



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## MEMORANDUM

City of Beaverton  
Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** January 31, 2024  
**Subject:** LU22023-00848 / DR22023-00847 Southridge High School Turf Fields

Please find attached the Notice of Decision for **LU22023-00848 / DR22023-00847 Southridge High School Turf Fields**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for LU22023-00848 / DR22023-00847 Southridge High School Turf Fields 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 LU22023-00848 / DR22023-00847 Southridge High School Turf Fields is 4:30 p.m., February 12, 2024.**

The complete case file including findings, conclusions, and conditions of approval, if any, are available for review. The case file may be reviewed by contacting the project planner, Lina Smith at 971-313-4244 or [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov).

NOTE: The City of Beaverton Community Development Department customer service center is now open to the public Monday through Thursday from 8:30am – 4:30pm. 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, please contact Lina Smith at 971-313-4244 or [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov).



## Existing Conditions

**Zoning:** Residential Mixed C (RMC)

**Site Conditions:** The subject site is occupied by Southridge High School. The campus is developed with the main school building, athletic fields, accessory buildings, and surface parking lots.

**Site Size:** 32.39 acres

**Location:** On the west side of SW 125<sup>th</sup> Avenue, north of SW Conestoga Drive, south of SW Scout Drive, and east of SW 130<sup>th</sup> Avenue.

**Neighborhood Association Committee:** South Beaverton Neighborhood Association Committee

**Table 1: Surrounding Uses**

Direction	Zoning	Uses
North	Residential Mixed A (RMA) and Residential Mixed C (RMC)	Residential
South	RMC	Residential
East:	RMA, Multi-Unit Residential (MR), and Neighborhood Service (NS)	Conestoga Recreation and Aquatic Center, Commercial, and Residential
West:	RMC	Residential

## Application Information

**Table 2: Application Summary**

Application	Application Type	Proposal Summary	Approval Criteria
DR22023-00847	Design Review Two	Install artificial turf on one baseball field and one softball field at Southridge High School.	Development Code Sections 40.03.1 and 40.20.15.2.C

**Table 3: Key Application Dates**

<b>Application</b>	<b>Submittal Date</b>	<b>Deemed Complete</b>	<b>120-Day*</b>	<b>365-Day**</b>
DR22023-00847	Nov. 28, 2023	Dec. 13, 2023	April 11, 2024	Dec. 12, 2024

\*Applicant provided a continuance of 7 days to the original 120-day deadline, resulting in a Final Decision deadline of April 18, 2024.

