

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN	)	ORDER NO. 2392
REVIEW THREE APPLICATION FOR THE CONSTRUCTION OF A	)	DR2015-0006 ORDER APPROVING
NEW MIDDLE SCHOOL (TIMBERLAND MIDDLE SCHOOL).	)	TIMBERLAND MIDDLE SCHOOL
BEAVERTON SCHOOL DISTRICT, APPLICANT.	)	
	)	

The matter came before the Planning Commission on April 1, 2015, on a request for approval of a Design Review Three application for the construction of a new middle school. The applicant proposes an approximately 167,000 square foot school building with associated athletic fields, landscaping, parking and vehicle circulation areas. The site is north of NW Stone Mountain Lane and East of NW 118th Avenue and is specifically identified as Tax Lot 900 on Washington County Assessor's Map 1N1-34CA.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission raised concerns regarding the long building façade on the north elevation, the blank wall where the gymnasium is located, and lack of distinct cornice treatments for the entire structure. The Commission was concerned that the lack of articulation and variety in materials would create long and repetitive façades along the

northern elevation and southern gymnasium wall. The Commission found that to avoid undifferentiated blank walls and create visual interest, conditions were needed to require additional articulation for both the northern elevation and gymnasium wall along the south elevation. The Commission was concerned with the lack of detailed cornice treatments around the building and found that as proposed the cornice treatments did not meet the Design Guideline. To address this issue, the Commission added a condition of approval that distinct cornice treatments be provided at the parapets around the full perimeter of the building in order to create visual interest.

The Commission raised concerns regarding the parking and queuing needs for special events such as parent conferences, deliveries, and how the northern parking lot crosswalk will function during afternoon parent pick up. The concern is how to avoid vehicles backing up into the NW 118<sup>th</sup> Avenue travel lanes and impact to the surrounding neighborhood. The Commission added a condition of approval that the traffic management plan be expanded to include special event parking, delivery times, parking lot crosswalk operations and transportation alternative in order to ensure safe and efficient function of the transportation system in the immediate area.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 25, 2015, the Supplemental Memorandum dated April 1, 2015 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0006 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report

dated March 25, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

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

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. 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 as set out in Ordinances 2050, 4010+rev., and 4417; 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 Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and emergency vehicle access driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)

8. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the 2006 plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
11. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
12. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total for the development and for the proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, pervious pavement, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the lot. (Site Development Div./JJD)
13. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed that is not part of a fully-improved public street. (Site Development Div./JJD)
14. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (January 19, 2015), demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to water quality treatment. (Site Development Div./JJD)
15. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
16. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street

frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)

17. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
18. Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (TVF&R/JF)
19. Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction.(TVF&R/JF)
20. Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations and testing documentation at the time of site development review. (TVF&R/JF)
21. Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (TVF&R/JF)
22. Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (TVF&R/JF)
23. Submit for an Engineering Design Modification request for the design of NW Stone Mountain Ln., east of the intersection of NW 116th Ave., where the applicant has proposed to install curb, gutter, planter strip, and sidewalk on the north side of the street, but retain the existing pattern of lawn instead of asphalt for the street east of the existing temporary barricade. (Transportation/KR)
24. Submit a revised plan, which shows a pedestrian connection from NW Henson Ct. to the walkway south of the proposed softball field. At the applicant's option, the pathway may be hard-surfaced or soft-surfaced. (Transportation/KR)

25. Provide a plan showing street trees, with grates proposed in conformance with Beaverton Engineering Design Manual Standard Drawings. (Transportation/KR)
26. Provide a plan showing a low wall or vegetated hedge along all parking spaces that abut and face the public right-of-way, in accordance with Section 60.05.20.4 of the Development Code. (Transportation/KR)
27. Prepare an active parking and queuing management plan that shows that parent drop-off and pick-up parking and queuing will not spill out onto NW 118th Ave. The traffic management plan shall also address delivery times, special event parking, parking lot crosswalk operations at parent pick up, and transportation alternative. (Transportation & Planning Commission/KR)
28. Provide a plan showing proposed bicycle parking and provide adequate lighting to meet the 0.5 average foot-candle standard of the Engineering Design Manual. (Transportation/KR)
29. Provide a plan showing at least 3 vehicle parking spaces for carpool parking, as required by Section 60.30.10.13 of the Beaverton Development Code. (Transportation/KR)
30. Provide a plan for the installation of school speed zone signage and flashing beacons as required by the City Traffic Engineer on NW 118th Ave. (Transportation/KR)
31. Provide a revised site lighting plan showing compliance with the Technical Lighting Standards of the Development Code, including minimum lighting standards for drive isles and pedestrian walkways. The lighting plan should include light shed for areas outside the vehicular and pedestrian circulation areas. (Planning/JF)
32. Provide a plan showing additional articulation, such as varied brickwork, on the south elevation at the gymnasium to avoid undifferentiated blank walls and increase visual interest. (Planning Commission/JF)
33. Provide a plan showing additional articulation on the north elevation, including but not limited to breaking up the building façade with steps or materials changes to avoid undifferentiated blank walls and create visual interest. (Planning Commission/JF)
34. Provide a plan showing distinct cornices, such as brick stepping or decorative metalwork, at the parapets around the full building perimeter to create visual interest. (Planning Commission/JF)

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

35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

36. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
37. Dedicate sufficient right-of-way along NW Stone Mountain Ln. to accommodate the additional right turn lane onto NW 118th Avenue, between 33.5 feet and 38 feet from the existing centerline of NW Stone Mountain Ln. to meet the applicable City of Beaverton Engineering Design Standards to meet the L1 street cross section with the addition of a right turn lane and 12 foot wide drive isles to accommodate busses. (Transportation/KR)
38. Provide photometric plans that show that all pedestrian walkways are lit to at least the minimum 0.5 foot-candle standard of the Engineering Design Manual. (Transportation/KR)

**C. Prior to final inspection of any building permit, the applicant shall:**

39. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
40. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
41. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
42. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
43. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
44. Complete all on-site transportation improvements as proposed in conformance with Beaverton Engineering Design Manual Standard Drawings and Washington County's Road Design and Construction Standards (ORD 738).
45. Pay Washington County \$127,800 as a contribution toward the future right-turn improvement from southbound NW Cedar Hills Blvd. to westbound NW Cornell Road. In lieu of paying the contribution towards the improvement, applicant at their own discretion may choose to construct the improvements as directed by the County Engineer. For additional information please contact Washington County Assurances (503.846.3842). (Washington County/Naomi Vogel)
46. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JF)

47. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JF)
48. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)
49. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
50. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)
51. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JF)

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

52. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. 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 Div./JJD)
53. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment/replacement of the vegetation and restoration of full function within the private surface water management facilities area, as determined by the City Engineer. If the plants are not well established or the facilities not properly functioning (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)

Motion **CARRIED**, by the following vote:

**AYES:** Wilson, Overhage, Kiene, Kroger, Nye, Winter, and Doukas.

**NAYS:** None.

**ABSTAIN:** None.

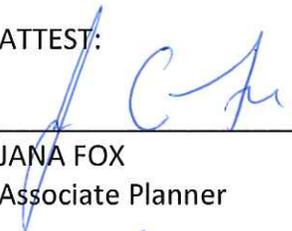
**ABSENT:** None.

Dated this 9<sup>th</sup> day of April, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2392 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on April 20, 2015.

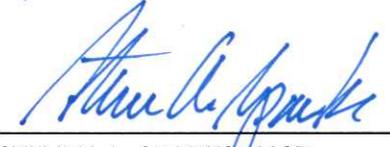
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
FOR MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager