

Transmittal

Date: December 22, 2015

To: Jason T. and Jim Duggan, City of Beaverton

From: Serah Breakstone, Angelo Planning Group

Re: Supplementary Submittal Package for Vose Elementary School Replacement
Files CU2015-0011 and DR2015-0120

Jason,

On behalf of the Beaverton School District, we are submitting supplementary materials for the Vose land use applications. These materials are primarily intended to address comments from you and Jim Duggan in your letter dated December 3, 2015. The District has also made some minor revisions to the site plan and building elevations. All items are explained in the table below.

This submittal includes:

- 10 full size updated plan sets
- 4 full size updated elevations
- Revised drainage report dated Dec. 18, 2015
- Memo from Otak dated Dec. 21, 2015
- Outdoor lighting cut sheets

PDF files of the above will also be provided.

Submittal Item from Completeness Letter (Dec. 3, 2015)	Explanation
Item 1: Encroachment into the canopy and root zone of the large oak tree.	Site Plan (Sheet L2.4) has been revised to note that arborist will provide recommendations for tree protection. The District's arborist is scheduled to conduct this work the week of Dec 28. Results will be forwarded to the City when available.
Item 2: Provide elevation view of the seating steps area	Sheet L7.6 in the plan set provides a perspective of the seating area instead of an elevation view. The perspective provides more information about how this area will appear (the architect determined that an elevation view would not provide adequate information)

Item 3: Pedestrian crossings in the east parking lot	Site Plan has been revised to include an additional pedestrian crossing through the east parking lot. See Sheet L2.2 for detail.
Item 4: Provide outdoor lighting spec sheets	Outdoor lighting cut sheets are provided with this submittal.
Item 5: Concrete mow strips possible damage to adjacent trees	Mow strips have been removed from the site plans.
Items 6 - 10: Grading and stormwater plans	Plans have been revised to provide the information requested in the Completeness Letter. Plan set includes new sections and stormwater concepts (Sheets L7.3 - L7.5). This submittal also includes an updated Drainage Report (dated Dec. 18) and a memo from Otak (dated Dec. 21) with responses to City staff comments.
Additional Items	Explanation
Revised building elevations to reflect new exterior design	From DLR: <i>The changes in the elevations consist of going with a simply pitched roof at the main facades rather than a gabled expression. This simpler expression was desired to make a more modern gesture and avoid any potential issues of following trends in design. The façade remains an articulated box with varying materials and an experiential approach towards color. The updated design strives to create a more sophisticated and subtle note towards elementary school design while maintaining the playful nature the team desires for the school. The elevations when viewed abstractly in elevational view are almost devoid of color, but when you experience the building you will find color expressed in surprising ways. The design team has create a façade where color is occurring on the sides of the vertical solid panels on the upper façade, with those colors also reflected in the lower level windows and overtly expressed in the courtyard design. The intent was to create an experience that is both playful and civic while avoiding trends to create a timeless architecture.</i>
Site layout has been revised as follows: <ul style="list-style-type: none"> Special education bus loading areas were increased from 24 to 32 feet in length to accommodate longer buses. Overall length of the loading area has not changed, but site plan now reflects 3 sped buses instead of 4. 	Site plans have been updated to reflect these changes.

<ul style="list-style-type: none"> ▪ Bus loading area now reflects 8 buses instead of 10. ▪ Sidewalk around the western edge of the bus loading/staff parking area has been removed to allow for increased landscape buffer between the parking area and adjacent residences. ▪ Visitor (east) parking area now has two pedestrian crossings through the parking area. The number of parking spaces in the east lot is reduced to 54 (previously 58) to accommodate the pedestrian crossings. Total number of parking spaces at the school is now 103. 	
<p>Clarify when traffic counts were conducted (May or October, or both)</p>	<p>Per DKS, traffic counts were conducted in both May and October:</p> <ul style="list-style-type: none"> ▪ May - school driveways and SW King Boulevard/SW Denney Road ▪ October - SW Lombard Avenue/SW Denney Road and SW Bel Aire Drive/SW Denney Road <p>Initial counts were conducted in May. When it was determined that a full TIA was required, the two additional intersections were counted in October. The counts are included in the TIA appendix, provided with the original submittal.</p>

Please contact me at 503.227.3674 if you have any questions or need additional information.
Thank you for your review.

cc.

Megan Finch, Beaverton School District

Aaron Boyle, Beaverton School District