



COMMUNITY DEVELOPMENT DEPARTMENT  
TRANSMITTAL FORM

Please complete this form when submitting documents to the Planning (land use), Site Development, or Building divisions for review. Please list all documents you are submitting at this time.

**TO:** \_\_\_\_\_  
**DIVISION:** \_\_\_\_\_  
**FROM:** \_\_\_\_\_  
**COMPANY:** \_\_\_\_\_  
**PHONE:** \_\_\_\_\_  
**EMAIL:** \_\_\_\_\_  
**PROJECT:** \_\_\_\_\_  
 \_\_\_\_\_  
(Permit/Case Number, if Assigned)  
 \_\_\_\_\_  
(Site Address)  
 \_\_\_\_\_  
(Project name or subdivision name and lot number)

DATE RECEIVED:

Received  
 Planning Division  
 07/24/2020

By: \_\_\_\_\_

I AM THE PROPERTY OWNER OR I AM AUTHORIZED BY THE PROPERTY OWNER TO ACT AS AN AGENT ON THEIR BEHALF FOR THE PROPOSED PROJECT OR WORK AFFILIATED WITH THE ATTACHED PERMIT APPLICATION.

**ATTACHED ARE THE FOLLOWING DOCUMENTS (NOT FOR INDIVIDUAL PLAN REVIEW COMMENT RESPONSES):**

Item #:	Description: <small>(examples: application, plans, revision, deferred submittal, calculations, specifications, affidavits)</small>
1	
2	
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4	
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11	
12	

REMARKS: \_\_\_\_\_

FOR OFFICE USE ONLY			
Routed to Reviewer(s):		Date:	
Application #:	Application Materials Saved to Network: Yes No		
Applicant Contacted: Yes No	Date:		
Routed to Permit Technician:	Date:	Fees Due: Yes No	Initials:
Fee Descriptions and Amounts Due:			

Received  
Planning Division  
07/24/2020

CITY OF BEAVERTON

Community Development  
Department  
Planning Division  
12725 SW Millikan Way  
PO Box 4755  
Beaverton, OR. 97076  
Tel: (503) 526-2420  
Fax: (503) 526-2550  
[BeavertonOregon.gov](http://BeavertonOregon.gov)



OFFICE USE ONLY  
FILE #:  
FILE NAME::  
TYPE: RECEIVED BY:  
FEE PAID: CHECK/CASH:  
SUBMITTED:: LWI DESIG:  
LAND USE DESIG: NAC:

CONDITIONAL USE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:  
 TYPE 2 MINOR MODIFICATION OF A CONDITIONAL USE  
 TYPE 3 MAJOR MODIFICATION OF A CONDITIONAL USE  
 TYPE 3 PLANNED UNIT DEVELOPMENT  
 TYPE 3 NEW CONDITIONAL USE

APPLICANT:  Use mailing address for meeting notification.  Check box if Primary Contact

COMPANY: Cor Deo Christian Academy  
ADDRESS: 9100 SW 135th Ave  
(CITY, STATE, ZIP) Beaverton OR 97008  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
SIGNATURE: [Signature] CONTACT: Kevin Puckett  
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:  Check box if Primary Contact

COMPANY: Ardor Consulting LLC  
ADDRESS: 3296 NE 13th Pl  
(CITY, STATE, ZIP) Hillsboro OR 97124  
PHONE: 360-721-5145 FAX: \_\_\_\_\_ E-MAIL: gholmstrom@yahoo.com  
SIGNATURE: [Signature] CONTACT: Greta Holmstrom  
(Original Signature Required)

PROPERTY OWNER(S):  Attach separate sheet if needed.  Check box if Primary Contact

COMPANY: First Baptist Church  
ADDRESS: 5755 SW Erickson Dr  
(CITY, STATE, ZIP) Beaverton OR 97005  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
SIGNATURE: [Signature] CONTACT: Doug Boyd

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 5755 SW Erickson Dr AREA TO BE DEVELOPED (s.f.): N/A  
ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT EXISTING USE OF SITE: church  
15116DC 04700 4.8 R-7  
2 04800 PROPOSED DEVELOPMENT ACTION: new use of building as school  
PRE-APPLICATION DATE: 11/13/19



## CONDITIONAL USE SUBMITTAL CHECKLIST

### WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).  
 ▪ *Have you submitted for a permit from another division?*
- B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
- Address all applicable provisions of Chapter 20 (Land Uses)
  - Address all applicable provisions of Chapter 60 (Special Regulations)
  - Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's *Development Code* (ORD 2050), attached.
  - Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- E. SITE ANALYSIS INFORMATION.**
- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> Proposed parking modification: <u>N/A</u> sq. ft.<br/>         Proposed <sup>existing</sup> number of parking spaces: <u>157</u><br/>         Proposed use: <u>school</u><br/>         Parking requirement: <u>18</u></p> <p><input type="checkbox"/> Existing landscaped area: <u>no change</u> sq. ft.<br/>         Percentage of site: <u>N/A</u> %<br/>         Proposed landscape modification: <u>N/A</u> sq. ft.<br/>         Percentage of site: <u>no change</u> %</p> | <p><input type="checkbox"/> Existing parking area: <u>no change</u> sq. ft.<br/>         Existing number of parking spaces: <u>157</u></p> <p><input type="checkbox"/> Existing building height: <u>no change</u> ft.<br/>         Proposed building height: <u>no change</u> ft</p> <p><input type="checkbox"/> Existing building area: <u>9850 to be used for school</u> sq. ft.<br/>         Proposed building modification: <u>no change</u> sq. ft.</p> |
|--|--|



**F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact, Lindsey Obermiller, Environmental Plan Reviewer at (503) 681-3653 or [ObermillerL@CleanWaterServices.org](mailto:ObermillerL@CleanWaterServices.org)

**G. PRE-APPLICATION CONFERENCE NOTES.** (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)  
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.

**H. NEIGHBORHOOD REVIEW MEETING.** (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)  
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.

- 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
- 2. A copy of the mailing list used to mail out the meeting notice.
- 3. A written statement representative of the on-site posting notice.
- 4. Affidavits of mailing and posting
- 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 6. Meeting minutes that include date, time and location, as well as, oral and written comments received
- 7. Meeting sign-in sheet that includes names and address of attendees.
- 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.

**I. TRAFFIC GENERATION.** Provide documentation showing any projected or actual increase in vehicle trips per day to and from the site. Either the Institute of Transportation Engineers (ITE) Trip Generation manual or an evaluation by a traffic engineer or civil engineer licensed by the State of Oregon may be used for this determination. **Note: a traffic study may be required as part of the application submittal when deemed necessary by the Planning Director. The determination is made at the time of a Pre-Application Conference.**

**J. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

**K. PLANNED UNIT DEVELOPMENT DESCRIPTION.** (REQUIRED FOR PLANNED UNIT DEVELOPMENT APPLICATIONS ONLY)  
Submit a detailed description of the proposed planned unit development.  
Provide the following information:

- 1. The intent of the project.
- 2. The factors which make the project desirable to the general public and to surrounding areas.
- 3. The features and details of the project development.
- 4. The schedule of timing and phasing (if applicable) of the development program.
- 5. Any other material which the applicant believes to be relative to the use



## PLANS & GRAPHIC REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

All plans, except architectural elevations, shall be presented at a **minimum of 1" = 20' engineering scale** and on a **maximum sheet size of 24" x 36"**. Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

### **Include all of the following information:**

- A. EXISTING CONDITIONS PLAN:**
1. North arrow, scale and date of plan.
  2. Vicinity map.
  3. The entire lot(s), including area and property lines dimensioned.
  4. Points of existing access, interior streets, driveways, and parking areas.
  5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
  6. Existing right-of-way and improvements.
  7. Dimension from centerline to edge of existing right-of-way.
  8. Existing topographical information, showing 2 ft. contours.
  9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
  10. Location of existing public and private utilities, easements, and 100-year floodplain.
  11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
  12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
  13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
  14. Existing trees 6" in dbh (diameter at breast height) or larger. Indicate genus, species and size. Dbh is measured at 54" above grade.
- B. DIMENSIONED SITE PLAN:**
1. North arrow, scale and date of plan.
  2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
  3. Points of access, interior streets, driveways, and parking areas.
  4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
  5. Proposed right-of-way, dedications and improvements.
  6. Dimension from centerline to edge of proposed right-of-way.
  7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
  8. Location of storm water quality/detention facilities.
  9. Boundaries of development phases, if applicable.
  10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
  11. Sensitive areas, as defined by CWS standards.
  12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- C. ARCHITECTURAL ELEVATIONS:** Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and

**Received**  
**Planning Division**  
07/24/2020

Cor Deo Christian Academy

New Conditional Use





## **Supporting Materials**

Signed Application

Narrative

Pre-Application Conference Notes

Neighborhood Meeting Materials

Clean Water Services Provider Letter

Beaverton Water Service Provider Letter

TVFR Service Provider Letter

Parkside Fellowship Activities List

Architectural Plans for Existing Building

Existing Site Plan

Queuing Route Exhibit

## **Project Overview**

The applicant, Cor Deo Christian Academy, proposes to relocate its middle school and high school student body (grades 7-12) into the existing Parkside Fellowship Church located at 5755 SW Erickson Drive. Cor Deo Christian Academy operates with a unique educational model that allows students to be at home under the guidance of their parents part time and physically at school the remainder of the time. The school will utilize portions of the building on Monday, Wednesday and Friday. Students will be dropped off at 8am and picked up at 2:30pm. Staff may be present in the building from 5:30am to 4:30pm on school days. All school activities are anticipated to be within the existing building. Portions of the building to be used are highlighted in the attached architectural plans. As shown on the plans, 9,850 square feet of the existing church building will be leased and used for school activities. Church uses will continue in the building outside of the hours and days of school use. A schedule of typical church activities is included as an attachment.

As shown in the following response to approval criteria, all standards of the City are met.

## **Approval Criteria**

### **Land Uses**

*20.05.15 Site Development Standards.*

**RESPONSE:** No changes to the existing improved site or building are proposed. Site development standards have been met during previous application review.

*20.05.20 Land Uses. To approve an application for Development Review, the Review Authority shall make findings of fact based on evidence provided that the following criteria are satisfied:*

**RESPONSE:** The new use of the existing church building as a school is considered a new conditional use, and is the trigger for this application.

## **Facilities Review**

*40.03.1 Conditional Use Application.*



- A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

**RESPONSE:** Service provider letters are included with this application from the City of Beaverton indicating water service is available, and from Tualatin Valley Fire & Rescue indicating fire and life safety services are available. Clean Water Services has also provided a service provider letter indicating compliance with their standards. The existing church facility was permitted constructed according to code, and is adequate to serve the proposed use.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.*

**RESPONSE:** As documented above, all facilities and services are available to serve the proposed development.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

**RESPONSE:** The existing church facility was permitted in accordance with all provisions of the city's code. No modifications are proposed to the exterior of the structure. A New Conditional Use permit is required since a school is not an allowed use in the R-7 zone.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

**RESPONSE:** Documentation of compliance with the special requirements included in Chapter 60 is provided below.

*E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

**RESPONSE:** The existing church facility already provides adequate maintenance of private improvements.

*F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

**RESPONSE:** The permitted site already provides safe and efficient vehicular and pedestrian circulation. Since the church use and the school use will alternate days and times of use of the facility, the school will be able to use the existing parking areas, drive aisles and pedestrian ways. Vehicles dropping-off and picking-up children will have the option of parking to allow their students extra time, or queuing in a loop around the exterior of the parking lot to access the front door area. Signs will be provided on-site to show the queuing route, which provides over 750 feet in length of vehicle storage onsite. An exhibit is included showing the route in this application.

*G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

**RESPONSE:** The existing permitted vehicular and pedestrian circulation systems connect to the surrounding system in a safe, efficient and direct manner. As noted above, the site has ample queuing capacity to serve vehicles entering and exiting from SW Erickson.

*H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

**RESPONSE:** No new structures or public facilities are anticipated to serve the development. TVFR has indicated that adequate fire protection is available.

*I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*



**RESPONSE:** No new structures or public facilities are anticipated to serve the development site, which was constructed in accordance with adopted city codes and standards.

*J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

**RESPONSE:** No new grading or contouring is proposed, therefore this criterion is not applicable.

*K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

**RESPONSE:** The attached architectural plans show the existing accessible routes that were established at the time the building was constructed.

*L. The application includes all required submittal materials as specified in Section 50.25.1. of the Development Code.*

**RESPONSE:** All required submittal materials have been included.

## **New Conditional Use**

### *40.15.15.3.C Approval Criteria*

*1. The proposal satisfies the threshold requirements for a Conditional Use application.*

**RESPONSE:** The new use of the existing church building as a school meets the threshold for a new conditional use.

*2. All City application fees related to the application under consideration by the decision making authority have been submitted.*

**RESPONSE:** Application fees will be mailed to accompany this submittal.

*3. The proposal will comply with the applicable policies of the Comprehensive Plan.*

**RESPONSE:** The following Comprehensive Plan goals and policies are applicable to this proposal:

*☐ Goal 3.8.1 Complete and livable Neighborhoods.*

*oPolicy 3.8.1.g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.*

**RESPONSE:** Integrating the proposed school into an existing neighborhood with safe and convenient pedestrian and bicycle connections to and from the site, and also to the adjacent THPRD Schiffler Park, furthers the Goal of complete and livable neighborhoods, and the associated policy.

