



September 15, 2017

City of Beaverton
Planning Commission
P.O. Box 4755
Beaverton, OR 97076

RECEIVED

SEP 15 2017

City of Beaverton
Planning Services

Re: Modification of South Cooper Mountain Heights PUD

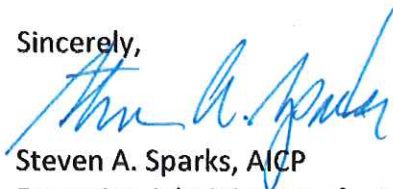
Dear Chair Overhage and Members of the Commission:

The Beaverton School District has recently entered into a contract to acquire property for a future elementary school in the South Cooper Mountain area. The District is keenly aware of the need for utilities to be extended through property as required by City codes. The property which we intend to finalize our acquisition is in an area where water service for fire suppression will be obtained through the South Cooper Mountain Heights project.

A new elementary school will be needed in the future to help serve the growth in the South Cooper Mountain area. Without access to a water line that would be located in the SW 175th Avenue right of way, fire suppression will not be provided to a substantial area around the District property and perhaps to the District parcel. To help alleviate the District's concern about providing an essential fire safety service to the area, we request that an utility easement over the South Cooper Mountain Heights PUD area to SW 175th Avenue be provided as a part of recording the first plat of the subdivision.

Thank you for your consideration.

Sincerely,



Steven A. Sparks, AICP
Executive Administrator for Long Range Planning

Cc: Jana Fox, City of Beaverton

District Goal: WE empower all students to achieve post-high school success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

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EXHIBIT 3.3

SEP 15 2017

Request for Service Provider Statement

City of Beaverton Planning Services



Service Provider Statement Requests Facilities Department

Please, complete and submit this form, via mail or electronically, to the Beaverton School District. The District will review and issue a service provider statement to you directly. The District will not send the service provider statement to the city or county.

16550 SW Merlo Road • Beaverton, Oregon 97006 ph: (503) 356-4449 • fax: (503) 356-4484

Applicant Information

Owner Name: Crescent Grove Cemetery Assoc. & Dyches Family, LLC
Applicant Name: West Hills Development / Otak, Inc.
Address: 735 SW 158th Ave., Beaverton, OR 97006
Otak, 800 SW Third Ave., Ste. 300, Portland, OR 97204
Phone: (503) 415-2330
Email: glen.bolen@otak.com

Where the District will return the service provider statement.

Project Information

Project Name: South Cooper Mountain Heights PUD - (West Hills Development)
Project Address: north side of SW Scholls Ferry Road, east of SW 175th
Jurisdiction: City of Beaverton

Project name should match land use submittal

Taxlot ID(s): Washington County Tax Assessor's Map # 2S106 Tax L...

Please, attach a taxlot map w/ location marked.

Project Description: To modify the approved PUD by adding 10 lots to Phase 2, and modify the conditions of approval related to the timing of the critical infrastructure.

Please, attach a site plan.

Does this project require a comprehensive plan amendment or zoning change? Yes No

Residential Units Proposed

Table with 2 columns: Residential Units Proposed, Unit Count. Rows: Single-Family Detached (281), Single-Family Attached (110), Multi-Family (340)

Notes on approximate phasing

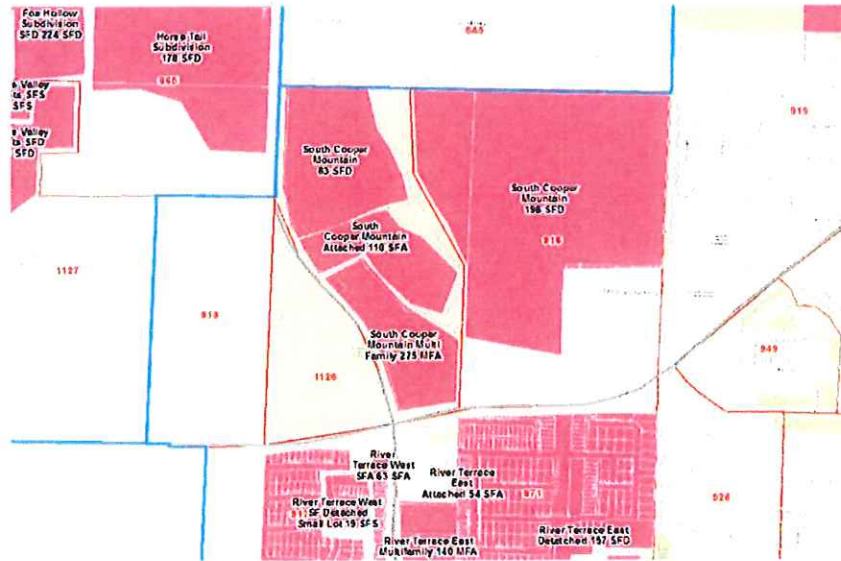
Approved for 271 SF Detached. Proposing 10 additional SF lots. 110 - Townhomes - no changes 340 apartment units - no changes

Questions? Please contact Robert McCracken, Facilities Planning Coordinator 503.356.4319 robert_mccracken@beaverton.k12.or.us

This information is requested to inform future enrollment planning.

