

## Lina Smith

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**From:** PETER SWINTON <p.swinton@thprd.org>  
**Sent:** Monday, March 27, 2023 9:40 AM  
**To:** Lina Smith  
**Cc:** GERY KECK; Fabio de Freitas; Jabra Khasho; Kate McQuillan; Steven Regner  
**Subject:** [EXTERNAL] RE: Request for Comments: Raleigh Hills Elementary School

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

Hi Lina,

Thanks for letting me know. Because we only have a maintenance interest in this property, THPRD recognizes that code or other interests may supersede our comment. This is why we phrased these comments as considerations rather than requested conditions for approval.

THPRD's intent is to communicate with BSD that, upon reviewing the submitted plans, it would be the district's preference that to use the future eastern lot to maintain the baseball diamond. This is because the maintenance vehicle paths from the western lot to the baseball diamond are more constrained by site amenities such as playgrounds, gardens, and trees; the grades along the western end of the property are steeper; the gates through the proposed fence appear to be smaller on the western side of the property; and there appears to be greater risk of maintenance vehicles being in close proximity to where kids will be playing.

The district recognizes that a designated parking space may not be possible. If it is not possible, THPRD would request that our maintenance vehicles be allowed access to available space within the eastern lot in order to maintain the back ball field and/or that we explore hours when maintenance vehicles would be allowed in the eastern lot. THPRD would be open to discussing a similar approach to the timed on-street loading zone at South Cooper Mountain Heights Park, keeping in mind that our maintenance crews work fairly typical weekday hours.

Sincerely,

**Peter Swinton** (he, his)

**Urban Planner II | Planning Department**

Tualatin Hills Park & Recreation District

6220 SW 112th Ave

Beaverton, OR 97008

Cell: 971-724-8439

9/80 Schedule Notice: Please note that I work a 9/80 schedule and am out-of-office the second Friday of each two-week schedule period. If I am out-of-office, I will respond the following Monday at my earliest availability.

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**From:** Lina Smith <lsmith@beavertonoregon.gov>

**Sent:** Friday, March 24, 2023 10:56 AM

**To:** PETER SWINTON <p.swinton@thprd.org>

**Cc:** GERY KECK <g.keck@thprd.org>; Fabio de Freitas <fdefreitas@beavertonoregon.gov>; Jabra Khasho <jkhasho@beavertonoregon.gov>; Kate McQuillan <kmcquillan@beavertonoregon.gov>; Steven Regner

<sregner@beavertonoregon.gov>

**Subject:** RE: Request for Comments: Raleigh Hills Elementary School

**CAUTION - EXTERNAL SENDER**

Hi Peter,

I forwarded THPRD's comments to the School District, but wanted to note that our Transportation team has concerns about THPRD's request to have a designated, signed space for THPRD's maintenance vehicle because the eastern parking lot is already constrained (I forwarded Transportation's comment to the School District as well). Please let us know if you have any questions.

Thank you,  
Lina

**Lina Smith**

Associate Planner | Community Development Department  
City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755  
Mobile: (971) 313-4244 | [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)

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**From:** Lina Smith  
**Sent:** Wednesday, March 22, 2023 10:05 AM  
**To:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Cc:** GERY KECK <[g.keck@THPRD.org](mailto:g.keck@THPRD.org)>  
**Subject:** RE: Request for Comments: Raleigh Hills Elementary School

Thank you Peter!  
Lina

**Lina Smith**

Associate Planner | Community Development Department  
City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755  
Mobile: (971) 313-4244 | [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)

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**From:** PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>  
**Sent:** Tuesday, March 21, 2023 5:19 PM  
**To:** Lina Smith <[lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)>  
**Cc:** GERY KECK <[g.keck@THPRD.org](mailto:g.keck@THPRD.org)>  
**Subject:** [EXTERNAL] RE: Request for Comments: Raleigh Hills Elementary School

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Hi Lina,

Please see THPRD's comments attached and don't hesitate to reach out with any questions.