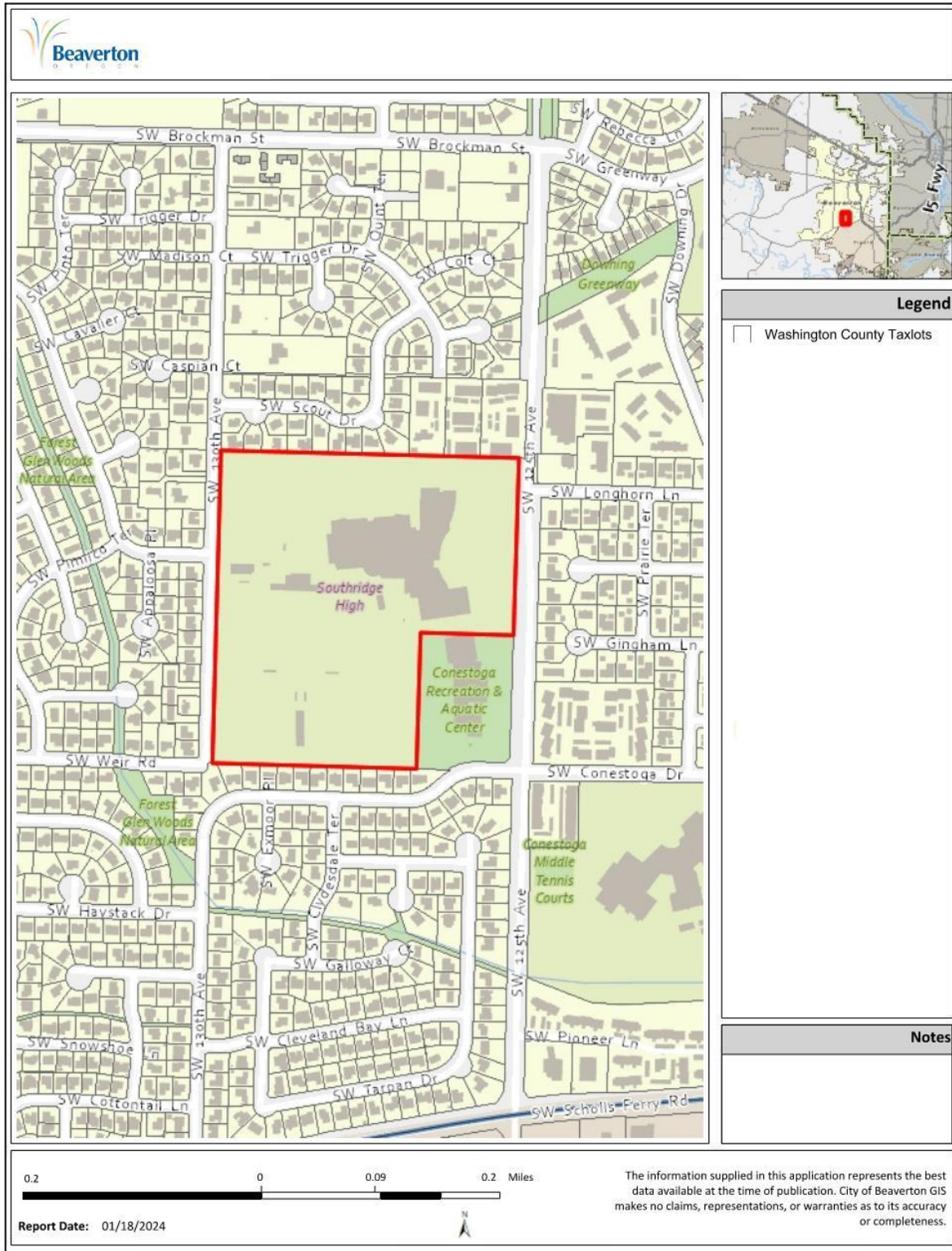
\*\*Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

## **Summary of Public Comment**

Exhibit 2.1 E-mail from Ben Walker, 12850 SW Scout Drive, asking for additional information about the project and inquiring about project funding.