9/15/2017

School Service Provider Statement
South Cooper Mountain Heights PUD
SW Scholls Ferry & SW 175th



Proposed Unit Types	Total Units
Single Family Detached	281
Single Family Detached (small lot)	0
Single Family Attached	110
Multi-Family	340
Total	731

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation (total of all units)	Students
Elementary School (K-5)	173
Middle School (6-8)	53
High School (9-12)	53
Total	279

This development proposal is located in an area of the District that has experienced rapid and sustained residential housing growth. The District carefully monitors residential development projects, school capacity and projected student levels. The proposed development will be served by the following schools.


<u>Current Attendance Boundary</u>	<u>Projected Utilization of Capacity Fall 2017</u>
Scholls Heights Elementary	73%
Conestoga Middle School	85%
Mountainside High School (2017)	35%

With new school capacity scheduled to come on line in the years ahead, the District believes there will be sufficient capacity to accommodate new students from the project. As of this writing, the following capacity & enrollment adjustment activities are underway. Capacity projects are funded primarily by the 2014 voter-approved Bond Program.

- Sato Elementary School in the North Bethany community, opened for Fall 2017;
- Mountainside High School in the South Cooper Mountain area, opened for Fall 2017;
- A new middle school in the Timberland community will serve as a temporary school for students displaced by three elementary school reconstruction projects and the replacement of ACMA. The District anticipates the building will open as a middle school in the Fall of 2020;
- A process to adjust the middle school boundaries is expected to begin in 2018 or 2019, in anticipation of the opening of the new middle school.

Until such time as new school capacity is available, the district will continuously monitor enrollment and capacity at all schools and may, from time to time, take additional actions to manage enrollment and capacity issues.

Please, note that as a result of these actions, attendance boundaries, at all school levels, are subject to change after the issuance of this service provider statement.