Sincerely,

**Peter Swinton** (he, his)

**Urban Planner II | Planning Department**

Tualatin Hills Park & Recreation District

6220 SW 112th Ave

Beaverton, OR 97008

Cell: 971-724-8439

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**From:** Lina Smith <[lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)>

**Sent:** Wednesday, March 8, 2023 10:55 AM

**To:** Jeremy Foster <[Jeremy.Foster@tvfr.com](mailto:Jeremy.Foster@tvfr.com)>; Darren Fletchall <[DFletchall@beavertonoregon.gov](mailto:DFletchall@beavertonoregon.gov)>; GERY KECK <[g.keck@thprd.org](mailto:g.keck@thprd.org)>; PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>; ODOT\_R1\_DevRev <[ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov)>; Benn, Guy <[BennG@TriMet.org](mailto:BennG@TriMet.org)>; Baldwin, Ben <[BaldwinB@trimet.org](mailto:BaldwinB@trimet.org)>; Wyffels, Michelle <[WyffelsM@trimet.org](mailto:WyffelsM@trimet.org)>

**Subject:** RE: Request for Comments: Raleigh Hills Elementary School

**CAUTION - EXTERNAL SENDER**

**Apologies, the incorrect link was sent below.** Please use this link: <https://studio.bluebeam.com/share/a9gy2x>

Thank you!

Lina

**Lina Smith**

Associate Planner | Community Development Department

City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755

Mobile: (971) 313-4244 | [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)

**NEW Electronic Permitting System is now live!**

Effective November 7, 2022, all **new Building Permits must be submitted through [Home - CIVICS \(buildinginbeaverton.org\)](https://studio.bluebeam.com/share/a9gy2x)** that includes 24/7 access to an online portal. For more information, including instructions, visit: [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](https://studio.bluebeam.com/share/a9gy2x)

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**From:** Lina Smith

**Sent:** Wednesday, March 8, 2023 10:50 AM

**To:** Jeremy Foster <[Jeremy.Foster@tvfr.com](mailto:Jeremy.Foster@tvfr.com)>; Darren Fletchall <[DFletchall@beavertonoregon.gov](mailto:DFletchall@beavertonoregon.gov)>; GERY KECK <[g.keck@THPRD.org](mailto:g.keck@THPRD.org)>; PETER SWINTON <[p.swinton@thprd.org](mailto:p.swinton@thprd.org)>; ODOT\_R1\_DevRev <[ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov)>; Benn, Guy <[BennG@TriMet.org](mailto:BennG@TriMet.org)>; Baldwin, Ben <[BaldwinB@trimet.org](mailto:BaldwinB@trimet.org)>; Wyffels, Michelle <[WyffelsM@trimet.org](mailto:WyffelsM@trimet.org)>

**Subject:** Request for Comments: Raleigh Hills Elementary School

Please review this demo/rebuild proposal for Raleigh Hills Elementary School at 5225 SW Scholls Ferry Rd:

<https://studio.bluebeam.com/share/q7j2em>

If you have comments, please submit them to me by **Wednesday, March 22 at 5 p.m.**

Please feel free to contact me if you have any questions, thank you!

**Lina Smith**

Associate Planner | Community Development Department  
City of Beaverton | P.O. Box 4755 | Beaverton, OR 97076-4755  
Mobile: (971) 313-4244 | [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov)

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March 21, 2023

Lina Smith  
Associate Planner | City of Beaverton Community Development Department  
P.O. Box 4755  
Beaverton, OR 97076-4755  
By Email: Lina Smith <lsmith@beavertonoregon.gov>

**Re: THPRD Comments on the Beaverton School District Raleigh Hills School Rebuild –  
Casefile: ADJ2022-0005/CU2022-0012/DR2022-0155/LD2022-0020**

Ms. Smith,

Please accept the following comments from the Tualatin Hills Park & Recreation District (THPRD) on the above-referenced matter.

THPRD supports the applicant's proposed project. To ensure that THPRD continues to be able to efficiently maintain the baseball diamond, the district would appreciate if the applicant would incorporate the following into their design plans:

1. Consider designating a 58-foot-long reserved loading zone parking space in the eastern parking lot to ensure THPRD maintenance trucks can easily park and unload turf maintenance equipment from attached trailers. Please note that, regardless of whether a designated parking space is feasible, parking access to the eastern lot is requested due to slower grade changes along and a straighter path between the parking area and the baseball diamond, wider gate access, and fewer potential conflicts with outdoor play areas where children may be present.
2. Consider widening the gate opening on the 12-foot wide concrete path connecting the eastern parking lot to the running track and baseball diamond to 12-feet in width to allow THPRD turf maintenance vehicles easier access to the baseball diamond (see attached).
3. Consider removing the handrails along the 12-foot-wide concrete path connecting the eastern parking lot to the running track and baseball diamond to reduce the potential for conflicts with district maintenance equipment (see attached).

Additionally, THPRD appreciates the Beaverton School District's proactive engagement regarding programming of the remaining baseball diamond and requests that Beaverton School District representatives continue to work with THPRD Sports & Inclusion staff to determine future programming arrangements.