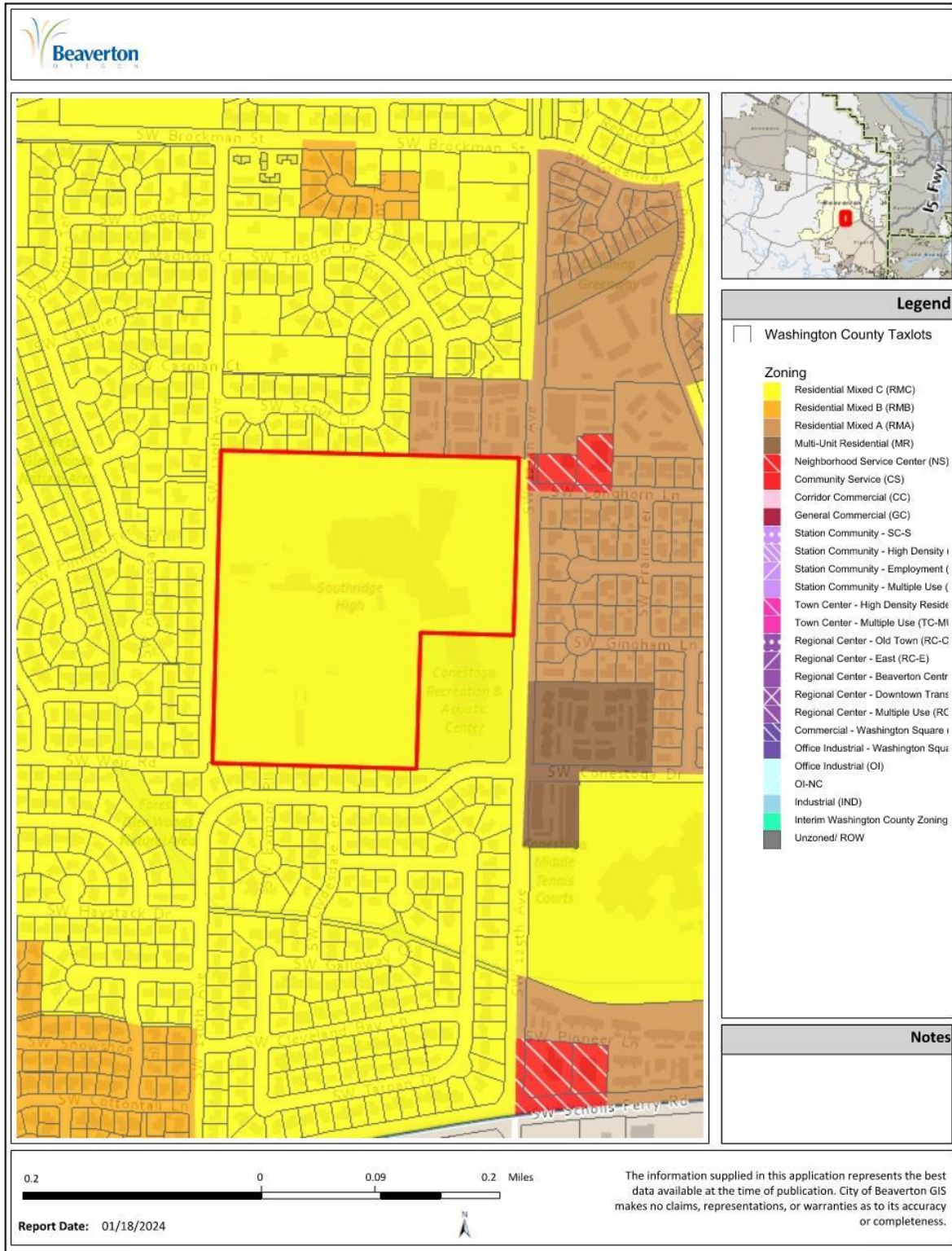
**Staff Response:** City staff sent the requested additional information to Ben Walker, including a copy of the applicant’s plans, and provided the applicant’s contact information to answer questions related to project funding.

# Exhibit 1.1 Vicinity Map





# Exhibit 1.2 Zoning Map



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## Exhibits

### Exhibit 1. Materials Submitted by Staff

Exhibit 1.1 Vicinity Map (Page 6 of this report)

Exhibit 1.2 Zoning Map (Page 7 of this report)

Exhibit 1.3 Significant Grove and Significant Individual Trees Map

### Exhibit 2. Public Comment

Exhibit 2.1 Ben Walker

### Exhibit 3. Materials Submitted by the Applicant

Exhibit 3.1 Design Review Two Application Form

Exhibit 3.2 Narrative

Exhibit 3.3 Site Plans

Exhibit 3.4 Landscaping Calculations

Exhibit 3.5 Preliminary Stormwater Report

Exhibit 3.6 Pre-Application Conference Notes

Exhibit 3.7 Clean Water Services Service Provider Letter

Exhibit 3.8 Tualatin Valley Fire and Rescue Service Provider Permit



# Attachment A: FACILITIES REVIEW COMMITTEE

**Application:** Southridge High School Turf Fields

**Proposal:** The applicant, Beaverton School District, requests Design Review Two approval to install artificial turf on one baseball field and one softball field at Southridge High School. Both fields will be enclosed by concrete curbs and 6-foot-tall chain link fences. There will be netting of up to 20 feet in height to block errant balls adjacent to the batting locations.