*□ Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.*

**RESPONSE:** The site is surrounded by a mix of residential densities. THPRD's Schiffler Park is also located immediately to the north of the site. The site is already occupied by the Parkside Fellowship Church, which is a community institution. Locating Cor Deo Christian Academy on the site furthers the goal of an integrated neighborhood.

*□ Goal 8.4.1 Noise: Create and protect a healthy acoustical environment within the City.*

*o Policy 8.4.1.a) Noise impacts shall be considered during development review processes.*

**RESPONSE:** All school uses will be conducted within the existing church building. No noise impacts are anticipated with this project.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

**RESPONSE:** No changes to the existing site are proposed. The site has been developed as a church, with adequate parking, landscaping and other associated improvements to ensure compatibility with the neighborhood.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

**RESPONSE:** No impacts to adjacent land uses are anticipated. The site has been developed for use as a church with much larger groups than the school will accommodate. The site will more than reasonably serve the school use.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

**RESPONSE:** All applications and documents requested by the city will be provided.

## **Special Regulations – Off-Street Parking**

### *Section 60.30.10.5.A Parking Requirements for Motor Vehicles*

**RESPONSE:** High School facilities are required to have 0.2 vehicular parking spaces per full-time employee and full-time student. Middle School facilities are required to have 1 vehicular parking space per full-time employee.

Cor Deo Christian Academy will have 41 high school students, 32 middle school students and approximately 10 staff members. The parking requirement would at most be 18 spaces. The existing parking lot contains 157 spaces, therefore this requirement is greatly exceeded.

A list of church activities is included with this application. As shown in the exhibit, these activities will not occur during times the facility will be used for the school. There may be a very small number of church staff onsite during school hours. The existing parking is more than adequate to accommodate these staff members.

### *Section 60.30.10.5.B Parking Requirements for Bicycles*

**RESPONSE:** No short-term bicycle parking spaces are required for schools. One long-term bicycle parking space is required for every 18 high school students, as well as one for every 9 middle school students. Cor Deo Christian Academy will have 41 high school students - requiring 2 long-term bicycle spaces, and 32 middle school students – requiring 4 long-term bicycle spaces. This results in a total requirement for 6 long-term bicycle parking spaces. There are 6 existing long-term bicycle parking spaces located at the west entrance of the church. These spaces are located in a covered and lighted area.

## **Special Regulations – Transportation Facilities**

### *Section 60.55.15 Traffic Management Plan*

**RESPONSE:** SW Erickson Drive is a Collector Street, therefore a traffic management plan is not applicable.

### *Section 60.55.20.2.A Traffic Impact Analysis Threshold*

**RESPONSE:** A memorandum prepared by a licensed traffic engineer is included with this application documenting that this proposal will generate less than the traffic impact analysis threshold of 300 new vehicular trips.

**Conclusion**

The proposed land use meets or exceeds all review criteria established by City of Beaverton. Therefore, approval of the application is requested.



Received  
Planning Division  
07/24/2020



November 27, 2019

Ardor Consulting LLC  
Attn: Greta Holmstrom  
3295 NE 13<sup>th</sup> PI  
Hillsboro, Oregon 97124

Subject: Pre-Application Summary Notes for Cor Deo Christian Academy at First Baptist

Dear Ms. Holmstrom,

Thank you for attending the Pre-Application Conference held on November 13, 2019. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Lauren Russell, AICP  
Associate Planner  
(503) 526-3718

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for

Cor Deo Christian Academy at First Baptist  
PA2019-0083, November 13, 2019

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

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**PRE-APPLICATION CONFERENCE DATE:** November 13, 2019

## PROJECT INFORMATION:

Project Name: **Cor Deo Christian Academy at First Baptist**

Project Description: Relocation of Cor Deo Christian Academy, either grades 7<sup>th</sup> through 12<sup>th</sup> (73 students) or grades K through 12<sup>th</sup> (230 students) to First Baptist Church.

Property/Deed Owner: First Baptist Church  
5755 SW Erickson Dr  
Beaverton, OR 97005

Site Address: 5755 SW Erickson Dr

Tax Map and Lot: Tax Map: 1S116DC, Tax Lots: 04700 and 04803

Zoning: R7 Residential Urban Standard Density

Comp Plan Designation: Standard Density Neighborhoods

Site Size: Approximately 4.8 acres

## APPLICANT INFORMATION:

Applicant's Name: Cor Deo Christian Academy  
9100 SW 135<sup>th</sup> Ave  
Beaverton, Oregon 97008

Phone / Email: 971-325-3502 / [kpuckett@cordeo.org](mailto:kpuckett@cordeo.org)

Applicant's Representative: Ardor Consulting LLC  
3295 NE 13<sup>th</sup> PI  
Hillsboro, OR 97124

Phone / Email: 360-721-5745 / [gholmstrom@yahoo.com](mailto:gholmstrom@yahoo.com)

**PREVIOUS LAND USE HISTORY:**

- **CUP 9-80:** Approval of a Conditional Use to expand the First Baptist Church by 20,500 square feet and exceed the maximum allowed height limit of 30 feet by 11 feet.
- **CUP99-00011:** Approval of a Conditional Use permit to allow a 15,000 square foot addition to the existing First Baptist Church facility and increase the parking area from the existing 106 parking spaces to 176 parking spaces.
- **BDR 2000-0214:** Design Review approval for a 15,100 square foot addition to the existing church facility with increase to parking.

**SECTION 50.25 (APPLICATION COMPLETENESS):**

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

**APPLICATION FEES:**

Based on the plans/materials provided, the identified application fees (**land use only**) are as follows:

<b>New Conditional Use</b>	<b>\$4,262.00</b>
<i>Possible Design Review Compliance Letter</i>	<b>\$168.00</b>
<i>Possible Design Review Two</i>	<b>\$2,687.00</b>

**\*See Key Issues/Considerations herein** for description of applications and associated process. No fee increase are scheduled at this time; however, the fees are subject to change. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website [www.beavertonoregon.gov/bib](http://www.beavertonoregon.gov/bib) prior to submittal of your application to confirm the current application fee(s).

**SECTION 50.15. CLASSIFICATION OF APPLICATIONS:**

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate. For example, a proposal that includes a **New Conditional Use** application is subject to a **Type 3** procedure.

**SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):**

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required for a New Conditional Use application, which is a Type 3 procedure. Staff always recommends community outreach through a neighborhood meeting. Neighborhood Advisory Committee: (NAC): **Central Beaverton** Contact: **Thom Drane** 865-258-6234 [tmdrane@gmail.com](mailto:tmdrane@gmail.com)

**CHAPTER 20 (LAND USES):**

Zoning: **R7 Urban Standard Density Residential**

Applicable Code Sections: **20.05.15 – Site Development Standards** and **20.05.20 – Land Uses.**

Minimum parcel area: 7,000 square feet  
 Side setback: 5'  
 Max Bldg. Height: 35'

Front setback: 17'  
 Rear setback: 25'

**CHAPTER 30 (NON-CONFORMING USES):**

Proposal subject to compliance to this chapter?  Yes  No

**CHAPTER 40 (PERMITS & APPLICATIONS):**

Facilities Review Committee review required?  Yes  No

**Please Note:** Applicant’s written response to Section 40.03.1 (Facilities Review) should address each criterion. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable.

**Applicable Application Type(s):**

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	<b>New Conditional Use</b> (Threshold #1)	<b><u>40.15.15.3</u></b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4
2.	<b>Possible Design Review Compliance Letter</b> (Threshold #1)	<b><u>40.20.15.1</u></b>	<input checked="" type="checkbox"/> <b>Type 1</b>	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	<b>Possible Design Review Two</b> (Threshold #7)	<b><u>40.20.15.2</u></b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> <b>Type 2</b>	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

**Comments:** In order for your application(s) to be deemed complete, a written statement necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

**CHAPTER 60 (SPECIAL REGULATIONS):**

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

**Section 60.05 (Design Review Principles Standards and Guidelines)** *Possible*

Section 60.07 (Drive-Up Window Facilities)



- |  |  |
|--|--|
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations)                      | <input type="checkbox"/> Section 60.15 (Land Division Standards)                   |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations)      | <input type="checkbox"/> Section 60.25 (Off-Street Loading)                        |
| <input checked="" type="checkbox"/> <b>Section 60.30 (Off-Street Parking)</b>        | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities)            |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development)                    | <input type="checkbox"/> Section 60.40 (Sign Regulations)                          |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection)                     | <input checked="" type="checkbox"/> <b>Section 60.50 (Special Use Regulations)</b> |
| <input checked="" type="checkbox"/> <b>Section 60.55 (Transportation Facilities)</b> | <input type="checkbox"/> Section 60.60 (Trees and Vegetation)                      |
| <input type="checkbox"/> Section 60.65 (Utility Undergrounding)                      | <input type="checkbox"/> Section 60.67 (Significant Natural Resources)             |
| <input type="checkbox"/> Section 60.70 (Wireless Communication)                      |  |

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

**OTHER DEPARTMENT/AGENCY CONTACTS:**

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information if checked <input checked="" type="checkbox"/>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter</i> (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <a href="#">Chapter 3 of the Design and Construction Standards</a> at: <a href="http://www.cleanwaterservices.org/permits-development/design-construction-standards">www.cleanwaterservices.org/permits-development/design-construction-standards</a></p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <a href="#">pre-screening site assessment form</a>. For more information about CWS environmental review, you may email <a href="mailto:splreview@cleanwaterservices.org">splreview@cleanwaterservices.org</a> or contact <b>Laurie Bunce</b>, CWS Engineering Technician, at (503) 681-3639.</p>
<input checked="" type="checkbox"/>	<p><b>Kimberlee McArthur</b>, Building, City of Beaverton          (503) 526-2524 / <a href="mailto:kimberleemcarthur@beavertonoregon.gov">kimberleemcarthur@beavertonoregon.gov</a></p> <p><input checked="" type="checkbox"/> Plan reviewed. A building permit will be required for the tenant improvement.</p>
<input type="checkbox"/>	<p><b>Steve Brennen</b>, Operations, City of Beaverton</p>

	(503) 526-2200 / sbrennen@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	<b>Connie Rodriguez</b> , Site Development, City of Beaverton (503) 350-4018 / crodriguez@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comment attached.
<input checked="" type="checkbox"/>	<b>Jabra Khasho</b> , Transportation, City of Beaverton (503) 526-2221/ jkhasho@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input type="checkbox"/>	<b>Marah Danielson</b> , ODOT Development Review (503) 731-8258/ marah.b.danielson@odot.state.or.us <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<b>Naomi Vogel</b> , Washington County (503) 846-7623/ naomi_vogel@co.washington.or.us <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<b>Elizabeth Cole</b> , Recycling, City of Beaverton (503) 526-2460/ ecole@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	<b>Charri Schairer</b> , Tualatin Hills Park and Recreation District (503) 619-3981/ cschaire@thprd.org <input checked="" type="checkbox"/> Plan reviewed. Comments included in Key Issues / Considerations below.

**KEY ISSUES/CONSIDERATIONS:**

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.**

The proposal to relocate the Cor Deo Christian Academy to First Baptist Church will require a **New Conditional Use** application. You will need to provide detailed information about the school’s programming including what parts of the building and property will be used, any outdoor activities such as physical education or recess, any before or after school activities, the number of students and faculty/staff, the start and end time, and drop off/pick up procedures. You will also need to provide a complete schedule of other events that occur at First Baptist Church including days of the week, times, and number of attendees. This should include not just events held by the various congregations that utilize the church but also any events that are held by other entities such as music or dance schools and literacy organizations, for example.

As part of the land use narrative, you will need to demonstrate compliance with applicable Comprehensive Plan policies. Staff has reviewed the policies of the Comprehensive Plan and has found the following policies to be applicable to the proposal:

- Goal 3.8.1 Complete and livable Neighborhoods.
  - Policy 3.8.1.g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.
- Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.
- Goal 8.4.1 Noise: Create and protect a healthy acoustical environment within the City.
  - Policy 8.4.1.a) Noise impacts shall be considered during development review processes.

Any exterior changes on site, such as new mechanical equipment or parking lot and pedestrian connection alterations, will trigger Design Review. A **Design Review Compliance Letter** application will be required for minor design changes to the existing building or site including changes to windows and doors, modifying up to 15% of the on-site landscaping, adding or modifying fences, adding or modifying on-site lighting, adding or modifying façade-mounted structures, and modifying a parking area without reducing the number of spaces or increasing the amount of paving. A **Design Review Two** application will be required for any changes in excess of 15% of the square footage of on-site landscaping or pedestrian circulation area and for any new or change to existing on-site vehicular parking, maneuvering, and circulation area that adds paving or parking spaces.

