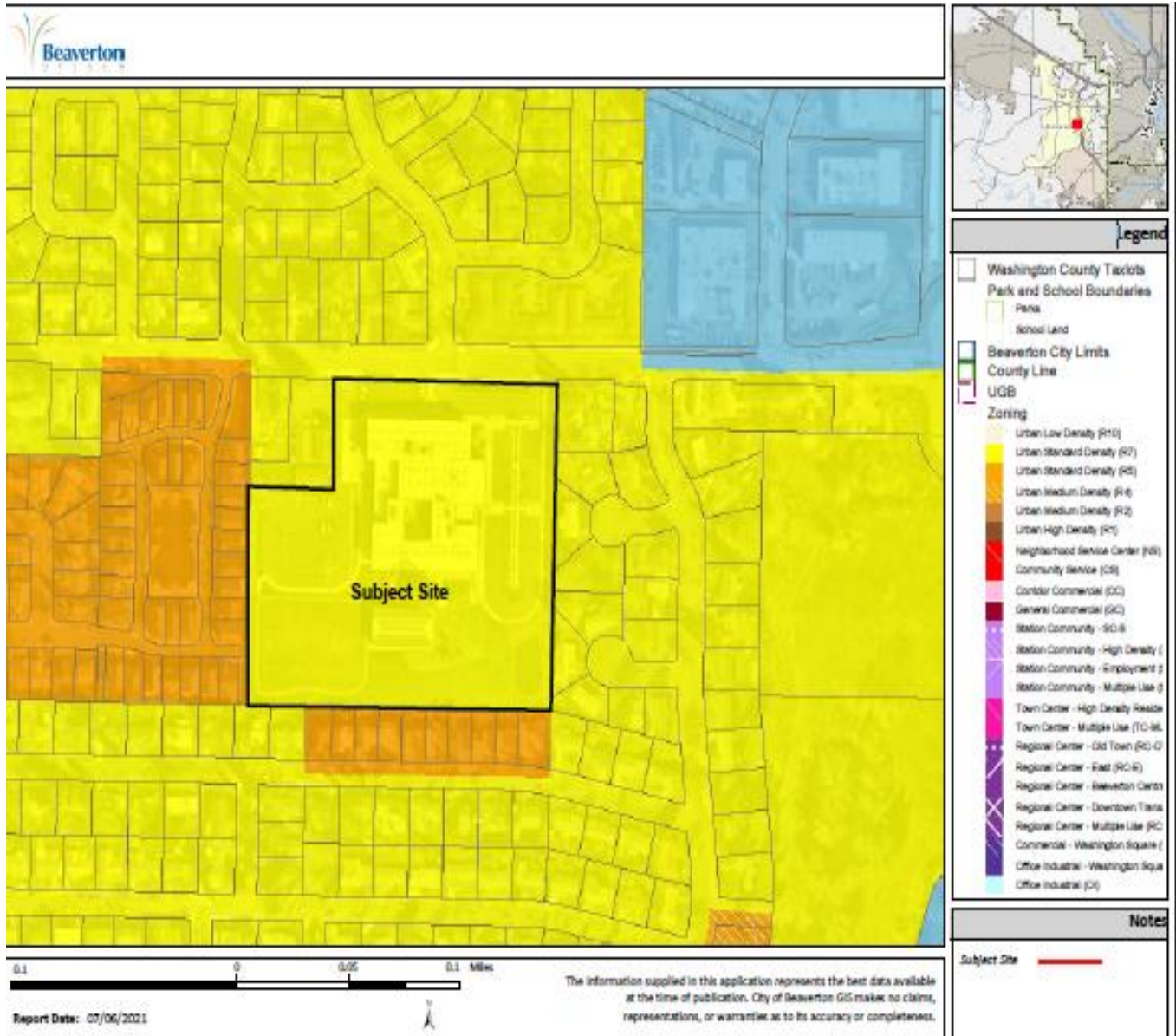


Table of Contents

STAFF REPORT..... 1
Attachment A: Facilities Review Report..... 7
Attachment B: CU2021-0003 **Error! Bookmark not defined.**
Attachment C: DR2021-004033
Attachment D: Conditions of Approval.....33

Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (Page 4 of this report)

Exhibit 1.2 Zoning Map (Page 5 of this report)

Exhibit 2. Public Comment

No Public Comment Received

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Applications

Exhibit 3.2 Narrative

Exhibit 3.3 Plan Set

Exhibit 3.4 Drainage Memo

Exhibit 3.5 Service Provider Letters

Exhibit 3.6 Pre-Application Notes

Exhibit 3.7 Neighborhood Meeting Documentation

Attachment A: FACILITIES REVIEW REPORT

FACILITIES REVIEW COMMITTEE

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Vose Elementary School

Proposal: The applicant, Beaverton School District, requests approval of a Major Modification of a Conditional Use application and Design Review Two application for a 4,950 square foot addition to an existing elementary school. The addition will add five total classrooms without adding any new students.