**Recommendation:** APPROVE DR22023-00847

## 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 Downtown Design Review Two (DR22023-00847)

### 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 potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

**Potable Water:** The subject site is located in the City of Beaverton water service area and is already connected to the public water system. The applicant's proposal is to install artificial turf on two existing athletic fields and will not increase the property's existing water demand. Therefore, the Committee finds existing water service is adequate to continue serving the development.

**Non-Potable Water:** There is no non-potable water network in the area of development. Therefore, the proposal is exempt from connecting to a non-potable water network.

**Sanitary Sewer:** The subject site is already connected to the City of Beaverton sanitary sewer system. The applicant's proposal is to install artificial turf on two existing athletic fields and will not increase the property's existing sanitary sewer demand. Therefore, the Committee finds existing sanitary sewer service is adequate to continue serving the development.

**Stormwater Drainage, Treatment, and Retention:** City of Beaverton stormwater service is available to the site. The applicant submitted a stormwater management report dated November 20, 2023, which details how the artificial turf fields will consist of sand/rubber infill material over a layer of drainage aggregate. Flat perforated pipes will be placed at regular intervals throughout the fields to prevent water from accumulating on the surface. Precipitation entering the fields will infiltrate vertically through the field sand/rubber infill material and then through the drainage aggregate layer. Rainwater will accumulate on the subgrade and will drain laterally through the drainage aggregate to reach the flat perforated pipes. Once stormwater enters the flat perforated pipes, it will flow along the length of the pipes and will discharge to either a perimeter collection trench or will discharge directly to the detention trench. Manholes and cleanouts will be placed at regular intervals to facilitate maintenance. Detention systems for both artificial turf fields will consist of perforated pipe placed within a trapezoidal trench, backfilled with crushed drain rock. The applicant states the release rates for the detention systems will comply with Clean Water Services (CWS) surface water management standards. The Committee recommends conditioning the applicant to submit construction plans and a drainage report demonstrating compliance with City of Beaverton and CWS surface water management standards prior to site development permit issuance. As conditioned, the Committee finds adequate stormwater drainage, treatment, and retention will be provided to the development site.

**Transportation:** The subject site has public street frontage on SW 125<sup>th</sup> Avenue, a City of Beaverton arterial street, and SW 130<sup>th</sup> Avenue, a City of Beaverton neighborhood route. Both streets are already developed with sidewalks, streetlights, and street trees. The applicant's proposal is to install artificial turf on two existing athletic fields and will not result in an increase in vehicular traffic to and from the site. No additional right of way dedication or frontage improvements will be required as part of this application. Vehicular access is provided to the site by existing driveways along SW 125<sup>th</sup> Avenue, which will not be impacted or modified by the applicant's proposal. Therefore, the Committee finds existing transportation facilities are adequate to continue serving the development.

**Fire Protection:** Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R submitted comments stating the applicant's proposal will not alter existing fire access and/or water supplies, and the agency had no objections to the proposal. Therefore, the Committee finds fire protection service is adequate to continue serving the development.

As conditioned, the Committee finds that critical facilities and services can be made available with adequate capacity to serve the proposed development.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, 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:** Southridge High School is part of the Beaverton School District. The applicant’s proposal is to install artificial turf on two existing athletic fields, and the Committee finds the proposal will not impact existing school capacity.

**Transit Improvements:** There are approximately 8 TriMet bus stops located within a half-mile of the subject site, which are served by multiple bus lines including Bus Line 62, which connects to the Sunset Transit Center and the Washington Square Transit Center. Accordingly, the Committee finds existing transit service is adequate to continue serving the development.

**Police Protection:** The City of Beaverton Police Department will continue to provide police services to the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Any comments from Beaverton Police will be forwarded directly to the applicant, and the Committee finds that existing police protection service is adequate to continue serving the development.