Finally, THPRD values its deep partnership and shared history with the Beaverton School District. As a longtime partner, THPRD looks forward to continued collaboration with the Beaverton School District and the City of Beaverton to ensure the newly redeveloped Raleigh Hills Elementary School meets the needs of its current and future students as well as the community. Please notify us of continued progress with this application.

Sincerely,

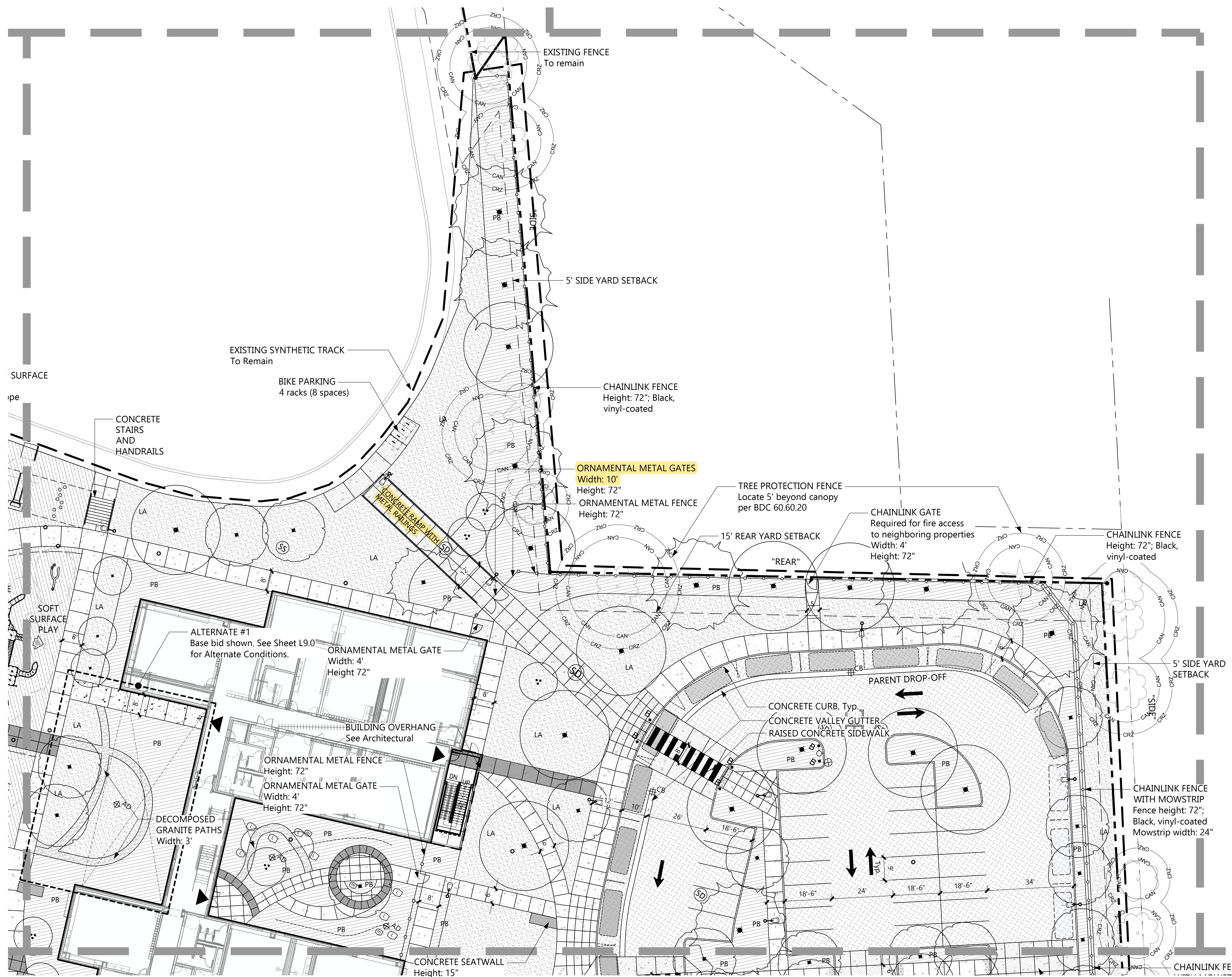
A handwritten signature in black ink, appearing to read "Peter Swinton". The signature is fluid and cursive, with the first name "Peter" and last name "Swinton" clearly distinguishable.