Recommendation: APPROVE CU2021-0003 DR2021-0040

Finding: The Facilities Review Committee finds that the proposal complies with all technical approval criteria and therefore, the Committee recommends that the decision-making authority in approving the proposal, adopt the conditions of approval found at the end of this report.

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 Staff Report, the Facilities Review Conditions may be re-numbered and placed in a 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.

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

- All twelve (12) criteria are applicable to the Major Modification of a Conditional Use (CU2021-0003) and Design Review Two (DR2021-0040) application as submitted.

Section 40.03.1.A

Approval Criterion: *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:

Chapter 90 of the Development Code defines “critical facilities” to be services that include public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable and Non-Potable Water: The property is served by City of Beaverton potable water service and the applicant has stated that the potable water services are adequate to service the proposed development. The property is not located within the South Cooper Mountain area, which is the only area of the City where properties can connect to the City’s non-potable water service. The Committee finds that adequate potable public water service can be provided to the site to serve the proposed development and that connection to non-potable public water service is not required.

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. No changes to landscaping are proposed and the exterior improvements are limited to infill of a covered area. An existing eight-inch sanitary main is in SW Denney Road. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Stormwater Drainage, Treatment, and Retention: The property is served by City of Beaverton storm sewer service and the applicant has stated that the storm sewer services are adequate to service the proposed development. An existing 12-inch storm drain is in SW Denney Road Avenue. The Committee finds that adequate stormwater drainage and retention service can be provided to the site to serve the proposed development.

Transportation: The subject site fronts SW Denney Road, which is classified as a Collector Street. The applicant proposes to construct four additional classrooms, renovate one existing classroom totaling 4,950 square feet of additional floor space. The addition will not add to the schools existing 750 student capacity but will add the ability to increase staff levels with five new teachers. The applicant states that the five new teachers will generate 5 net new weekday trips, which is below the threshold for a full traffic impact analysis. The sites frontage is improved with sidewalks, so no frontage improvements will be required. Therefore, the Committee finds that adequate transportation service can be provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided an approved Service Provider Permit for the scope of work (TVF&R Permit # 2021-0018). TVF&R requested additional information relating to the fire-flow requirements for the proposed addition. Based on the materials submitted by the applicant, the Deputy Fire Marshall will require a deferred submittal for the ERRC System which will be reviewed during the Building Permit process. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.B

Approval Criterion: *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:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposed development is within the boundaries of the Beaverton School District. No new dwelling units are proposed as part of the development. Therefore, the Committee finds that the proposal will not affect the existing school capacity. As stated, the existing school capacity is 750 students, which will not be increasing with the proposed addition. Five new teachers will be hired to lower the student to teacher ratio in the classrooms.

Transit Improvements: The subject site is located within 150 feet of TriMet’s Bus Line 78-Denney/Kerr Parkway. Bus Line 78 connects Beaverton, Washington Square, Tigard, and Lake Oswego, via Lombard, Denney, Scholls Ferry, Greenburg Road, Hunziker, 68th, Kerr, and Country Club Road. Therefore, the Committee finds that there are adequate transit services to serve the proposed development.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The applicant states that the site’s existing pedestrian on-site facilities connect to SW Denney Road and that these connections will remain. There are sidewalks on SW Denney Road abutting the site. The existing bicycle facility on SW Denney Road abutting the site provides a bike lane which becomes a shared lane with vehicle traffic, east and west of the subject site. An existing pedestrian path will be extended near the southeast of the proposed improvements providing pedestrian access to the rest of the site, as seen on Sheet L2.0 of the plan set. Therefore, the Committee

finds that adequate pedestrian and bicycle facilities can be provided to the site to serve the proposed development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available with adequate capacity to serve the development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.C

Approval Criterion: *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 site is zoned R7 Residential Standard Density. The Committee refers to the Chapter 20 use and site development requirements table at the end of this report, which evaluates the project as it relates to applicable code requirements of Chapter 20 (Land Uses). Staff will provide findings for the Major Modification of a Conditional Use request within the applicable section of the staff report. As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.D

Approval Criterion: *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:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements).