**Pedestrian and Bicycle Facilities:** The subject site has public street frontage on SW 125<sup>th</sup> Avenue, a City of Beaverton arterial street, and SW 130<sup>th</sup> Avenue, a City of Beaverton neighborhood route. Both streets are already developed with sidewalks, streetlights, and street trees. The applicant’s proposal is to install artificial turf on two existing athletic fields and will not result in an increase in trips to and from the site. No additional right of way dedication or frontage improvements will be required as part of this application. The school campus is also developed with existing on-site walkways that provide safe and efficient pedestrian circulation from building entrances, athletic fields, and parking areas, and also connect to existing public sidewalks on both SW 125<sup>th</sup> Avenue

and SW 130<sup>th</sup> Avenue. The applicant's proposal will also not impact existing bicycle parking facilities on the school campus.

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), or Sections 20.25 and 70.15 if located within the Downtown Design District, 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) or Sections 20.25 and 70.15 if located within the Downtown Design District.*

### FINDING:

The subject site is located in the Residential Mixed C (RMC) zone. 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 the applicable code requirements of Section 20.05.15 Residential Site Development Standards and Section 20.05.20 Residential Land Uses. As demonstrated in the table, this proposal complies with all applicable standards in Section 20.05 Residential Land Use Districts.

**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). Staff will provide findings for the Design Review Two request within the applicable section of the staff report.

**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:**

Beaverton School District will retain ownership of the site and provide regular maintenance of all private common facilities and areas. 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 subject site contains existing parking lots on the northern and eastern sides of campus. The applicant's proposal will not result in an increase in vehicular traffic to and from the site, and will not modify any existing parking areas, drive aisles, or other on-site vehicular circulation areas. The school campus is also developed with existing on-site walkways that provide safe and efficient pedestrian circulation from building entrances, athletic fields, and parking areas, and also connect to existing public sidewalks on both SW 125<sup>th</sup> Avenue and SW 130<sup>th</sup> Avenue. For these reasons, the Committee finds there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the 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:**

Vehicular access is provided to the site by existing driveways along SW 125<sup>th</sup> Avenue, which will not be impacted or modified by the applicant's proposal. Therefore, safe, efficient, and direct vehicular access from the site to the surrounding circulation system will be maintained. Additionally, existing safe, efficient, and direct pedestrian connections from the site's internal walkways to the public sidewalks on SW 125<sup>th</sup> Avenue and SW 130<sup>th</sup> Avenue will be maintained.

**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 continue to be provided by TVF&R. TVF&R staff reviewed the applicant's materials and had no objections the proposal. The Committee finds that adequate fire protection service will continue to be provided to the development.

**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 all structures and public facilities serving the development site are designed in accordance with adopted City codes and standards. As of the date of this report, Beaverton Police have not raised any concerns about crime or accident at the development site. Any comments from Beaverton Police will be forwarded directly to the applicant, and the Committee finds the development is designed to provide adequate protection from crime and accident.



The applicant will be required to submit development permits for life and safety review as part of the site development permit review process. Accordingly, the Committee finds that review of the construction documents at the site development 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 the development site will be graded in such a way as to not adversely impact neighboring properties, public right-of-way, surface drainage, water storage facilities, or the public storm drainage system. Additionally, the applicant's site plans demonstrate the proposal will match the site's existing grade and will comply with the on-site surface contouring standards for sites within or abutting any residentially zoned property (Section 60.15.10.3).

The Committee has reviewed the proposal and finds no adverse effects on neighboring properties, public right-of-way, surface drainage, water storage facilities, or the public storm drainage system are anticipated. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to site development permit issuance.

**Conclusion:** Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the approval criterion.

## 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 states the school campus will continue to comply with Americans with Disabilities Act (ADA) standards and facilitate efficient pedestrian travel. The applicant will also 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 site development permit stage is sufficient to guarantee compliance with accessibility standards.