2. **Service Provider Letters (SPL)**. The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
  - a. **Clean Water Services (CWS)**: All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
  - b. **Tualatin Valley Fire & Rescue (TVF&R)**: TVF&R requires as SPL to address fire code issues related to development. The SPL form can be found at the following link <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
  - c. **Water Service**: All developments require a Water SPL to address water service provision. The SPL form is attached.
3. **Tualatin Hills Park and Recreation District (THPRD) Comments**. There is an existing pedestrian easement between SW Erickson Drive and Schiffler Park through the church parking lot. A condition of approval from BDR 2000-0214 required a minimum five-foot wide pedestrian connection consistent with this easement.

THPRD has been working with First Baptist Church on a parking agreement that would allow public users of Schiffler Park to use the existing parking spaces located adjacent to the Park's southern boundary near the sports courts.

Please contact THPRD if there is any interest in using Schiffler Park for school recreation.

4. **System Development Charges**. The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or [jkhasho@BeavertonOregon.gov](mailto:jkhasho@BeavertonOregon.gov).

For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division

link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605>) or contact the Building Department at [cddmail@BeavertonOregon.gov](mailto:cddmail@BeavertonOregon.gov).

5. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.





## TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

### Community Development Department

Project Name: **Cor Deo Christian Academy at First Baptist**

Pre-Application Conference #: **PA2019-0083**

**Date:** November 15, 2019

**Applicant:** Kevin Puckett, Cor Deo Christian Academy, Applicant  
Greta Holstrom, Applicant's Representative

**Project Planner:** Lauren Russell, AICP, Associate Planner

**Notes prepared by:** Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  [kmcquillan@beavertonoregon.gov](mailto:kmcquillan@beavertonoregon.gov)

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These comments are based on the information provided at the 11/13/19 Pre-Application Conference Meeting for a proposal at 5755 SW Erickson Avenue. The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable land use code.

### GENERAL NOTES

The pre-application meeting discussed a proposal to add a private school use to an existing church located next door to Evelyn M Schiffler Memorial Park operated by Tualatin Hills Parks and Recreation District. The key piece of information needed from the transportation planning perspective will be the traffic statement from a registered traffic engineer to indicate whether or not the proposed use triggers a full Traffic Impact Analysis. The traffic statement will only need to provide the net change in trips to the site (ie. the increase of traffic expected from the school use).

In addition to the traffic information, the City will require a parking and circulation analysis for the school use. The parking and circulation analysis will need to include all current uses on the church's property including (but not limited to): worship services for multiple congregations; event space rentals for various non-profits or community groups; and special events in the neighboring park where agreements have been made for the church's parking lot to be utilized.

## REQUIREMENTS TO BE ADDRESSED

### ***Right of Way Dedication***

- You may be required to dedicate public street right of way.

### ***Traffic Impact Analysis***

It is unclear whether or not the proposal triggers the requirement to complete a Traffic Impact Analysis. Please provide verification from a registered traffic engineer with additional details on the uses proposed for the site as well as the square footage of the various uses. The applicant may subtract estimated trip generation of any existing land uses on the site. BDC Section 60.55.20 defines the thresholds for when a Traffic Impact Analysis is required.

*\*As discussed during the pre-application meeting, a parking and circulation analysis will be required to ensure that sufficient parking exists on site for all current uses plus the proposed school use. A circulation and queuing analysis will be required to demonstrate how student pick up and drop off will be accommodated safely within the whole site, and that no traffic will back up on to SW Erickson Avenue.*

### ***Frontage Improvements***

The following frontage improvements will be required and will need to be reflected in the submitted land use application:

- Construct full half street improvements to the minimum street standards.
- Construct sidewalk improvements to the minimum street standards.
- Provide on-street lighting consistent with EDM Section 450 and as recommended in a required lighting analysis for the site's frontage to public streets.

### ***Off-Street Loading Requirements***

*\*As discussed during the pre-application meeting, it's unclear if the proposed new school use meets the minimum threshold for a required off-street loading area. Please provide the total square footage within the church that will be used for the new school use.*

- The proposed use requires a minimum number of loading spaces, and loading berth dimensions, as described in BDC Sec 60.25.
- Provide a site plan showing the turning movements for freight / delivery truck vehicles both within the internal site's circulation, as well as the ingress and egress to the site.

### ***Off-Street Parking (Vehicles and Bicycles)***

- The proposed new use requires the minimum and maximum number of parking spaces as detailed in BDC Section 60.30.10.
- The proposed parking areas must meet parking circulation and dimensions that meet BDC Section 60.30.15 and 60.30.20. Two-way drive aisles shall be a minimum of 24-feet.

*\*As discussed during the pre-application conference, if the applicant is required to add parking spaces and/or improve the parking lot for safety and circulation, then the above parking standards will apply to the entire parking lot.*

- The proposed development is required to provide the minimum number of both short term and long term bicycle parking as detailed on BDC 60.30.10. The location of bicycle parking and design features for long term bicycle parking will also be required.

### ***Bicycle and Pedestrian Circulation***

Pedestrian and bicycle accessways shall be provided in between full street connections, or between a street and a destination, as required in BDC Section 60.55.25 (9).

- Provide site plans that show the proposed development must provide reasonably direct, paved walkways with a minimum five feet of unobstructed width as outlined in BDC Section 60.55.25 (10). Walkways are required through parking areas, connected to building entrances, and must utilize different paving materials.

Walkways that border perpendicular parking spaces shall be a minimum 7-feet wide unless concrete wheel stops, bollard, curbing, landscaping or other improvements are provided to prevent parked vehicles from obstructing the walkway.

### ***Access / Driveways***

The applicant must provide site plans that show the following:

- Driveway meets the minimum width shown in EDM Standard Drawings 210 & 211.
- Driveway meets the minimum spacing standards for both the nearest neighboring driveway and the nearest public intersection as detailed in EDM Section 210.21.
- For new driveways, the applicant is required to submit verification from a registered traffic engineer that the minimum sight distance standards in EDM Section 210.21 can be met.
- Shared or common driveways will be required to write and record a cross-over and maintenance easement during either final plat review, or through the Site Development permitting process.

## **ADDITIONAL APPLICATIONS**

### ***Sidewalk Design Modification***

If the minimum sidewalk standards cannot be met, the applicant can pursue a Sidewalk Design Modification which is a Type-1 land use application (see BDC Section 40.55).

### ***Design Exception Request***

Applicants may submit a one-time request for a Design Exception to the Engineering Design Manual are made to the City's Public Works Engineer Department (EDM Section 160). The application form and instructions can be found on the Public Works website at:

<https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals>

## **SYSTEM DEVELOPMENT CHARGES**

Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or [jkhasho@BeavertonOregon.gov](mailto:jkhasho@BeavertonOregon.gov).

Additional SDC's May Apply. For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at [cddmail@BeavertonOregon.gov](mailto:cddmail@BeavertonOregon.gov).

## **OTHER REVIEWING TRANSPORTATION AGENCIES**

Tualatin Hills Parks and Recreation District - The proposed development is in close proximity to a facility operated and maintained by the Tualatin Hills Parks and Recreation District (THPRD). City staff will route future land use applications to THPRD staff for review. (BDC 60.55.10.1)



City of Beaverton  
Community Development Department  
Site Development Division  
12725 SW Millikan Way 4<sup>th</sup> Floor  
Beaverton, OR 97076  
Tel: (503) 350-4021  
Fax: (503) 526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

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## PRE-APPLICATION CONFERENCE MEETING SUMMARY

### Development Engineering Issues

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**Project Name:** COR DEO Christian Academy

**Pre-Application Conference Number:** PA2019-0083

**Date:** November 13, 2019

**Prepared by:** Connie Rodriguez-Site Development Division

**Ph:** (503) 350-4018 **Fx:** (503) 526-2550 **Email:** [crodriguez@BeavertonOregon.gov](mailto:crodriguez@BeavertonOregon.gov)

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#### General Notes:

This development and associated storm water management measures shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of land use application. The project was reviewed for compliance with City of Beaverton (COB) 2019 Engineering Design Manual (EDM) and the 2019 R&O 19-05 Clean Water Services (CWS) Design & Construction Standards (DCS).

The site is served by the City of Beaverton sanitary sewer and storm drainage.

City of Beaverton is the water provider for this site.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A service provider letter will be required if proposing exterior changes such as a parking lot reconfiguration.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application if proposing exterior changes such as a parking lot reconfiguration. (see contact information on next page).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04). Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

Any affected overhead utilities, as well as new connections into the site must be placed underground



**Resources:**

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:  
<https://apps.BeavertonOregon.gov/secure/PublicWorks/ABSubmit.aspx>

**Permits & approvals identified as likely to be needed with this development:**

<input checked="" type="checkbox"/>	City of Beaverton Site Development, grading or right of way permit Contact: Site Development Division at (503) 350-4021
<input checked="" type="checkbox"/>	City of Beaverton Building permit Contact: Building Division at (503) 526-2493
<input checked="" type="checkbox"/>	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
<input checked="" type="checkbox"/>	City of Beaverton system Contact: Brion Barnett at (503) 526-2592
	<input checked="" type="checkbox"/> 410 HGL <input type="checkbox"/> 550 HGL <input type="checkbox"/> Other/Split zone
<input checked="" type="checkbox"/>	Tualatin Valley Fire and Rescue - Service Provider Letter Contact: DFM Jeremy Foster at (503) 259-1414 or <a href="mailto:Jeremy.Foster@tvfr.com">Jeremy.Foster@tvfr.com</a>
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email <a href="mailto:SPLReview@cleanwaterservices.org">SPLReview@cleanwaterservices.org</a></li> </ul>
<input checked="" type="checkbox"/>	Oregon Department of Environmental Quality <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945</li> </ul>
<input checked="" type="checkbox"/>	Requires City of Beaverton impervious surface inventory
<input checked="" type="checkbox"/>	Storm water facilities required <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity</li> <li>• <input checked="" type="checkbox"/> Hydromodification</li> <li>• <input checked="" type="checkbox"/> Quality Treatment</li> </ul>

The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.

Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: \_\_\_\_\_

SITE INFORMATION:

Tax Map(s): \_\_\_\_\_ Lot Number(s): \_\_\_\_\_

Size: \_\_\_\_\_

Address: \_\_\_\_\_

Nearest cross-street (or directions to site): \_\_\_\_\_

APPLICANT:

Contact: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

OWNER(S):

Contact: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

PROPOSED PROJECT NAME: \_\_\_\_\_

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

RESIDENTIAL: Single Fam. Multi-Fam. INDUSTRIAL/COMMERCIAL: Type of Use: CONDITIONAL USE: No. of Students/Employees/Etc.:
No. of Units: Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): Peak Daily Demand (gallons/day): Peak Hour (gallons/day):

FIRE FLOW REQUIRED: (gpm): IRRIGATION FLOW REQUIRED: (gpm):

\*\*\*FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE\*\*\*

\*\*\*Both agency signatures required

TVWD [ ] ADEQUATE [ ] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

COB [ ] ADEQUATE [ ] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:



## PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2019-0083

DATE: 11/13/2019

PRE APP NAME: Cor Deo Christian Academy at First Baptist

<u>NAME</u>	<u>EMAIL</u>	<u>PHONE</u>
Jody Yates	jyates@beavertonoregon.gov	358-4049
Connie Rodriguez	crodriguez@beavertonoregon.gov	503-350-4018
Greta Holmstrom	gholmstrom@yahoo.com	360-721-5745
Kevin Puckett	kpuckett@cordeo.org	971-325-3502
Miles Glowacki	MGLOWACKI@BEAVERTONOREGON.GOV	503-526-3706
Kate McQuillan	Kmcquillan@beavertonoregon.gov	(503)526-2427
Charri schairer	cschairer@thprd.org	503-619-3981
Yvonne Steinmetz	ysteinmetz@beavertonoregon.gov	(503-
LAUREN RUSSELL	LRUSSELL@BEAVERTONOREGON.GOV	503-526-3718

**Received**  
**Planning Division**  
07/24/2020

December 9, 2019

RE: Neighborhood Meeting - Proposed Private School Use in Existing Church Building

Dear Neighbor:

I am writing this letter on behalf of Cor Deo Christian Academy who is considering relocating their school into a portion of the existing church building located at 5755 SW Erickson Avenue. No changes to the exterior of the existing building or site are proposed. The church use will remain along with the new use of portions of the building for the school.

The City requires a new Conditional Use application to approve this request. The City's Conditional Use process includes a requirement for a neighborhood meeting to inform and gather feedback from surrounding property owners.