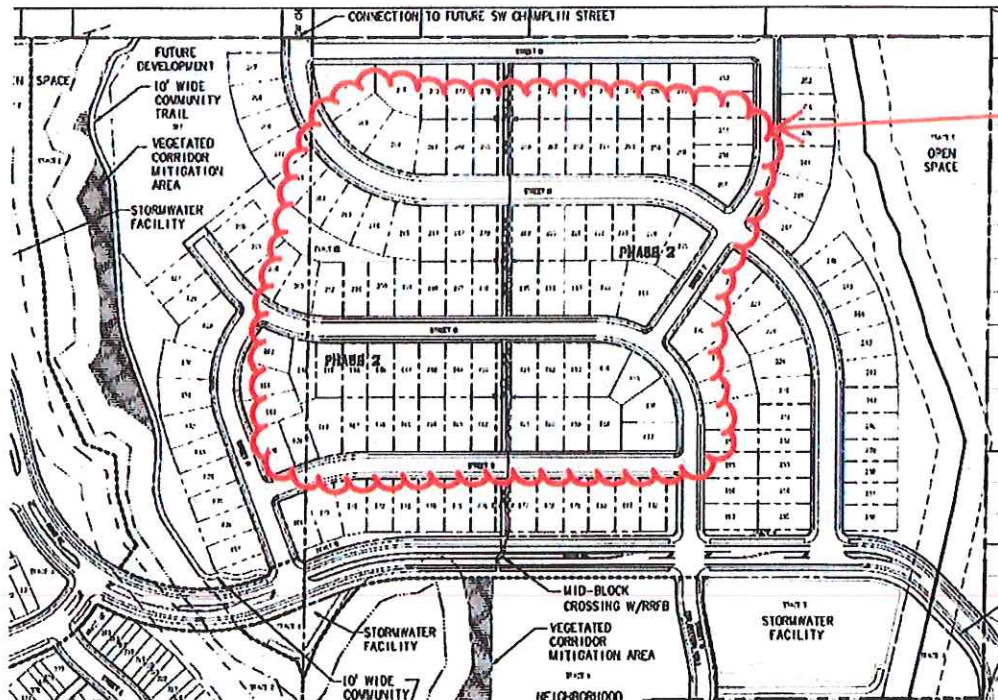


Robert McCracken
Facilities Planning Coordinator

9/15/2017
Date

Lot 103 Minor Modification to a Conditional Use and Phasing Adjustment

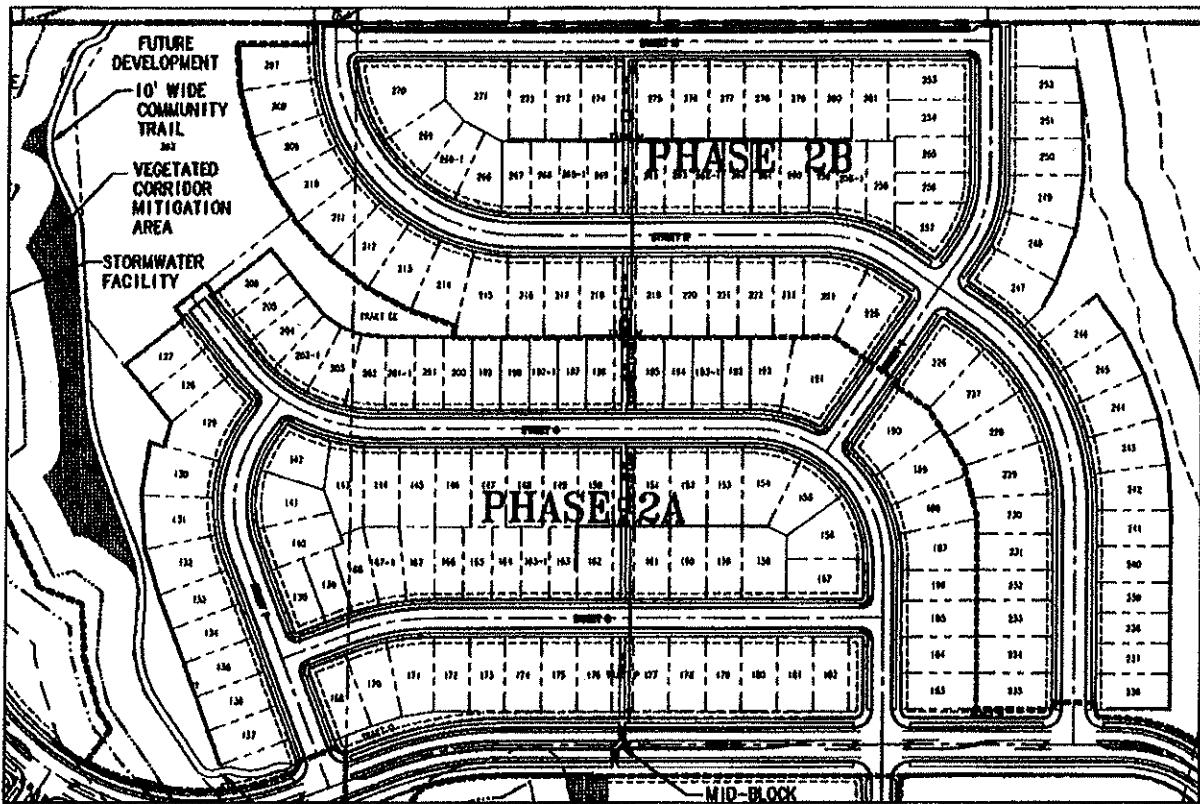
A Minor Modification of the Conditional Use Planned Unit Development and Land Division - Preliminary Subdivision for the area noted as Phase 2 is also requested through this application. The Phase two area is currently planned for 156 lots, each with the zoning designation of R7. The current PUD includes a number of lots with a width of fifty (50) feet. The proposal is to reduce a number of these lot's widths to forty (40) feet, creating room for an additional ten (10) lots within the phase.



The proposed development changes fall within the interior of Phase 2 as shown by the red border on the map above.

Phase two is planned to be served by a network of neighborhood streets that connect with a new East-West collector street (Connecting SW 175th Avenue to SW Loon Lane) through the middle of the larger development as is called for by the South Cooper Mountain Community Plan.

Also included with this application is a map depicting new phase boundaries. The phase boundaries do not conflict with, or affect the prior conditions of approval. The request is to enlarge the Phase 3 area.



Newly proposed Phases 2A and 2B. 10 Lots will be added by reducing the existing lot widths from 50-feet to 40-feet in order to accommodate 10 more lots.