**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 this Design Review Two application on November 28, 2023, and it was deemed complete as of December 13, 2023.

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

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements

### Residential Mixed C (RMC) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Educational Institutions	Conditional Use	Southridge High School has an existing Conditional Use approval. Because the applicant's proposal will not result in an increase in gross floor area or a projected or actual increase in vehicular traffic to and from the site, a Minor or Major Modification of a Conditional Use application is not required.	<b>YES</b>
<b>Development Code Section 20.05.15</b>			
Minimum Land Area	N/A	32.39 acres	<b>YES</b>
Minimum Lot Width	20 feet	1,309 feet	<b>YES</b>
Minimum Yard Setbacks	Front: 10 feet Side: 5 feet Rear: 15 feet Minimum Between Buildings: 6 feet	Applicant's site plan (Sheet L1.0) demonstrates all minimum yard setbacks are met.	<b>YES</b>
Maximum Building Height	35 feet	Applicant proposes ballstopper netting on top of a chainlink fence that will be maximum of 20 feet tall.	<b>YES</b>
<b>Development Code Section 20.30.10</b>			
Additional Height Limitations	In the RMC district, the maximum building height at both the front and rear setback lines is 25 feet	Any proposed new structures are located outside of the front and rear setback areas.	<b>N/A</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Install artificial turf on one baseball field and one softball field at Southridge High School.	<b>See DR Findings</b>
<b>Development Code Section 60.07</b>			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain.	<b>N/A</b>
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	The applicant is not proposing a food cart or food cart pod.	<b>N/A</b>
<b>Development Code Section 60.12</b>			
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.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property, and within 25 feet of a Significant Tree or Grove.	Applicant's plans demonstrate the project will match the site's existing grade and will comply with grading standards in Section 60.15.10.	<b>YES</b>
<b>Development Code Section 60.20</b>			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	<b>N/A</b>
<b>Development Code Section 60.25</b>			
Off-Street Loading Requirements	Minimum: None	No minimum off-street loading spaces required for applicant's proposal.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.30</b>			
Off-Street Motor Vehicle Parking	Minimum: None Maximum: 0.3 spaces/ number of FTE students and FTE staff	Applicant's proposal will not result in an increase in gross floor area or increase in vehicular traffic to and from the site; therefore, no new parking is required. Existing parking areas will not be modified as part of this proposal.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Required Bicycle Parking	Short-Term: Not required Long-Term: 1 space per 18 students	Applicant's proposal will not result in an increase in gross floor area or increase in vehicular traffic to and from the site; therefore, no new bicycle parking is required. Existing bicycle parking areas will not be modified as part of this proposal.	<b>N/A</b>
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	<b>N/A</b>
<b>Development Code Section 60.35</b>			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	<b>N/A</b>
<b>Development Code Section 60.40</b>			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit, and are not reviewed with this proposal.	<b>N/A</b>
<b>Development Code Section 60.50</b>			
Fences	Height restrictions for fences and walls.	Any new fences or walls are located outside of setback areas and comply with height restrictions in Section 60.50.20.	<b>YES</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities.	Applicant's proposal will not result in an increase in trips to and from the site. No additional right of way dedication or frontage improvements will be required as part of this application. Additionally, no new walkways are proposed.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.60</b>			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No existing trees will be impacted by the proposal.	<b>N/A</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	Requirements for placing overhead utilities underground.	No new utility lines are proposed, and any existing overhead utilities will not be impacted by the proposal.	<b>N/A</b>
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No Significant Natural Resources are located on site.	<b>N/A</b>
<b>Development Code Section 60.70</b>			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	<b>N/A</b>



# Attachment B: DR22023-00847 DESIGN REVIEW TWO

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO

**Decision:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR22023-00847**, subject to the applicable conditions identified in Attachment C.