Therefore, you are cordially invited to attend a meeting on:

**January 6, 2020**

**7:00PM**

**Central Beaverton Neighborhood Association Regular Meeting**

**Beaverton Swim Center**

**12850 SW 3<sup>rd</sup> Street, Beaverton**

Please note that this will be an informational meeting only and is not intended to take the place of a public hearing held by the City of Beaverton. You will have an opportunity to present testimony when an application is submitted to the City for review.

If you would like to learn more about this project, please plan to attend the neighborhood meeting. I look forward to seeing you. Please feel free to contact me at 360-721-5745 or [gholmstrom@yahoo.com](mailto:gholmstrom@yahoo.com) if you have questions about this meeting or the proposed project.

Sincerely,  
**Ardor Consulting, LLC**



Greta Holmstrom, LEED-AP  
Planner

Enclosure:  
Existing Site Plan / Vicinity Map



**Central Beaverton NAC Minutes**  
**Monday, January 6, 2019, 7pm**  
**Beaverton Swim Center, 12850 SW 3rd St**

**7:00pm Call to Order, Welcome, Introductions**

**Tualatin Valley Fire & Rescue (TVF&R) Report – Fire Station 67**

Make sure to get chimneys swept professionally - they are the source of recent fires. Also get your carbon monoxide detector checked - it has given people early warning to escape fires

Keep an eye on elderly neighbors - especially in the cold and make sure walkways are safe as icy weather is possible.

Volunteer Firefighter Open House is Jan 7th at Walnut Fire Station. Applications are on the [TVFR website](#)

New fire station opening soon in River Grove area

**Tualatin Hills Park & Rec Report – Heath Wright**

**Annual deluxe fitness pass sale** in January - 20% off

**GetFit2020** | starts January 11th -- a 30-day fitness challenge and you can enter to win a 1 year deluxe pass

Purchased 25 acres near **Bronson Creek** for wildlife habitat conservation and future public use.

**Commonwealth Lake Park:** removing invasive species and planting 600 native plants. Final phase of the bridge replacement project on Johnson Creek that should conclude at the end of February.

**Drop-in Pickleball** at the Babette Horenstein Tennis Center | Tues - Thurs 12pm-3pm

**Athletic Center Winter Instructional Classes** beginning the week of January 6th

January 31st | 6:30pm - 9:30pm **Free Soup Tasting Event** at Conestoga

January 6th - 11th | **Active Aging Week** with a variety of activities. Info at Elsie Stuhr Center website

**Volunteer Opportunities** are available - especially for helping keep parks and gardens spruced up!

THPRD received the **Government Finance Officer's Association Distinguished Budget Presentation Award** for the 2019-2020 Budget. This is the 14th year they have received this award.

**Crowell Woods:** Anticipated opening in late January

**Fanno Creek Trail at Denney:** work on culverts and sidewalks is planned, including flashing pedestrian signage

### **Beaverton Committee for Community Involvement (BCCI) Report – Jonathan Todd**

#### **Kourlas**

City is working on making the Development Code digital and will make it easier for citizens to navigate.

Council will be implementing the Downtown Design Project into the City Code in the coming months.

#### **City Update – Maria Aguilar Rodriguez**

BOLD, a leadership experience for immigrant and refugees, is currently accepting applications

More details here: <https://www.beavertonoregon.gov/1862/BOLD-Program>

The Beaverton City Library's One Book, One Beaverton is currently happening. More details here: <https://www.beavertonlibrary.org/385/One-Book-One-Beaverton>

Chad Lynn is the new Public Works Director who begins on February 10th. More details here:

<https://www.beavertonoregon.gov/ArchiveCenter/ViewFile/Item/7461>

#### **NAC Officers Report**

Kevin suggests to change “needs flashing pedestrian lights” to “improving safety for pedestrians”

John Dugger proposes that we pass the minutes with the correction, Kevin Teater seconds, Minutes pass.

#### **Neighborhood Review Meeting— Relocation of Cor Deo Christian School to First Baptist Church building, 5755 SW Erickson Ave.**

Not proposing any exterior or interior changes - the school will be using the existing building Mondays / Wednesdays / Fridays. The church will continue current use. Very few evening events for the school will take place.

A traffic engineer will create a traffic management plan to make sure that there will not be traffic backup on to Erickson.



Students will be attending the school from in and out of Beaverton. Anticipation of 300 students. School day is between 8am - 3:30pm, but the arrangement with the church is use from 5:30am-4:30pm.

It's suggested that the Safe Routes to School and an expanded bike racks to encourage other forms of transportation besides driving for students.

**Creating a vision for the Central Beaverton NAC in 2020 — An open discussion for the community on how the NAC can serve the Central Beaverton Neighborhood in the coming year and beyond.**

Review of the NAC by-laws for the purpose of the Neighborhood Associations. Bylaws are available at:

**Identified priorities:**

**Engagement** - How do we make this committee look like our community? How do we engage our community in the NAC and its mission? Meeting them where they are

- **Incentives:** Invite guest speakers, Have snacks with a social component
- **Remove Barriers:** Consider barriers to attendance (i.e. child care, language translation, location)
- **Outreach/Events:** Helps spread awareness and increase engagement. It reminds people that the NAC exists and you can effect change. Provides an opportunity to get to know your neighbors. Also volunteering at existing events in the NAC area.
- **Rotating Venue:** Helps to engage people in far-reaching parts of the Central Beaverton territory
- **Awareness:** Learn how to employ social media and signage for recruitment, information, and meeting/event awareness.
- **New Resident Contacts:** StoryCorp app & resource maps could help capture and share stories of the neighborhood - help them feel welcome and connected to this place and each other.

**Action Idea:** Work with THPRD to do an event in conjunction with their dog park opening.

**Action Idea:** Central Beaverton NAC T-shirts for visibility at events and as members of the NAC in the community

**Placemaking** - We are a forum for development in the dense city area - what is our philosophy?

- Environmental Responsibility
- Advocacy
- Code Enforcement: Graffiti increase
- Public Safety

Discussion will continue on the topic of Engagement at the February meeting

**Visitor Comments, Announcements, Concerns, and Wrap Up**

**Allison Tivnon** (running for City Council Position 4) and **John Dugger** (running for City Council Position 3) both shared a bit about their background and priorities.

**8:40 Adjourn**

Prepared and Submitted By: Amanda Clark, Central Beaverton NAC Secretary

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# Central Beaverton NAC

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## Agenda

Monday, January 6, 2020 (7:00 PM)  
Beaverton Swim Center, 12850 SW 3<sup>rd</sup> St

- 7:00 – 7:05 Call to Order, Welcome, Introductions
- 7:05 – 7:10 Tualatin Valley Fire & Rescue (TVF&R) Report – Fire Station 67
- 7:10 – 7:20 Beaverton Police Report
- 7:20 – 7:25 Tualatin Hills Park & Rec Report – Heath Wright
- 7:25 – 7:30 Beaverton Committee for Community Involvement (BCCI) Report – Jonathan Todd Kourlas
- 7:30 – 7:35 City Update – Maria Aguilar Rodriguez
- 7:35 – 7:40 NAC Officers report —  
Approval of previous minutes – Jonathan Todd Kourlas  
Treasury Update — Ryan Shaw
- 7:40 – 8:00 Neighborhood Review Meeting—  
Relocation of Cor Deo Christian School to First Baptist Church building,  
5755 SW Erickson Ave.
- 8:00 – 8:30 Creating a vision for the Central Beaverton NAC in 2020 —  
An open discussion for the community on how the NAC can serve the Central Beaverton Neighborhood in the coming year and beyond.
- 8:30 – 8:40 Visitor Comments, Announcements, Concerns, and Wrap Up
- 8:40 Adjourn

## Upcoming Events

**Thur, Jan 9 State of the City**  
7:30 -9 AM



DEVELOPER OR AGENT: Ardor Consulting LLC

PROJECT LOCATION: 5755 SW Erickson Dr

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Ray Tomlinson, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Conditional Use affecting land located at 5755 ~~SW~~ SW Erickson Dr, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 9 day of December, 2019, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

**Sign and Date in the presence of a Notary Public. Certain city staff are Notary Publics and are available for witnessing.**

Signature: [Signature]

Dated this 1 day of April, 2020.

Subscribed and sworn to before me this 1 day of April, 2020

[Signature]  
Notary Public for the State of Oregon Washington

My Commission expires: 7/3/23



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PROJECT NAME: Cor Deo Christian Academy

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

\*\*\*\*\*

I, Ray Tomlinson, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Conditional Use Permit for school affecting land located at 5755 SW Erickson Dr, and that pursuant to Ordinance 2050, Section 50.3., did on the 9 day of December, 2019, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by city staff for this application.

Sign and Date in the presence of a Notary Public. Certain city staff are Notary Public's and are available for witnessing.

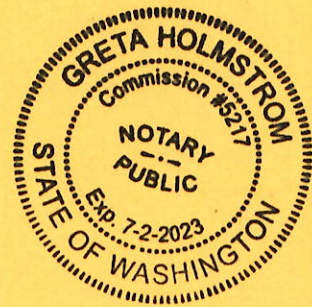
Signature: [Handwritten Signature]

Dated this 1 day of April, 2020

Subscribed and sworn to before me this 1 day of April, 2020.

[Handwritten Signature]  
Notary Public for the State of Oregon Washington

My Commission expires: 7/3/23



TURN PAGE OVER FOR POSTING INSTRUCTIONS



NOTICE SIGN MOCK-UP

PUBLIC MEETING

On A  
Preliminary Development Proposal  
Affecting

5755 SW Erickson Dr

PROPOSED

private school within  
existing church

A meeting to discuss the preliminary  
development proposal is scheduled for

January 6, 2020 7pm  
Beaverton Swim Center

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION  
CONTACT:

Greta Holmstrom  
360-727-5745

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

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5960 SW MENLO DRIVE LLC BY TRION  
PROPERTIES INC  
700 N SAN VICENTE BLVD ATTN:  
SHARKANSKY, MAX  
LOS ANGELES CA 90069