Section 60.30 Off-Street Parking: Per Beaverton Development Code (BDC) Section 60.30.10.5, for a site located in a Residential zone, the Elementary School minimum parking ratio requirement for motor vehicles is 1.0 parking spaces per 1 Full Time

Equivalent (FTE) Staff Member. The applicant states the school currently has 49 staff parking spaces and 54 staff/parent parking spaces for a total of 103 parking spaces. Currently the school has 77 FTE's, bringing the total FTEs to 83 after the proposed new teachers are hired to fill the proposed five new classrooms. The maximum parking ratio requirement for motor vehicles is 1.5 parking spaces per 1 FTE. The 103 parking spaces for the school divided by the proposed total 83 FTEs equates to approximately 1.24 parking spaces per FTE. Therefore, the minimum and maximum parking ratios for the site meet the proposed development.

Per BDC Section 60.30.10.5.B, there is no minimum parking ratio requirement for short-term bicycle parking.

Per BDC Section 60.30.10.5.B, the minimum parking ratio requirement for long-term bicycle parking is 1 space per 9 students.

Per BDC Section 60.30.10.2.B.2 and Engineering Design Manual Section 340.3, long-term bicycle parking spaces for schools are exempt from providing cover. The applicant states that the site currently provides 84 bicycle parking spaces which corresponds to the approved amount from CU2015-0011 DR2015-0120 when the school was rebuilt. The 84 spaces were required based on the maximum students allowed for enrollment, which is 750, exceeding the current student enrollment of approximately 616. There will be twelve existing bicycle parking spaces be re-positioned to the west building wall to accommodate the new classroom locations.

Section 60.55 Transportation Facilities: The applicant states that the proposed five new classrooms will trigger five new additional trips per day for the five new teachers to be hired, which is below the threshold for a full traffic impact analysis or traffic management plan.

Section 60.60 Trees and Vegetation: The applicant identifies on Sheet L4.1 of the plan set an existing tree is in close enough proximity to the project site that additional protection standards will be adhered to pursuant to Section 60.60.20 of the BDC.

Per BDC Section 60.60.20.1.A.1 the applicant proposes protective tree fencing five feet beyond the canopy line. Additionally, any earthwork which may be required within the five-foot drip line shall be performed with a hydro vacuum and in consultation with the project arborist.

For these reasons, the Committee finds that the proposed development is consistent with the applicable provisions of Chapter 60.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.E

Approval Criterion: *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 the Beaverton School District will maintain all facilities and areas on site. The Committee finds that the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.F

Approval Criterion: *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

FINDING:

The applicant states that safe and efficient vehicular and pedestrian circulation is already provided on site and will continue to be provided with the proposal. The project will connect to and extend pedestrian walkways around the perimeter of the proposed addition as seen on the Site Plan, Exhibit A, Sheet AS1.1 and L2.0. The new walkways meet City of Beaverton standards for width, materials, lighting, and separation from vehicle traffic. There are two existing surface parking lots, the eastern one is U-shaped and western lot is more circular. No changes are proposed to the vehicular circulation patterns. Therefore, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.G

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

FINDING:

The Committee incorporates the findings for Approval Criterion 40.03.1.F, above, and finds that the development's on-site vehicular and pedestrian circulation systems will connect to the surrounding circulation systems in a safe, efficient, and direct manner. The proposed scope of work is in the center of the property and does not impact the connections to the surrounding circulation systems. By providing pedestrian circulation around the proposed addition, the project connects to the existing circulation system.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.H

Approval Criterion: *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:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal as shown with the condition that the ERCC system is a deferred submittal per TVF&R Permit 2021-0018. TVF&R will verify that their requirements are met prior to building permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.I

Approval Criterion: *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 that the building will be constructed in compliance with adopted City codes and standards. Compliance with vision clearance, lighting, and glazing standards will provide protection from crime and accidents. The existing fencing around the site will provide enhanced security. Additionally, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.J

Approval Criterion: *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 no changes to the existing grade or contours will take place on the site. The proposed addition is an infill project of existing building footprint and approximately 260 feet away from the nearest neighboring property. The applicant does propose adding a paved walkway along the southern edge of the proposed addition to meet pedestrian access requirements.