### 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

**Approval Criterion:** The proposal satisfies the threshold requirements for a Design Review Two application.

#### Finding:

The applicant proposes to install artificial turf on one baseball field and one softball field at Southridge High School. Both fields will be enclosed by concrete curbs and 6-foot-tall chain link fences. There will be netting of up to 20 feet in height to block errant balls adjacent to the batting locations. Because the proposal involves a change in excess of 15 percent of the square footage of on-site landscaping, staff finds the application meets Design Review Two Threshold 7.

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

#### Section 40.20.15.2.C.2

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

**Finding:**

The applicant has paid the required fee for this Design Review Two application.

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

### Section 40.20.15.2.C.3

**Approval Criterion:** 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 Criterion:** 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 Standards Analysis table 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 table provides a summary response to Design Standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards.

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

### Section 40.20.15.2.C.5

**Approval Criterion:** 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 proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:

- a) A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or
- b) The location of existing structural improvements prevent the full implementation of the applicable standard; or

c) The location of the existing structure to be modified is more than 300 feet from a public street.

If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:

d) If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)

e) If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).

### Finding:

The applicant's proposal is for a modification to an existing development. Staff cites the findings in the Design Review Standards Analysis table 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 table provides a summary response to Design Standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Additionally, the site is not located in a Multiple Use or Commercial District.

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

## Section 40.20.15.2.C.6

**Approval Criterion:** For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.

### Finding:

The proposal does not involve reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district.

**Conclusion:** Therefore, staff finds the criterion does not apply to the proposal.

## Section 40.20.15.2.C.7

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

### Finding:

The applicant's plans demonstrate the project will match the site's existing grade and will comply with the grading standards in Section 60.15.10. The applicant has not requested an Adjustment or Variance to these standards.

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

## Section 40.20.15.1.C.8

**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 submitted this Design Review Two application on November 28, 2023, and it was deemed complete as of December 13, 2023. No additional land use applications or documents are needed at this time.

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

## Design Review Standards Analysis

### Section 60.05.15 Building Design and Orientation Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.1 – 10	The applicant does not propose to modify any of the existing buildings on campus.	N/A

### Section 60.05.20 Circulation and Parking Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.1 – 9	The applicant does not propose to modify existing pedestrian circulation areas, on-site service areas, or parking areas.	N/A

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

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Minimum Landscaping</b>		
60.05.25.1 – 4 Residential minimum landscaping	The site is not a residential development.	N/A
60.05.25.5.A Non-residential minimum landscaping	An Educational Institution is a Conditional Use in the RMC zone and the site is required to provide a minimum of 15% or approximately 211,636 square feet of landscaping. A previously approved Design Review Two application (DR2013-0104) shows the site contains approximately 47% or 662,837 square feet of on-site landscaping. Accordingly, even if the applicant converts the existing athletic fields (approximately 173,310 square feet in size) to artificial turf, the site will maintain more than 15% on-site landscaping.	YES
60.05.25.5.B Non-residential minimum landscaping	The applicant does not propose to remove or modify any previously approved trees or shrubs from the site.	N/A
60.05.25.5.C Pedestrian Plaza	No pedestrian plazas proposed.	N/A
60.05.25.5.D Landscaping along building foundation	The applicant does not propose to remove or modify any previously approved landscaping located along building foundations.	N/A
<b>Common Greens and Shared Courts</b>		
60.05.25.6 – 7 Common Greens and Shared Courts	No common greens or shared courts proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>Retaining Walls</b>		
<b>60.05.25.8</b> Retaining Walls	No retaining walls proposed.	N/A
<b>Fences and Walls</b>		
<b>60.05.25.9. A – E</b> Fences and Walls	Applicant proposes chain link fencing around the subject athletic fields, and staff has included a condition for the applicant to demonstrate the fencing is coated. Slats are not required because visibility is necessary to assure visual security for the athletic fields. All fencing will be located outside of setback areas and will comply with the height restrictions in this section.	YES w/ COA
<b>On-Site Surface Contours at Residential Property Lines</b>		
<b>60.05.25.10</b> On-Site Surface Contours at Residential Property Lines	Applicant's plans demonstrate the project will match the site's existing grade and will comply with grading standards in this section.	YES
<b>Integrate Water Quality, Quantity, or Both Facilities</b>		
<b>60.05.25.11</b> Locations of Non-Vaulted Stormwater Facilities	Applicant does not propose any new non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1.	N/A
<b>Natural Areas</b>		
<b>60.05.25.12</b> Natural Areas	The northwest portion of the site contains a Significant Grove and Significant Individual Trees that will not be impacted by this proposal.	N/A
<b>Landscape Buffering and Screening</b>		
<b>60.05.25.13</b> Landscape Buffering and Screening	The proposal will not impact or modify previously approved buffering and screening areas.	N/A
<b>Section 60.05.30 Lighting Design Standards</b>		
DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<b>60.05.30.1 – 2</b>	No new lighting is proposed, and the applicant does not propose to remove or modify any previously approved lighting at the subject site.	N/A