ALBERTON, EDMOND A  
13150 SW VIKING CT  
BEAVERTON OR 97005

ALLEN, JAMES F  
13325 SW ALLEN BLVD  
BEAVERTON OR 97005

ANDERSON TRUST BY FREDERICK  
WESTCOTT & JAN WALLS A  
11081 HUNTING HORN DR  
SANTA ANA CA 92705

BAKER, RICHARD D & HOLZNAGEL,  
REBECCA W  
13270 SW LARSON ST  
BEAVERTON OR 97005

BEAVERCREEK VILLAGE LLC  
7175 SW BEVELAND ST #210  
TIGARD OR 97223

BEAVERTON RETIREMENT ASSOC BY  
GUARDIAN MANAGEMENT LLC  
PO BOX 5668  
PORTLAND OR 97228

BERRETT, RESTATED FAM TRUST BY  
JOANNA ZAHARIAS BERRETT TR  
5795 SW SCHIFFLER PL  
BEAVERTON OR 97005

BONNIE BRAE LLC BY INCOME  
PROPERTY MGMT CO  
1800 SW 1ST AVE #220  
PORTLAND OR 97201

BREWER, CHARLES D  
13327 SW ALLEN BLVD  
BEAVERTON OR 97005

BRITT, VAN G  
5590 SW ERICKSON AVE  
BEAVERTON OR 97005

BROWDER, JACKY  
13335 SW ALLEN BLVD  
BEAVERTON OR 97005

BROWN, GARRETT D  
5890 SW ERICKSON AVE #A  
BEAVERTON OR 97005

BROWN, SCOTT & DOAN, HOANG  
QUOC  
5620 SW MENLO DR  
BEAVERTON OR 97005

BUSER, KAREN R  
13155 SW ALLEN BLVD #13  
BEAVERTON OR 97005

CASTLE, JUDITH A  
13155 SW ALLEN BLVD #17  
BEAVERTON OR 97005

CAVITT, BATES T & CAVITT, NANCY L V  
13329 SW ALLEN BLVD  
BEAVERTON OR 97005

CLABOE, BARBARA A  
995 NE ARRINGTON RD  
HILLSBORO OR 97124

COOLICH, DIXIE L  
5725 SW TARALYNN AVE  
BEAVERTON OR 97005

COOPER, STEVE & COOPER, AUDREY  
13340 SW LARSON ST  
BEAVERTON OR 97005

CRAIG, DANIEL P & CRAIG, PAULA  
13270 SW BERTHOLD ST  
BEAVERTON OR 97005

CROW, THEODORE J  
13155 SW ALLEN BLVD #19  
BEAVERTON OR 97005

CYK INTERNATIONAL LLC  
7655 SW ARAGO PL  
BEAVERTON OR 97007

DIEGAN, MICHAEL  
5520 SW ERICKSON AVE  
BEAVERTON OR 97005

DION, MARY KATHLEEN  
5490 SW ERICKSON AVE  
BEAVERTON OR 97005

DONNELLY, IAN & JONDRO, KATHERINE  
13360 SW LARSON ST  
BEAVERTON OR 97005

EGAN, LAWRENCE E & EGAN, VIOLET F  
5670 SW MENLO DR  
BEAVERTON OR 97005

ELIZABETH APARTMENTS BEAVERTON L  
10080 CARROLL CANYON RD  
SAN DIEGO CA 92131

FERRIS, RUTH W  
13323 SW ALLEN BLVD  
BEAVERTON OR 97005

FIRST BAPTIST CHURCH BEAVERTON O  
5755 SW ERICKSON AVE  
BEAVERTON OR 97005



FORTSCH, JANET  
5825 SW ERICKSON AVE  
BEAVERTON OR 97005

GOO, BERTRAM & GOO, ERICKA  
13580 SW WHITWORTH CT  
BEAVERTON OR 97005

GORDON MITCHELL PARTNERSHIP LLC  
PO BOX 2314  
SISTERS OR 97759

GRANUM, JESSIE E & GRANUM, ERICA  
A  
5596 SW ERICKSON AVE  
BEAVERTON OR 97005

GROVES, GARY S ET AL c/o GROVES,  
DOROTHY LUCILLE LIFE ES  
13220 SW LARSON ST  
BEAVERTON OR 97005

GUNNIP, PATRICK C  
5592 SW ERICKSON AVE  
BEAVERTON OR 97005

HAMILTON, NOVELLA J & HAMILTON,  
GUY A JR  
5564 SW ERICKSON AVE  
BEAVERTON OR 97005

HARPOLE, BRYCE & HARPOLE, ANGELA  
12429 CUNLIFFE RD SW  
VASHON WA 98070

HAVEN HOUSE TREATMENT CTR CORP  
PO BOX 230102  
TIGARD OR 97281

HER, LEE & XIONG, PA K  
13155 SW ALLEN BLVD #14  
BEAVERTON OR 97005

HERBERHOLZ, KELLY J & HERBERHOLZ,  
DON L  
13370 SW LARSON ST  
BEAVERTON OR 97005

HILL, JESSICA  
13155 SW ALLEN BLVD #12  
BEAVERTON OR 97005

HUNT, EZRA P  
5610 SW SCHIFFLER PL  
BEAVERTON OR 97005

JASMER, LIBBY S & SCHAEFER,  
AMANDA ALEXIS  
11232 SW 66TH AVE  
PORTLAND OR 97223

JELEN, LANI G  
5598 SW ERICKSON AVE  
BEAVERTON OR 97005

KENDALL, WESLEY & KENDALL, TIFFANY  
13325 SW LARSON ST  
BEAVERTON OR 97005

KIDDER, SUSAN M & CRAIG, DANIEL P  
13270 SW BERTHOLD ST  
BEAVERTON OR 97005

KILGORE, MATTHEW & KILGORE,  
JANETTE L  
13155 SW ALLEN BLVD #7  
BEAVERTON OR 97005

KONNO, ARTHUR HOKUTO  
13155 SW ALLEN BLVD #21  
BEAVERTON OR 97005

KOULAKOVA, LUDMILA & BEARCE,  
IRINA A  
14725 SW CAROLWOOD DR  
BEAVERTON OR 97007

LAFLECHE, DANIELLE M  
5566 SW ERICKSON AVE  
BEAVERTON OR 97005

LAMA, SANTA & LAMA, CHANCHALA  
5755 SW SCHIFFLER PL  
BEAVERTON OR 97005

LEE, RETINA FAM TRUST BY RETINA LEE  
TR  
8335 SW 162ND PL  
BEAVERTON OR 97005

LEUNG, MAGGIE & MILLIGAN, DAVID  
13560 SW WHITWORTH CT  
BEAVERTON OR 97005

LI, HSIN-FEN  
6205 NE SHERBORNE ST  
HILLSBORO OR 97124

LIN BEAVERTON LP & RADECKI  
BUSINESS LLC  
PO BOX 15516  
FREMONT CA 94539

LISCH, THOMAS E JR & LISCH, RHONDA  
13490 SW BERTHOLD ST  
BEAVERTON OR 97005

LIVINGSTON, WILLIAM NEIL  
12990 SW PACIFIC HWY  
TIGARD OR 97223

LYNCH, ELIZABETH R  
13331 SW ALLEN BLVD  
BEAVERTON OR 97005

MCCALLISTER, TRISSTIN C  
5594 SW ERICKSON AVE  
BEAVERTON OR 97005

MCGEHEE HOMES LLC  
PO BOX 25571  
PORTLAND OR 97298

MESKEL, TARA  
13333 SW ALLEN BLVD #13337  
BEAVERTON OR 97005

MIHAILESCU, ELENA N  
13155 SW ALLEN BLVD #23  
BEAVERTON OR 97005

MORRIS, ANNA M & MORRIS,  
NICHOLAS PETER  
75 SW 88TH AVE  
PORTLAND OR 97225

NGUYEN, HUAN  
5790 SW SCHIFFLER PL  
BEAVERTON OR 97005

NGUYEN, THU VAN T  
5568 SW ERICKSON AVE  
BEAVERTON OR 97005

NORDIN, DEBBIE J  
5562 SW ERICKSON AVE  
BEAVERTON OR 97005

NORIYUKI, JADA K  
5570 SW ERICKSON AVE  
BEAVERTON OR 97005

ODEGAARD, SHAWN  
13155 SW ALLEN BLVD #15  
BEAVERTON OR 97005

PARKER & SPAR INVESTMENTS BY  
CAMBRIDGE REAL ESTATE SERVICES  
PO BOX 2968  
PORTLAND OR 97208

PARKER LIVING TRUST BY JAMES A &  
ELAINE S PARKER TRS  
5675 SW STOTT AVE  
BEAVERTON OR 97005

PESO INVESTMENTS LLC  
PO BOX 2968  
PORTLAND OR 97208

PETER, HOWARD M & PETER, JOSEPH R  
& PETER, SUSAN C  
13125 SW LARSON ST  
BEAVERTON OR 97005

PLATA, FRANCISCO JEREZ  
13155 SW ALLEN BLVD UNIT 10  
BEAVERTON OR 97005

PROUD GROUND  
5235 SE LAMBERT ST #A3  
PORTLAND OR 97206

REED, RUSSELL & REED, TENZELE  
13350 SW BERTHOLD ST  
BEAVERTON OR 97005

REN, DAVID & REN, TRACY  
5521 NW CRADY LN  
PORTLAND OR 97229

ROCHAT, RICHARD P & DETWEILER, H  
M  
13155 SW ALLEN BLVD #18  
BEAVERTON OR 97005

ROZANC, CYNTHIA LEE  
13375 SW LARSON ST  
BEAVERTON OR 97005

SALICOS, KEVIN R & BERTINAZZI,  
DENISE S  
5750 SW SCHIFFLER PL  
BEAVERTON OR 97005

SCOTT, SUSAN B REV LIV TRUST  
13225 SW LARSON ST  
BEAVERTON OR 97005

SEVY, RICHARD D & SEVY, JESSI C  
13220 SW BERTHOLD ST  
BEAVERTON OR 97005

SHAKLHO, TENZIN S & SHAKLHO,  
KALSANG N  
13321 SW ALLEN BLVD  
BEAVERTON OR 97005

STEINER, KAREN D  
13155 SW ALLEN BLVD #8  
BEAVERTON OR 97005

SWAN, MITCHELL LEE  
13350 SW LARSON ST  
BEAVERTON OR 97005

TARSKY, LILYA & TARSKY, ARKADY  
7375 SW 101ST AVE  
BEAVERTON OR 97008

TAVANGARY, FEREDOUN  
18707 SW RIGERT RD  
BEAVERTON OR 97007

TECKENBURG, DONALD J &  
TECKENBURG, MARIAN B  
3950 PORTLAND DR  
HOOD RIVER OR 97031

TELENGATOR, GENNADY  
13365 SW 31ST ST  
BEAVERTON OR 97008

THOMASON, KEVIN N & CHRISS,  
CLAUDIA E  
7490 SW 49TH CT  
PORTLAND OR 97219



TUALATIN HILLS PARK & RECREATION  
15707 SW WALKER RD  
BEAVERTON OR 97006

TULU, ANSHA  
5615 SW SCHIFFLER PL  
BEAVERTON OR 97005

UNRUH FAMILY TRUST BY RANDALL  
UNRUH & TERESITA VILLAFU  
9307 SW 51ST AVE  
PORTLAND OR 97219

VEYTSMAN, YURIY N  
9920 SW OBSIDIAN ST  
BEAVERTON OR 97007

VOS, RANDY J & VOS, KAREN A  
5770 SW SCHIFFLER PL  
BEAVERTON OR 97005

WALTON, SARAH B & WALTON, DAVID  
R  
13570 SW WHITWORTH CT  
BEAVERTON OR 97005

WANG, SHUAI  
3688 NW TALAMORE TER  
PORTLAND OR 97229

WANG, YINGMING & ZHU, XINXIA  
5605 SW SCHIFFLER PL  
BEAVERTON OR 97005

WEGLINSKI, ALYSSA M  
5775 SW WICHITA ST  
TUALATIN OR 97062

WOLFSONG, BETH S & WOLFSONG,  
JENNIFER A  
13150 SW LARSON ST  
BEAVERTON OR 97005

WOODS, KATHLEEN A  
16055 SW WALKER RD #179  
BEAVERTON OR 97006

YOCUM, DAVID R  
5655 SW STOTT AVE  
BEAVERTON OR 97005

ZHANG, MING RAN  
5775 SW SCHIFFLER PL  
BEAVERTON OR 97005

CENTRAL BEAVERTON NAC  
ATTN: THOM DRANE  
5120 SW ERICKSON AVE  
BEAVERTON OR 97006

FAITH & KENNETH HENNING  
13320 SW BERTHOLD ST  
BEAVERTON OR 97005

RALPH & CAROLYN HOLLAND  
13120 SW BERTHOLD ST  
BEAVERTON OR 97005

PATRICK & MIKHAIL HAMILTON  
13170 SW BERTHOLD ST  
BEAVERTON OR 97005

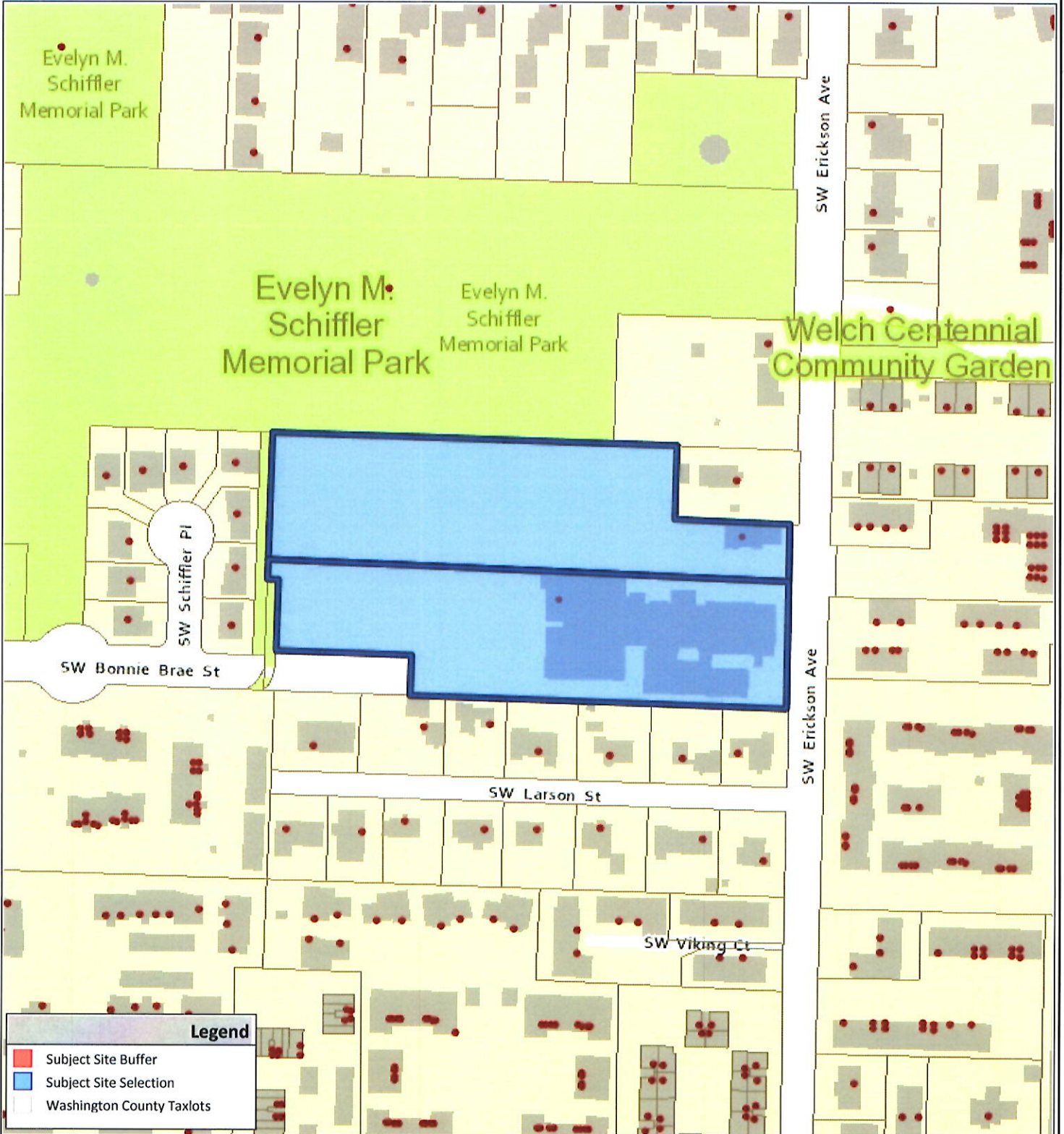
THOMAS NELSON  
5425 SW ERICKSON AVE  
BEAVERTON OR 97005