The modifications to existing impervious and pervious surfaces shall require a site grading permit from the Site Development Division. The site grading permit will ensure construction plans are provided demonstrating compliance with Clean Water Service standards pertaining to erosion control, surface water management, and overall stormwater conveyance.

Conclusion: Therefore, the Committee finds that by meeting the conditions of approval this criterion is met.

Section 40.03.1.K

Approval Criterion: *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 ADA. The Committee finds that review of the proposed plans at the Building Permit and Site Development stage is sufficient to guarantee compliance with accessibility standards.

The applicant states that the proposed pedestrian walkways will meet Beaverton Development Code, which either meet or exceed all standards required by the American Disabilities Act (ADA).

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.L

Approval Criterion: *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the Major Modification of a Conditional Use and Design Review Applications on March 2, 2021. Staff deemed the project complete on June 3, 2021. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Residential R-7 Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20			
Elementary School	Conditional Use	The applicant proposes a 4,950 square foot addition	See CU Findings
Development Code Section 20.20.15			
Minimum Parcel Area	7,000 square feet	8.83 acres	YES
Minimum Lot Dimensions	Width: 65 feet	Approximately 620 feet	YES
	Depth: 90 feet	Approximately 680 feet	
Minimum Yard Setbacks	Front: 17 Feet	Approximately 73 feet	YES
	Side: 5 feet	Approximately 152 feet and 80 feet	
	Rear: 25 feet	Approximately 114 feet	
Maximum Building Height	35 feet	Approximately 20.5 feet for addition	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant proposes the addition of 4,950 square feet of floor area to an existing school.	Yes, see DR Findings
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	Minimal grading is proposed as part of the proposed project and no on-site contour changes will occur. Additionally, the scope of work is not proposed within 25-feet of any property lines.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: One Type B space	One Type B space exists on site that was previously approved by CU2015-0011 DR205-0120	YES
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Minimum: 82 Spaces Maximum: 123	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.30			
Required Bicycle Parking	Short-term: Not required for an elementary school. Long-term: 84 spaces	Refer to the Facilities Review Committee findings herein.	YES
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	No signs are proposed	N/A

Development Code Section 60.45

Solar Access Protection	Solar access requirements for subdivisions and single-family homes.	No subdivisions or single-family homes are proposed.	N/A
-------------------------	---	--	-----

Development Code Section 60.50

Accessory Uses and Structures	Requirements for accessory uses and structure.	No accessory uses or structures are proposed.	N/A
-------------------------------	--	---	-----

Development Code Section 60.55

Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES
---------------------------	--	---	-----

Development Code Section 60.60

Trees and Vegetation	Regulations pertaining to tree removal and preservation.	Refer to the Facilities Review Committee findings herein.	YES
----------------------	--	---	-----

Development Code Section 60.65

Utility Undergrounding	Requirements for placing overhead utilities underground.	No overhead utilities are impacted by the proposed project.	N/A
------------------------	--	---	-----

Development Code Section 60.67

Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The site does not contain any significant natural resources.	N/A
-------------------------------	--	--	-----

Development Code Section 60.70

Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A
-----------------------------------	--	--	-----

Attachment B: CU2021-0003

ANALYSIS AND FINDINGS FOR MAJOR MODIFICATION TO A CONDITIONAL USE

Decision: Based on the facts and findings presented below, staff recommends **APPROVAL** of **CU2021-0003**, subject to the applicable conditions identified in Attachment D.

Section 40.03.1 Facilities Review Committee Approval

Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.

FINDING:

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment D.

Conclusion: Therefore, staff finds that by meeting the conditions of approval the proposal meets the Facilities Review Committee approval criteria.

Section 40.15.05 Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area, or create nuisances. Conditional Uses may be approved, approve with site-specific conditions design to minimize or mitigate identified adverse impacts, or denied.

This Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval

Section 40.15.15.4.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Major Modification of a Conditional Use applications. The Commission will determine whether the application as presented meets the Major Modification of a Conditional Use approval criteria. The Commission may choose to adopt,

not adopt, or modify staff's findings. In this attachment to the staff report, staff evaluates the application in accordance with the approval criteria for a Major Modification of a Conditional Use application.