# Attachment C: CONDITIONS OF APPROVAL

**Application:** Southridge High School Turf Fields

**Recommendation:** APPROVE DR22023-00847

## Design Review Two (DR22023-00847)

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

1. Submit the required plans in PDF format with either a wet signature or electronically stamped and sealed. In addition, submit electronically in AutoCad (latest version) format (.dxf or .dwg) compatible with City Windows software. All GPS-survey improvements shall be reflected as state plane coordinates corrected to the coordinates of the City's base station on Griffith Drive. (Site Development / EM)
2. Submit application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development / EM)
3. Retain 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 / EM)
4. 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 / EM)
5. Submit a geotechnical and, if needed, environmental report with the site development permit application for review and approval. The report shall include an assessment of the soil and any toxic contaminants, ground/surface water issues, any needed clean-up action, remediation methods, Oregon Department of Environmental Quality requirements, disposal regulations, and construction worker safety measures. It shall be prepared by a professional engineer or registered geologist and rules of the Oregon Department of Environmental Quality (DEQ). (Site Development / EM)
6. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit)

application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development / EM)

7. 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 / EM)
8. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development / EM)
9. Provide plans showing a proprietary detention system and treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any proprietary stormwater treatment system vaults or manholes. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development / EM)
10. 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 / EM)
11. 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 / EM)
12. Submit revised plans demonstrating that all new chain link fencing will be coated, in compliance with BDC 60.05.25.9.B. (Planning / LS)

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

13. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours. (After Building permit Issuance) (Site Development / EM)

**C. Prior to final inspection and final occupancy permit, the applicant shall:**

14. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development / EM)

15. Have the landscaping completely installed and demonstrated that erosion control measures are not needed as the site meets Clean Water Services standards. (Site Development / EM)
16. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development / EM)

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

17. Submit for approval the required as built/record drawing plans with a wet signature or electronically stamped/sealed, and also electronically in AutoCad (latest version) format (.dxf or .dwg) compatible with City Window software. All GPS-survey improvements shall be reflected as state plane coordinates corrected to the coordinates of the City's base station on Griffith Drive. (Site Development / EM)
18. Have completed the site development improvements and verify that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. The project shall meet all outstanding conditions of approval as determined by the City. 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 / EM)
19. Have entered into a maintenance agreement with a Clean Water Services certified stormwater facility maintenance landscape contractor for the maintenance of the stormwater management facilities for the 2-year Maintenance Security period. **If re-planting is required, additional 2-year plant re-establishment maintenance periods will apply until the plants are successfully established.** Planting maintenance reports shall be submitted to the assigned Site Development project inspector twice a year no later than June 15 and October 30. (Site Development / EM)
20. Submit any required easements, executed and ready for recording, to the City. City will require approval of legal description and form prior to execution. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development / EM)
21. Provide a post-construction cleaning, system maintenance, and any proprietary Detention system recharge/replacement certified servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additional certified service report will be required per maintenance schedule, and at the end of the maintenance period. (Site Development / EM)