JACK OWENS  
5500 SW MENLO DRIVE  
BEAVERTON OR 97005

THEODORE & SHANNON SEEBER  
5470 SW ERICKSON AVE  
BEAVERTON OR 97005



# VICINITY MAP



**5755 SW ERICKSON ROAD**

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Planning Division**

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

**11/18/2019**

**Taxlot No:**  
1S116DC04803  
1S116DC04700

N

Application #  
See Notice

Received  
Planning Division  
07/24/2020



Clean Water Services File Number

20-000314

## Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Beaverton

2. Property Information (example 1S234AB01400)

Tax lot ID(s): \_\_\_\_\_  
1S116DC04700, 1S116DC04803

**OR** Site Address: 5755 SW Erickson Dr  
City, State, Zip: Beaverton, OR,  
Nearest Cross Street: Allen

3. Owner Information

Name: First Baptist Church  
Company: \_\_\_\_\_  
Address: 5755 SW Erickson Dr  
City, State, Zip: Beaverton, OR,  
Phone/Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)  
 Lot Line Adjustment       Minor Land Partition  
 Residential Condominium       Commercial Condominium  
 Residential Subdivision       Commercial Subdivision  
 Single Lot Commercial       Multi Lot Commercial

Other **CHANGE OF USE ONLY**  
New school use of existing church building.

5. Applicant Information

Name: Greta Holmstrom  
Company: Ardor Consulting, LLC  
Address: 3296 NE 13th Place  
City, State, Zip: Hillsboro, OR, 97124  
Phone/Fax: 360-721-5745  
E-Mail: gholmstrom@yahoo.com

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_  
No improvements proposed. New use of existing building.

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Greta Holmstrom Print/Type Title \_\_\_\_\_

Signature ONLINE SUBMITTAL Date 1/6/2020

### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 19-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 19-05, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.**
- The proposed activity does not meet the definition of development** or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by  Date 1/30/2020

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439  
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123





Received  
Planning Division  
07/24/2020

Public Works Department  
12725 SW Millikan Way | PO Box 4755 | Beaverton, OR 97076  
p: 503-526-2269  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

### Water Service Provider Letter (SPL)

**PLEASE RETURN THIS FORM TO:**

PRE-APPLICATION DATE: 11/13/19

**SITE INFORMATION:**

Tax Map(s): 1S116DC Lot Number(s): 04700, 04803

Size: 4.8 acres

Address: 5755 SW Erickson

Nearest cross-street (or directions to site):  
Allen St.

**APPLICANT:**

Contact: Greta Holmstrom

Company: Ardor Consulting

Address: 3296 NE 13th Pl  
Hillsboro OR 97124

Phone: 360-721-5745

Email: gholmstrom@yahoo.com

**OWNER(S):**

Contact: \_\_\_\_\_

Company: First Baptist Church

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

PROPOSED PROJECT NAME: Cor Deo Christian Academy

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.):  
conditional use

EXISTING USE: Church

PROPOSED USE: private school

**RESIDENTIAL:**

Single Fam.  Multi-Fam.

**INDUSTRIAL/COMMERCIAL:**

Type of Use: \_\_\_\_\_

**CONDITIONAL USE:**

No. of Students/Employees/Etc.: 216

No. of Units: \_\_\_\_\_

Gross Floor Area \_\_\_\_\_ SQ. FT. Gross Floor Area 9,000 SQ FT.

Average Daily Demand (gallons/day): 1,000 Peak Daily Demand (gallons/day): \_\_\_\_\_ Peak Hour (gallons/day): \_\_\_\_\_

FIRE FLOW REQUIRED: (gpm): \_\_\_\_\_

IRRIGATION FLOW REQUIRED: (gpm): \_\_\_\_\_

**\*\*\*FOR INTERNAL USE ONLY – DO NOT WRITE BELOW THIS LINE\*\*\***

**\*\*\*Both agency signatures required**

**TVWD**  ADEQUATE  INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**COB**  ADEQUATE  INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: \_\_\_\_\_ TITLE: Project Engineer 2 DATE: 4/23/2020

## TVF&R Service Provider Permit

Received  
Planning Division  
07/24/2020

From: Foster, Jeremy L. (jeremy.foster@tvfr.com)

To: gholmstrom@yahoo.com

Date: Tuesday, January 21, 2020, 09:27 AM PST

Good morning Greta- I have reviewed your proposal and verified that a TVF&R Service Provider Permit (SPP) is **not** required for this project. Please submit this e-mail to the City of Beaverton Planning Division with your land use submittal as verification.

Thank you,

**Jeremy Foster|Deputy Fire Marshal**

Tualatin Valley Fire & Rescue

Direct: 503-259-1414

[www.tvfr.com](http://www.tvfr.com)



Existing Conditions-School-church remodel.pdf  
671kB

# **Cor Deo CUP Application 2020 Parkside Fellowship Activities List**

**Parkside Fellowship  
5675 SW Erickson Avenue  
Beaverton, OR 97007**

The following represents a typical week (Spring & Fall) on the Parkside Fellowship campus. Our campus is host to a number of autonomous churches of varying cultures, ethnicities, sizes, and Christian theological positions. We also offer ESL classes twice each week.

## **SUNDAY**

9:15am – Parkside Fellowship Church Worship, approximately 90 attendees

10:30am – Parkside Fellowship Church Bible Study Groups, approximately 60 attendees

10:30am – New Creation Fellowship (Chinese Congregation), approximately 40 attendees

10:30am – Global Community Church (Korean Congregation), approximately 30 attendees

3pm – Anthem Church, approximately 25 attendees

3:30pm – Common Ground Fellowship, approximately 25 attendees

5:30pm – Iglesia El Buen Pastor Worship Service, approximately 150 attendees

## **MONDAY**

No Scheduled Activities

## **TUESDAY**

10am-12 noon – ESL Classes, approximately 15 attendees

2:30pm – Design Studio (Compassion Connect), approximately 10 attendees

5pm – Iglesia El Buen Pastor Music Classes/Worship Rehearsal, approximately 20 attendees

## **WEDNESDAY**

7pm - Global Community Church (Korean Congregation), approximately 20 attendees

7pm – Iglesia El Buen Pastor Mid-Week Youth Service, approximately 50 attendees

## **THURSDAY**

10am-12noon – ESL Classes, approximately 8 attendees

7pm – Colossae Church Worship Rehearsal, approximately 7 attendees

## **FRIDAY**

7pm - New Creation Fellowship (Chinese Congregation) Bible Study, approximately 30 attendees

## **SATURDAY**

4pm – Common Ground Fellowship Worship Rehearsal, approximately 5 attendees



# CODE REVIEW

## COR DEO CHRISTIAN ACADEMY

Received  
Planning Division  
07/24/2020

### CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

- 302.1**  
Assembly Group A-3 Religious Worship (Worship Center, Fellowship Hall, Teen Multipurpose)  
Business Group B (Offices, Resource Rm)  
Educational Group E (Classrooms)
- 303.1.2**  
SMALL ASSEMBLY SPACES  
An assembly space with an occupant load of less than 50 and accessory to another occupancy shall be classified as Group B or part of that occupancy.  
An assembly space less than 750 sf and accessory to another occupancy shall be classified as Group B or part of that occupancy.
- 303.1.4 and 305.1.1**  
RELIGIOUS EDUCATIONAL ROOMS  
Accessory religious educational rooms with occupant loads of less than 100 are not considered separate occupancies.  
**Fellowship Halls (Church Extension) and Teen Multipurpose (L-Wing) each less than 100 occupants, classified as part of A-3.**  
**Classroom areas (Church Extension, L-Wing) each less than 50 occupants, classified as part of A-3.**
- 305.1**  
EDUCATIONAL GROUP E  
Use of a building or structure or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.  
**For tenant Cor Deo, Classrooms (Church Extension, L-Wing) classified as E occupancy. Nursery (Church Extension)**
- 311.1.1**  
ACCESSORY STORAGE SPACES  
A room or space used for storage purposes that is accessory to another occupancy may be classified as part of that occupancy.  
**Storage areas (Church Extension, L-Wing, Worship Center) classified as part of A-3.**
- 305.2**  
Group E, DAY CARE FACILITIES  
Buildings occupied by more than five children more than 2-1/2 years of age that receive educational services for less than 24 hours per day.  
**305.2.2 FIVE OR FEWER CHILDREN.** A facility having five or fewer children receiving such day care shall be classified as part of the primary occupancy.  
**For Cor Deo tenant, Nursery (Church Extension) classified as E occupancy.**
- 308.5.2**  
DAY CARE FACILITIES  
Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.  
**Nursery and Cribs (Church Extension) classified as part of A-3.**

### CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

- 503**  
GENERAL BUILDING HEIGHT AND AREA LIMITATIONS  
See allowable area summary sheet.  
**Per Table 506.2 with sprinklered 1-story above grade plane, allowable A-2 and A-3 occupancy 46,000 SF, B occupancy 72,000 SF, E occupancy 74,000 SF. E least restrictive for allowable area. Building evaluated as sprinklered 1 story A-3, E and B mixed occupancy non-separated.**
- 504**  
TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE  
Per Table 504.3 for Type VA sprinklered total allowable height above grade plane is 70 feet.  
**Worship center is highest roof above grade plane. Midpoint of roof above finish floor + (finish floor elevation - grade plane elevation) = 24.33 + (214.0-210.75) = 28 feet < 70.**
- 508.2**  
ACCESSORY OCCUPANCIES  
Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located and shall not exceed Table 503 tabular values.  
**Storage, sound and decent table serving Worship Center < 10% area.**

### CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

- 705**  
EXTERIOR WALLS  
All exterior walls and bearing walls are rated per **Table 601 & Table 602**
- 706**  
FIRE WALLS  
Non-combustible material except at Type V construction.  
**None proposed or required.**
- 707**  
FIRE BARRIERS  
**Existing masonry fire barrier wall separates Fire Area 1 and Fire Area 2, see Fire Resistance Plan (sheet A-2).**
- 708**  
FIRE PARTITIONS  
**1-HR rated corridors not required at fully sprinklered per Table 1020.1.**

### CHAPTER 9 - FIRE PROTECTION SYSTEMS

- 903**  
AUTOMATIC SPRINKLER SYSTEMS  
Per **903.2.1.3**, provide automatic sprinkler system A-3 occupancies where the fire area has an occupant load of 300 or more (see egress plans).  
**Building fully sprinklered in Fire Area 1 per 903.3.1.1.**
- 906.1 OFC**  
FIRE EXTINGUISHERS  
**Fire extinguishers installed to serve building. Alarm notification appliances required in accordance with 907.2.1.**
- 907**  
FIRE ALARMS  
**Fire alarm notification appliances required in accordance with 907.2.1.**