In order to approve a Major Modification of a 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:

Section 40.15.15.4.C.1

Approval Criterion: *The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.*

Finding:

The applicant proposes an addition of approximately 4,950 square feet to an existing Conditional Use at an elementary school, which meets threshold:

1. *An increase in the gross floor area of an existing Conditional Use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a Residential zoning district or within a distance of up to and including 50 feet of a Residential zoning district.*

Vose Elementary School has an existing Conditional Use Permit (CU2015-0011) and is in the Residential 7 (R7) Zoning District.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Major Modification of a Conditional Use application.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.3

Approval Criterion: *The proposal will comply with the applicable policies of the Comprehensive Plan.*

FINDING:

Staff cites the following Comprehensive Plan policies and associated findings as applicable to the proposal:

Goal 3.8.1. Complete and livable neighborhoods.

Policy 3.8.1.g states, “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.” The applicant states that the proposed addition will incorporate the existing pedestrian and bicycle facilities approved as part of CU2015-0011 and DR2015-0120. Additionally, the applicant has demonstrated new pedestrian pathways from the proposed addition that will connect with existing infrastructure on Denney Road.

Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.

The applicant states Vose Elementary School is in the Vose neighborhood, which is predominantly zoned R7 and surrounded by Standard Density Neighborhoods as identified in the Comprehensive Plan Land Use Map. The additional classrooms will ensure the school continues to support the surrounding community with quality education.

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

Policy 5.7.1.a states, “The City shall encourage the School District to provide facilities that will adequately accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.” The proposed design is centrally located to the site and is an infill of a covered area. By infilling an already covered area, rather than expanding the footprint of the school the applicant has minimized the impact of building area on outdoor learning and recreational facilities on site. The five additional classrooms will allow the school to continue meet the needs of Beaverton residents without impacting the limited supply of buildable land in the City.

Policy 5.7.1.b emphasizes the City to locate schools, “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 to assure that the stated purposes of the residential districts are not unnecessarily eroded.” Compatibility will be accomplished in a variety of ways including:

- The proposed design is limited to a 4,950 square foot infill addition of previously covered space centrally located to the site. The setbacks for the proposed work are greater than 50 feet in all directions from neighboring properties.

- The proposed lighting for the new entrance ways and pedestrian paths are designed to meet the standards of the Beaverton Development Code, thereby minimizing the potential for any light pollution onto surrounding properties.
- The site was previously designed (DR2015-0120) with a B3 high-screen, 20-foot landscaped buffer along all property lines that abut residential properties.
- The proposed pedestrian pathways will link with the existing pedestrian pathways providing a connection to the surrounding residential neighborhoods via Denney Road. The site will be maintained by the School District to ensure a safe and convenient connection for pedestrians and bicyclists as long as the school continues to operate.

Goal 8.4.1. Create and Protect a Healthy Acoustical Environment within the City.

Policy 8.4.1.a states, “Noise impacts shall be considered during development and review processes.” The applicant states that the proposed classrooms will not increase the ambient sound of the surrounding neighborhood outside of the existing decibel range associated with the school’s current operations. The applicant states no additional capacity is proposed in conjunction with the additional classrooms, as the proposal’s goal is to reduce the student to teacher ratio at the school. Additionally, the applicant states all construction associated with the proposal shall meet approved construction times pursuant to section 5.15.030.D. of City Code.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.4

Approval Criterion: *The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application.*

FINDING:

The applicant states that the site is currently subject to CU2015-0011. Staff has reviewed the Conditions of Approval associated with the existing use permit and finds all conditions of approval have been satisfied or will continue to be satisfied with approval of CU2021-0003. The applicant has not requested previous conditions to be changed or modified. Additional square footage to the existing building was expected to meet the needs of the surrounding neighborhood.

The applicant proposes tree protection for the large oak tree near the proposed building footprint. This same tree was identified for protection by Condition of Approval number 8 in CU2015-0011 in compliance with Section 60.60.20 of the Development Code. Staff finds this condition of approval is still applicable as the applicant has identified tree

protection methods on plan Sheet L4.1, on file at city hall. To ensure compliance with previous Conditional Use and Design Review approvals, staff recommends a condition of approval that the conditions outlined in previous approvals apply.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.5

Approval Criterion: *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.*

FINDING:

The applicant states that no changes are proposed to the location and functional characteristics of the school. The additional will add 4,950 square feet of floor area for five additional classrooms, but the proposal is an infill development in a covered area of the school previously approved by CU2015-0011 and DR2015-0120. The proposed addition is compatible with the existing elementary school use, central to the site to minimize noise and light pollution for surrounding properties and doesn't impact the ability for future development on the surrounding properties.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.6

Approval Criterion: *The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6. of the Development Code.*

FINDING:

The applicant states that no conditions of approval from CU2015-0011 are proposed to be removed or modified as a result of this proposal.