Peter Swinton  
Urban Planner II

ATTM.: Landscape Plan: Site Plan – Area L2.4

C: Gery Keck, Planning Manager; THPRD





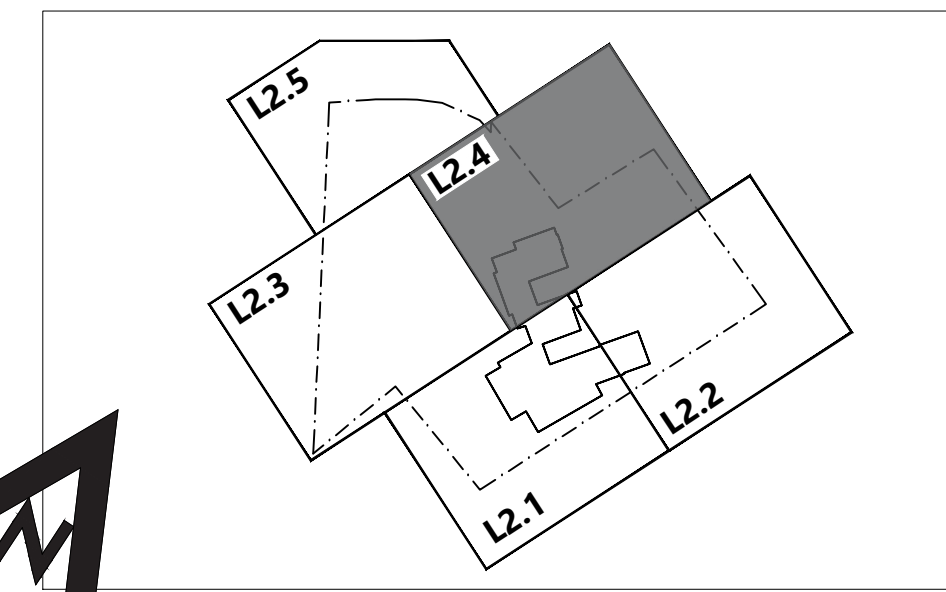
**NOTES**

- 1. See Sheet L2.0 for Site Plan notes.

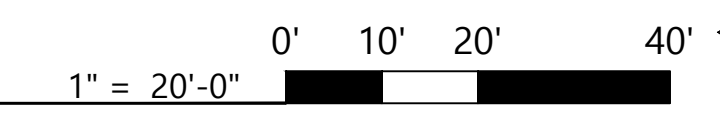
**LEGEND**

- PROPERTY LINE
- LIMIT OF WORK
- MINIMUM SETBACK PER BDC
- EXISTING TREES  
Protect to remain
- PROPOSED TREE  
Deciduous and evergreen  
2" cal. minimum except where  
2.5" cal. required by Code
- ASPHALT PAVING
- VEHICLE RATED  
CONCRETE PAVING
- CONCRETE PAVING
- CONCRETE PAVING,  
Sanded finish
- LA  
LAWN
- PB  
PLANT BED
- SOFT PLAY AREA  
Synthetic turf at flat areas;  
Pour-in-place at slope
- DETECTABLE PAVING  
Pattern-stamped  
colored concrete
- ORNAMENTAL METAL FENCE  
Heights as shown; Black in color
- CHAINLINK FENCE  
Heights as shown;  
Black, vinyl-clad
- TRENCH DRAIN, CATCH BASIN,  
AREA DRAIN, DECORATIVE DRAI
- PROPOSED LIGHTING  
See Electrical
- BIKE PARKING  
Hoop style rack  
18" x 6' for each bike  
2' min. clearance from  
wall or structure
- BOULDERS
- BENCH  
See Specs
- EXISTING TREE CANOPY (CAN)  
AND 5 FOOT OFFSET  
(CRZ-CRITICAL ROOT ZONE)

**SHEET KEY**



1 SITE PLAN - AREA L2.4



**D L R GROUP**  
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REGISTERED  
571  
JUSTIN K. LANPHEAR  
05/13/05  
OREGON  
LANDSCAPE ARCHITECT

**CAMERON MCCARTHY**  
LANDSCAPE ARCHITECTURE & PLANNING  
100 E Broadway, Eugene, OR 97401  
541-485-7985  
www.cameronmccarthy.com

**RALEIGH HILLS SCHOOL**  
BEAVERTON SCHOOL DISTRICT

5225 SW SCHOLLS FERRY RD  
PORTLAND, OR 97225

LAND-USE SUBMITTAL

REVISIONS  
02.15.23

SITE PLAN

L2.4