### CHAPTER 10 - MEANS OF EGRESS

- 1004**  
OCCUPANT LOAD  
Occupant loads per **Table 1004.5** (see egress plans).
- 1004.3**  
Post occ load at every room or space that is an A occupancy.
- 1005**  
MEANS OF EGRESS SIZING  
Per **1005.3**, with automatic sprinkler system means of egress width shall not be less than total occupant load served multiplied by 0.2 inches for stairways and 0.15 inches for other egress components. Per **1005.5**, where two exits are required, the means of egress shall be configured such that the loss of one exit shall not reduce the available capacity to less than 50% of the required capacity.
- 1008.1**  
MEANS OF EGRESS ILLUMINATION  
The means of egress, including the exit discharge and aisle accessways, shall be illuminated at the walking surface at all times the building is occupied.
- 1008.2**  
ILLUMINATION LEVEL  
Means of egress illumination shall be 1 footcandle minimum. During auditorium performances this may be reduced to 0.2 footcandle but must be automatically restored upon fire alarm activation.
- 1008.3**  
ILLUMINATION EMERGENCY POWER  
Emergency power for egress illumination is required throughout the means exit access at rooms and spaces that require 2 means of egress, corridors, exit accessible stairways, exit, exit discharge and exterior landings at bldgs required to have 2 or more exits.
- 1009.1**  
ACCESSIBLE MEANS OF EGRESS REQUIRED  
Accessible space shall be provided with at least one accessible means of egress. Where more than one means of egress is required from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.
- 1009.3**  
STAIRWAY  
With automatic sprinkler system, the accessible stairway is not required to be 48" clear width at handrails or have access to area of refuge.
- 1010**  
DOORS  
All doors to have 32" minimum clear width when fully opened.  
Doors to swing in the direction of egress travel where serving an area with occupant load > 50.  
**Classrooms (Church Extension and L-Wing) have occupancy load < 50 so are not required to swing in direction of egress travel.**  
Panic devices are required at all doors that serve an area with an occupant load > 50. This includes all exterior egress doors and egress doors from the Banquet Hall and Sanctuary.
- 1011**  
STAIRWAYS  
Interior exit stairways not required this project based on required number of exits or exit access travel distance.  
Per **1011.2**, Stairway width shall not be less than 44 inches.
- 1028**  
ASSEMBLY  
In a building used for assembly purposes with occupant load > 300, the main exit shall accommodate at least one-half the occupant load, but not less than the required width of all means of egress leading to the exit.  
**The multiple main exit doors (Church Extension) exceed 0.2 inches times one-half of the 600 occupants on the level of exit discharge.**

### CHAPTER 11 - ACCESSIBILITY

- 1103.1**  
WHERE REQUIRED  
Sites, buildings, structures, facilities, elements and spaces (even temporary) shall be accessible.  
**Private clubs, churches that are at least 2 stories and either > 4000 sf or > 20' tall have to be accessible.**
- 1104**  
Per **1104.1**, provide accessible route from parking and transportation to ADA entrance.  
Per **1104.3**, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and to the public way.  
Per **1105.1**, 60% of public entrances must be accessible.  
**The main entrance (Church Extension) is served by 10 accessible parking spaces and accessible loading zone.**  
Per **Table 1106.1**, for more than 25 parking spaces provided, 2 must be accessible, 1 of them van accessible.

### CHAPTER 24 - GLASS AND GLAZING

- 2406.4**  
HAZARDOUS LOCATIONS  
Safety glazing required in doors; within 24" of a door edge; glazing adjacent to walkways, stairs, ramps within 36" horizontally and less than 60" above adjacent walking surface; some windows.

### PLUMBING FIXTURE REQS

PLUMBING OCCUPANT LOAD (TABLE 2902.1)				
NUMBER	NAME	PLUMBING CLASSIFICATION	NUMBER OF OCCUPANTS	LOCATION
106	CONFERENCE	1 - Assembly - Places of Worship (Not Fixed)	30.670652	CHURCH EXTENSION
137B	FELLOWSHIP HALL	1 - Assembly - Places of Worship (Not Fixed)	48.616855	CHURCH EXTENSION
137A	FELLOWSHIP HALL	1 - Assembly - Places of Worship (Not Fixed)	39.483275	CHURCH EXTENSION
137C	FELLOWSHIP HALL	1 - Assembly - Places of Worship (Not Fixed)	39.483275	CHURCH EXTENSION
	FOLDING CHAIRS	1 - Assembly - Places of Worship (Not Fixed)	110.825397	WORSHIP CENTER
	FOLDING CHAIRS	1 - Assembly - Places of Worship (Not Fixed)	48.727175	WORSHIP CENTER
	FOLDING CHAIRS	1 - Assembly - Places of Worship (Not Fixed)	47.538815	WORSHIP CENTER
113	PLATFORM	1 - Assembly - Places of Worship (Not Fixed)	13.10562	L-WING
	SANCTUARY	1 - Assembly - Places of Worship (Not Fixed)	30.719161	WORSHIP CENTER
112	TEEN MULTI-PURPOSE	1 - Assembly - Places of Worship (Not Fixed)	73.272843	L-WING
1 - ASSEMBLY - PLACES OF WORSHIP (NOT FIXED) = 489.394662				
	INFO	2 - Business	0.162438	WORSHIP CENTER
101A	INFORMATION	2 - Business	0.560665	CHURCH EXTENSION
202	OFFICE	2 - Business	1.399306	L-WING
108	OFFICE	2 - Business	1.146852	L-WING
112	OFFICE	2 - Business	3.70945	CHURCH EXTENSION
107	OFFICE	2 - Business	1.917665	CHURCH EXTENSION
314	RESOURCE RM	2 - Business	2.108808	CHURCH EXTENSION
111A	SOUND	2 - Business	0.620932	L-WING
	SOUND	2 - Business	0.683	WORSHIP CENTER
114	TI EQUIP.	2 - Business	0.210833	CHURCH EXTENSION
2 - BUSINESS = 12.519949				
203	CLASSROOM	3 - Educational	20.000765	L-WING
109	CLASSROOM	3 - Educational	15.360802	L-WING
204	CLASSROOM	3 - Educational	19.488357	L-WING
205	CLASSROOM	3 - Educational	18.531842	L-WING
310	CLASSROOM	3 - Educational	19.055556	CHURCH EXTENSION
311	CLASSROOM	3 - Educational	19.969707	CHURCH EXTENSION
312	CLASSROOM	3 - Educational	22.489244	CHURCH EXTENSION
309	CLASSROOM	3 - Educational	32.958865	CHURCH EXTENSION
308	CLASSROOM	3 - Educational	30.621984	CHURCH EXTENSION
307	CLASSROOM	3 - Educational	26.438769	CHURCH EXTENSION
308A	PLATFORM	3 - Educational	4.8625	CHURCH EXTENSION
3 - EDUCATIONAL = 229.778391				
135	KITCHEN	4 - Factory and industrial	3.889449	CHURCH EXTENSION
110	SERVING	4 - Factory and industrial	1.385635	L-WING
4 - FACTORY AND INDUSTRIAL = 5.275084				
116	CRIBS	5 - Institutional - Child day care	5.813802	CHURCH EXTENSION
313	NURSERY	5 - Institutional - Child day care	14.054532	CHURCH EXTENSION
5 - INSTITUTIONAL - CHILD DAY CARE = 19.868334				
114	SOUND STORAGE	8 - Storage	0.153726	L-WING
101	STORAGE	8 - Storage	0.286467	L-WING
	STORAGE	8 - Storage	0.343122	WORSHIP CENTER
	STORAGE	8 - Storage	0.452963	WORSHIP CENTER
110	STORAGE	8 - Storage	1.022914	CHURCH EXTENSION
115	TABLE STORAGE	8 - Storage	0.165602	L-WING
8 - STORAGE = 2.424794				
TOTAL OCCUPANTS = 759.261212				

1 - ASSEMBLY - PLACES OF WORSHIP (NOT FIXED) =	489.394662, /2 = 244.697331, 245M+245F
2 - BUSINESS =	12.519949, /2 = 6.2599745, 7M+7F
3 - EDUCATIONAL =	229.778391, /2 = 114.8891955, 115M+115F
4 - FACTORY AND INDUSTRIAL =	5.275084, /2 = 2.637542, 3M+3F
5 - INSTITUTIONAL - CHILD DAY CARE =	19.868334, /2 = 9.934167, 10M+10F
8 - STORAGE =	2.424794, /2 = 1.212397, 2M+2F

PLBG USE	OCCS			WC RATIO			WC REQD			LAV RATIO			LAVS REQD		
	M	F	F	M	F	F	M	F	M	F	M	F	M	F	
1 - ASSEMBLY - PLACES OF WORSHIP (NOT FIXED)	490	245	245	1:120	1:60		245/120 = 2.04	245/60 = 4.08	1:200	1:200	245/200 = 1.225	245/200 = 1.225			
2 - BUSINESS	13	7	7	1:25	1:25		7/25 = 0.28	7/25 = 0.28	1:40	1:40	7/40 = 0.175	7/40 = 0.175			
3 - EDUCATIONAL	230	115	115	1:50	1:50		115/50 = 2.3	115/50 = 2.3	1:50	1:50	115/50 = 2.3	115/50 = 2.3			
4 - FACTORY AND INDUSTRIAL	6	3	3	1:100	1:100		3/100 = 0.03	3/100 = 0.03	1:100	1:100	3/100 = 0.03	3/100 = 0.03			
5 - INSTITUTIONAL - CHILD DAY CARE	20	10	10	1:15	1:15		10/15 = 0.66	10/15 = 0.66	1:15	1:15	10/15 = 0.66	10/15 = 0.66			
8 - STORAGE	3	2	2	1:100	1:100		2/100 = 0.02	2/100 = 0.02	1:100	1:100	2/100 = 0.02	2/100 = 0.02			
TOTALS:							5.33	7.37			4.41	4.41			

* PLBG FIXTURES REQD/PROVIDED			
WC REQD	WC PROVIDED	LAVS REQD	LAVS PROVIDED
M 5.33	3 WC + 4U	4.41	3
F 7.37	5 WC	4.41	3

\* IN ADDITION TO ABOVE, (5) UNISEX RR W/ (1)WC + (1)LAV PROVIDED

### BLDG CODE DATA

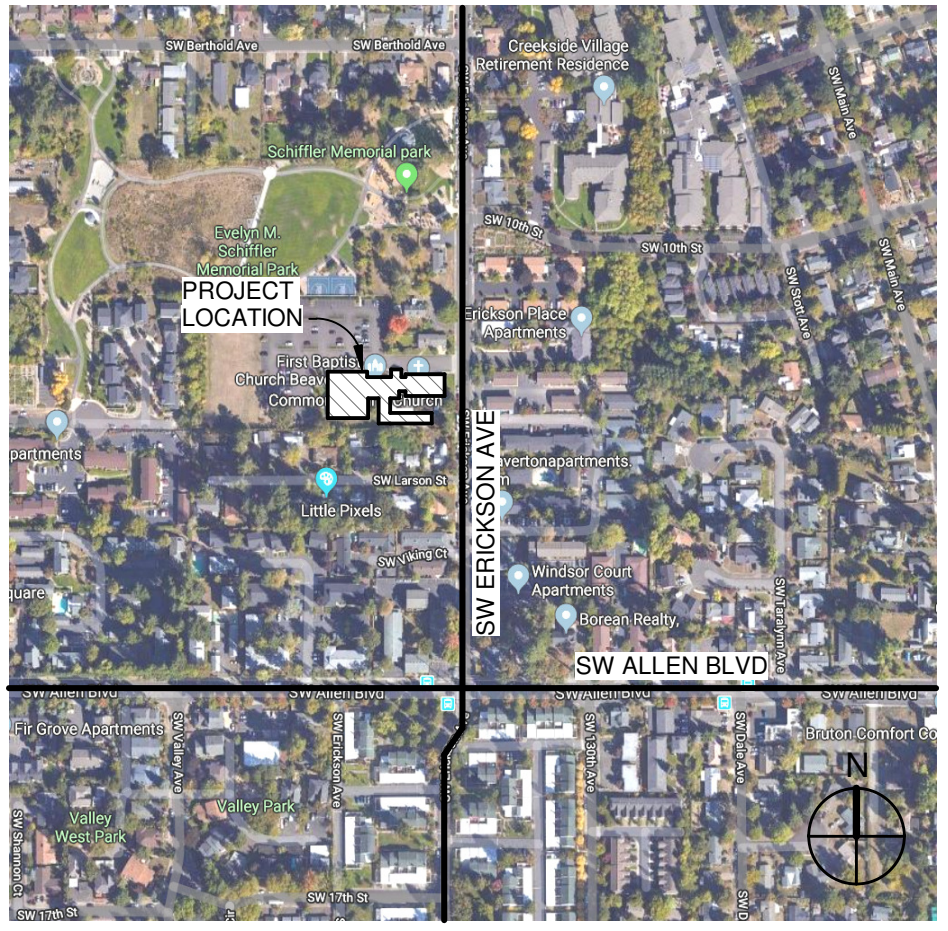
- APPLICABLE CODES:**  
2019 Oregon Structural Specialty Code  
2014 Oregon Mechanical Specialty Code  
2014 Oregon Energy Efficiency Specialty Code  
2014 Oregon Fire Code  
2017 Oregon Electrical Specialty Code  
2017 Oregon Plumbing Specialty Code;
- OCCUPANCY CLASSIFICATIONS:**  
A-3 Religious  
E Educational  
B Office Areas
- CONSTRUCTION TYPE:** VA (V=1HR under 2001 Building Permit B2001-1249)
- FULLY SPRINKLERED?:** Yes
- BLDG AREA:**  
Exstg First Floor: 26,110 sf  
Chapel: 5,290 sf  
L Wing East: 2,384 sf  
L Wing West: 1,544 sf  
Annex: 1,689 sf  
Total: 26,110 sf  
Exstg Basement: 5,290 sf  
Exstg Lobby: 634 sf  
Other: 4,656 sf  
Total: 5,290 sf  
Total Bldg Area: 31,400 sf (26,744 sf under permit B2001-1249)  
Exstg First Floor: 26,110 sf  
Exstg Basement: 5,290 sf  
Total: 31,400 sf
- BLDG HEIGHT:**  
Exstg: 26 feet ( 1-story), see Building Height sheet A-2.
- BLDG & OCCUPANCY SEPARATIONS:**  
A-3, E & B together mixed non-separated under 2001 Building Permit B2001-1249.  
Fire Area 1 (Church Extension and Worship Center) separated from Fire Area 2 (non-sprinklered L-Wing) by existing fire resistive construction with parapet. Most restrictive occupancy applies within each separated area.
- FIRE ALARM:**  
Smoke detection Req'd/Provided: Yes/Yes  
Manual pull stations Req'd/Provided: Yes/Yes  
Notification appliances Req'd/Provided: Yes/Yes
- PLUMBING FIXTURES:**  
See plumbing fixture requirements sheet.  
Drinking Fountains Req'd/Provided: 2/2
- ALLOWABLE AREA (PER STORY):**  
See FSD Diagram this sheet.

