

# Memorandum



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File

**Date:** December 21, 2015

**Subject:** Vose Elementary School– Responses to City of Beaverton  
Preliminary Comments

**Project No.:** 17622

The City of Beaverton has reviewed the initial land use submittal for the Vose Elementary School. The City provided the applicant with a letter on December 7, 2015 identifying preliminary facility comments. This memorandum is in response to those comments.

## GENERAL COMMENTS

***City Comment:*** Preliminary design calculations and detailed grading plans for the storm water quality and detention facilities are a required submittal. Enough design work must be performed to show feasibility and that future land use applications will not be necessary. As noted in the submitted drainage report, conveyance systems must be sized for the 25 year event with 1 foot of freeboard but must also have the system overflow path analyzed to safely convey up to the 100-year event. At the southeast corner of the site, there is a proposed facility that potentially create flooding issues for the neighbors directly to the south during an overflow event.

**Otak Response:** The preliminary drainage report has been updated to describe how conveyance of the 100-year storm event is being accounted for. The detention facility has capacity for the 100-year event and includes an emergency overflow structure. If the conveyance system to the pond surcharges, and flows overtop the ground, runoff will flow over the fields and either directly into the extended dry basin, or into a series of area drains located along the south edge of the site, which have been included in the proposed design to intercept overland runoff. Design storm event elevations are included in the typical extended dry basin section on Sheet C2.5.

***City Comment:*** The storm report conclusion discusses future design efforts for the treatment facilities required for improvements to Denney Road and refinement of the onsite needs; however, these cannot be deferred but must be included in the design review application. Proprietary treatment facilities, if proposed, must also be specifically selected, designed, and shown on the plans with the design review application.

**Otak Response:** Low Impact Development Approach planters are proposed and sized for treatment of the Denney Road public street improvements. The updated drainage report discusses sizing methodology and the resultant sizes needed for each contributing basin. A new storm line will need to be constructed in Denney Road to convey the LIDA facility runoff as the existing storm line is too shallow to convey water from the underdrain.

Mechanical treatment methods will be used for the onsite collection system draining north to Denney Road. StormFilter cartridge systems are anticipated to be used and sized for treatment of this basin. Figure 2 of the drainage report includes location of the two StormFilter facilities: a 1-cartridge catch basin and a StormFilter manhole.

The proposed extended dry basin at the southeast corner of the site will provide detention and treatment of the large south basin. Sizing of this facility, including the water quality event, is included in the updated drainage report.