Conclusion: Therefore, staff finds that the proposal meets the approval criterion.

Section 40.15.15.4.C.7

Approval Criterion: *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 all documents related to this request for Major Modification to a Conditional Use approval. A Design Review Two application is being processed concurrently. The Major Modification to a Conditional Use application is dependent upon approval of the Design Review Two application.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Attachment C: DESIGN REVIEW TWO DR2021-0040

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0040**, subject to the applicable conditions identified in Attachment D.

Section 40.03.1 Facilities Review Committee Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met, as applicable.

FINDING:

Staff has reviewed the applicable Facilities Review Committee approval criteria in Attachment A of this report. Staff cites the findings presented in Attachment A in response to the Facilities Review Committee approval criteria. As identified in Attachment A, the proposal meets Approval Criteria 40.03.1.A through L, subject to conditions of approval identified in Attachment D.

Conclusion: Therefore, staff finds that by meeting the conditions of approval the proposal meets the Facilities Review Committee approval criteria.

Section 40.20.05 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 the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

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:

Section 40.20.15.2.C.1

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

FINDING:

The applicant proposes an addition of 4,950 square feet to an existing elementary school. Threshold 5 of Design Review 2 reads “Building additions in Residential, Commercial, Industrial, or Multiple Use zones less than 30,000 gross square feet of floor area that do not qualify for consideration under the Thresholds for Design Review Compliance Letter.” Therefore, the application meets Threshold 5 for Design Review Two.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Design Review Two application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.20.15.2.C.3

Approval Criteria: The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

Finding:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.4

Approval Criteria: The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

Finding:

The proposal involves the addition to an existing elementary school. Staff cites the findings in the Design Review Standard Analysis chart (Table 1) 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.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.5

Approval Criteria: 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:

The proposal is for an addition to an existing elementary school, which is considered a modification to the existing development. 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.

Conclusion: Therefore, staff finds that the proposal meets the criterion.

Section 40.20.15.2.C.6

Approval Criteria: The proposal complies with grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

Finding:

The application does not propose grading subject to the standards outlined in Section 60.15.10 of the Development Code.

Conclusion: Therefore, staff finds that the proposal is not applicable

Section 40.20.15.2.C.7

Approval Criteria: 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 all documents related to this request for Design Review Two approval. A Major Modification to a Conditional Use application is being processed concurrently. The Design Review Two application is dependent upon approval of the Major Modification to a Conditional Use application.

Conclusion: Therefore, staff finds that the proposal will meet the criterion for approval by meeting the conditions of approval.

Table 1: Section 60.05 Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Design and Orientation		
60.05.15.1.B Buildings visible from and within 200 feet on an adjacent street...the street-facing elevation(s) and the elevation(s) containing a primary building entrance.	The proposed addition is greater than 200 feet from Denney Road, does not face Denney Road and isn't the primary entrance for Vose Elementary.	N/A
60.05.15.1.C.1 Maximum 40' spacing between permanent architectural features.	The proposed addition has permanent architectural features including windows and change in material types from fiber cement to precast concrete for every forty feet of exterior elevations.	YES
Roof Forms		
60.05.15.2 Roof Forms	No new roof forms are proposed. The proposal is an infill development beneath an existing covered area.	N/A
Exterior Building Materials		
60.05.15.4.C Foundations	The applicant states the proposed addition will not have a foundation three feet above finished grade.	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	One new mechanical shaft is proposed as part of the addition. The applicant states this will be located greater than 200 feet from Denney Road and not be visible from the right of way.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F Street frontage Multiple Use Zones	The proposal is located in a residential zone.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The site is not located on a MPR.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	The existing northern elevation provides weather protection for pedestrians accessing the site via Denney Road	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A
Section 60.05.20 Circulation and Parking Design		
DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The applicant demonstrates on sheet AS1.1 of the Site Plan how the proposed pedestrian pathway way connects to the existing pedestrian system and ultimately to SW Denney Road. The two pedestrian access points on SW Denney road approved by CU2015-0011 and DR2015-120 will continue to provide connection between the site and the planned street system. No changes to the motor vehicle or bicycle connection system is proposed.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E	No changes to the existing loading areas and solid waste facilities are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The applicant states there are no planned pedestrian facilities identified in the Comprehensive Plan. The school currently has pedestrian pathways linking SW Denney Road with building entrances, parking areas and the outdoor recreation areas. As shown on Sheet AS1.1 and L2.0 a pedestrian pathway will be modified to serve the southern perimeter of the proposed addition with western parking area and walkways to the central courtyard.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.B Direct walkway connection	Existing on-site pathways provide connections with the primary entrance of the school to the public right of way. No changes to these connections are proposed.	N/A
60.05.20.3.C Walkways every 300'	No changes to the walkways connecting the site to the street frontage or parking areas are proposed.	N/A
60.05.20.3.D Physical separation	No changes to pedestrian connections through parking lots are proposed.	N/A
60.05.20.3.E Distinct paving	No changes to pedestrian connections crossing driveways or vehicular access aisles are proposed.	N/A
60.05.20.3.F 5' minimum width	The applicant states the modified pedestrian walkways are a minimum of five feet and will be paved with scored concrete (Sheet AS1.1). Walkways meet ADA standards.	YES
Street Frontages and Parking Areas		
60.05.20.4.A.1-2	No changes to the street frontage or parking areas are proposed.	N/A
Parking and Landscaping		
60.05.20.5.A-D	No changes to the parking area landscaping are proposed.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A -B Required sidewalk/internal pathway widths	The proposal is located in a residential zone.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	The existing drive aisles provide access to perpendicular parking spaces.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4 Residential minimum landscaping.	The site is not a residential development.	N/A
60.05.25.5. Non-residential minimum landscaping.	The proposal does not include any changes to the existing landscaping.	N/A
Additional Minimum Landscaping		
60.05.25.5.D Landscaping along foundations	Landscaping is provided in front of all street facing elevations along the foundation, per DR2015-0120. The proposed addition is not street facing; therefore, this section doesn't apply to the proposal.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	The proposal does not include any retaining walls.	N/A
Fences and Walls		
60.05.25.9.A through E Materials	The proposal does not include any fences or walls.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The proposal does not include any grading adjacent to abutting properties.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The proposal does not include any modifications to water quality or quantity facilities.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The existing B3 buffer requirements approved by CU2015-0011 and DR2015-0120 will not be impacted by the proposed addition.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan (Sheet E9.2) and lighting cut sheets (Exhibit 8) with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements.	YES
60.05.30.1.C Lighting of Ped Plazas	The proposal does not include any pedestrian plazas.	N/A
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at proposed and existing building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pole Mounted Luminaires	The applicant states the modified pedestrian pathway connecting the proposed addition to the existing pedestrian circulation system will be illuminated with poles no greater than 15 feet in height.	YES
60.05.30.2.B Non-Pole Mounted Luminaries	All wall mounted lights comply with City's Technical Lighting Standards, per Sheet Ep.2 and Exhibit 8.	YES
60.05.30.2.C Lighted Bollards	The proposal does not include bollards.	N/A

Attachment D: Conditions of Approval

CU2021-0003

1. The applicant shall obtain Design Review Two approval consistent with the submitted plans. (Planning/BC)
2. All conditions in CU2015-0011 shall remain in full effect. (Planning/BC)
3. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in conditions attached to the permit. (Planning/BC)
4. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/BC)

DR2021-0040

1. The applicant shall obtain a Major Modification of a Conditional Use Permit approval consistent with the submitted plans. (Planning/BC)
2. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/BC)

A. Prior to issuance of the site grading permit, the applicant shall:

3. Submit the required plans, application form, fee, and other items needed for a complete site grading permit application per the applicable review checklist. (Site Development Div. / SAS)
4. Have the applicant for the subject property guarantee all grading, erosion control, and any storm water management facility improvements 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. 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. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / SAS)
6. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for 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, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / SAS)

7. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / SAS)
8. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas 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 as a total for the common areas. In addition, specific types of impervious area totals, in square feet, shall be given for sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site. (Site Development Div. / SAS)

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

9. Submit a complete site development grading permit application and obtain the issuance of site development grading permit from the Site Development Division. (Site Development Div. / SAS)
10. 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.

C. Prior to final inspection/occupancy of any building permit, the applicant shall:

11. 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)
12. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)

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

13. Have completed the site development improvements. The project shall meet all outstanding conditions of approval as determined by the City.