### DRAWING INDEX

SHEET NUMBER	SHEET NAME	REV #	REV DATE	COMMENT
A1	COVER SHEET			
A2	FIRE RESISTANCE PLAN			
A3	EGRESS PLANS			

### E OCCUPANCY TENANT INFO

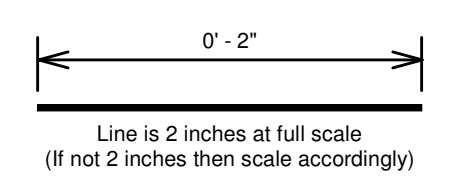
- COR DEO CHRISTIAN ACADEMY TO LEASE PORTIONS OF THE BUILDING**  
(WORSHIP CENTER, CHURCH EXTENSION, L-WING)  
CLASSROOM USE M-W-F DURING THE SCHOOL YEAR DURING HOURS 5:30AM-4:30PM
- CLASSROOM #**  
202  
203  
204  
205  
307  
308 (CABINET SPACES FOR COR DEO - NEED LOCKS)  
309 (CABINET SPACES FOR COR DEO - NEED LOCKS)  
311 (CABINET SPACES FOR COR DEO - NEED LOCKS)  
312 (CABINET SPACES FOR COR DEO - NEED LOCKS)  
313 (CABINET SPACES FOR COR DEO - NEED LOCKS)
- OFFICE SPACE - SHARED**  
202  
112 - DOOR HARDWARE IS LOCKABLE. COR DEO CAN HAVE 4 FILE CABINETS.  
COR DEO STAFF CAN HAVE A TABLE IN THIS SPACE DURING THE DAY.
- LUNCH ROOM**  
STUDENT BUILDING (L-WING)  
LOCKERS MAY BE PUT IN STUDENT BUILDING
- OFFICE OR STORAGE**  
108  
109
- CHAPEL TIME**  
WORSHIP CENTER
- KITCHEN**  
135 - ON OCCASION IF AVAILABLE - STAFF CAN STORE LUNCHES IN KITCHEN
- RESOURCE ROOM**  
314 - TEACHERS CAN USE THIS ROOM AND STORE SUPPLIES (WILL SHARE WORK SPACE WITH PARKSIDE CHURCH)  
(COR DEO COPY MACHINE SHOULD NOT BE STORED IN THIS ROOM)



VICINITY MAP

E:\Dropbox\06 projects\kva1191155 Cor Deo Christian Academy\09 CADD\191155 Cor Deo Christian Academy.rvt 2/6/2020 2:15:19 PM

REVISIONS:		
No.	Date	Description



PREPARED FOR:  
COR DEO CHRISTIAN ACADEMY  
9100 SW 135th, Beaverton, OR

DESIGNED BY: KV

DRAWN BY: RG

CHECKED BY: DC

**KERRY W. VANDERZANDEN ARCHITECT, P.C.**

13981 NW MAIN STREET  
BANKS, OREGON 97106  
(503) 324-5220 / (503) 324-0883 FAX

© 2020, Kerry W. VanderZanden Architect, P.C.



**CODE REVIEW**

FIRST BAPTIST CHURCH  
5755 SW Erickson Ave  
Beaverton, OR 97005

**COVER SHEET**

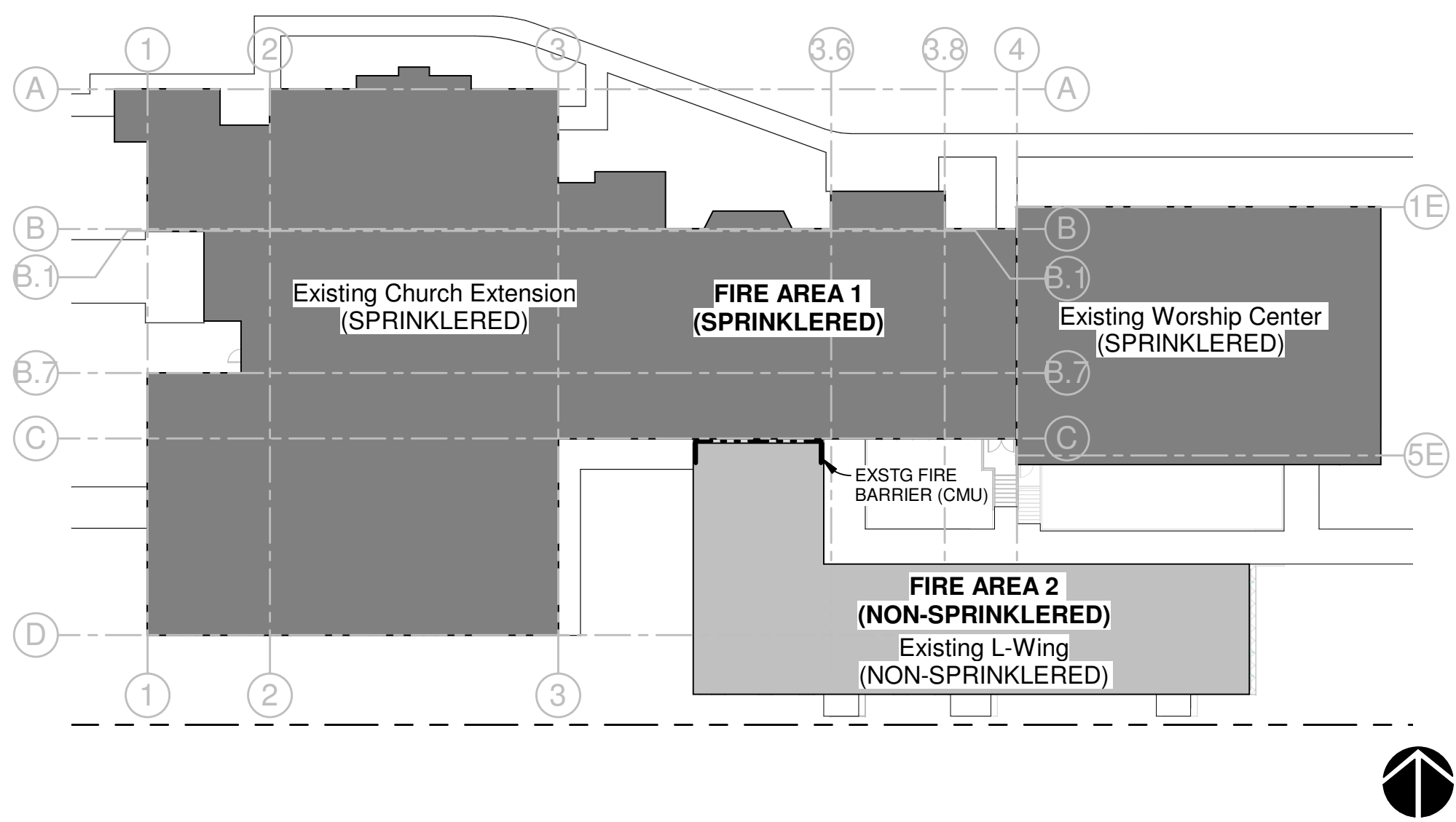
PROJECT NUMBER: 191155

DATE: 2020-02-05

**PERMIT SUBMITTAL**

**A1**





**FIRE RESISTANCE PLAN**

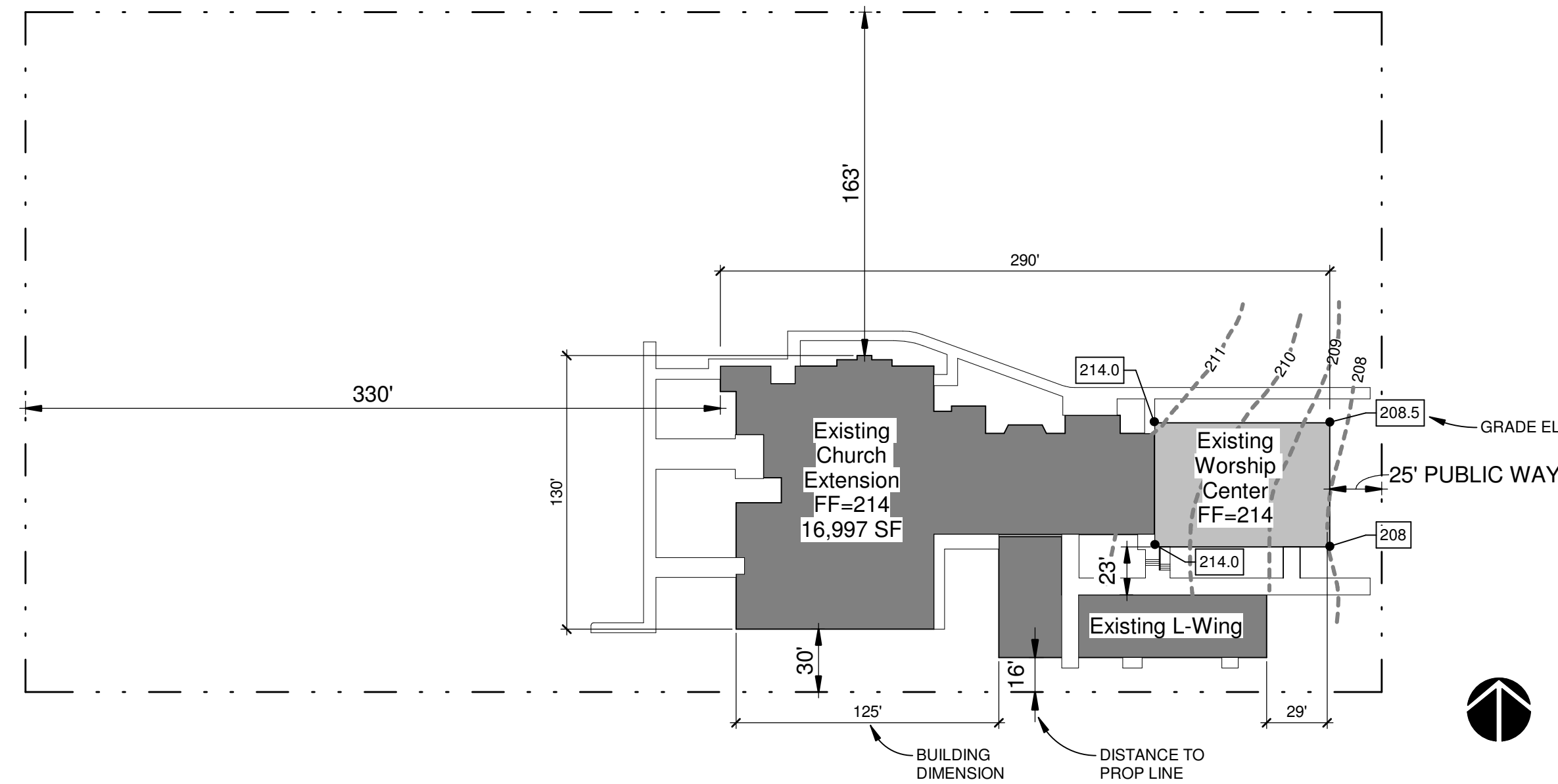
1/32" = 1'-0"

**ALLOWABLE AREA (PER STORY):**  
 Per Table 506.2, VA sprinklered, A-2 or A-3: 46,000sf  
 Per Table 506.2, VA non-sprinklered, A-2 or A-3: 11,500sf

Per 506.3 Frontage Increase:  
 $P = \text{building perimeter} = 289 + 130 + 289 + 130 = 838'$   
 $F = \text{where } >20' \text{ frontage} = 289 + 130 + 125 + 28 + 130 = 702'$   
 Frontage Increase  $(F/P - 0.25) \times W/30$ :  
 $(702/838 - 0.25) \times 30/30 = 0.58$

Per 506.2 Allowable Area:  
 $46,000 + (11,500 \times 0.58) = 52,670 \text{ sf}$

Total Allowable Area per Story @ A-2 or A-3: 52,670 sf



**FSD & GRADE PLANE DIAGRAM**

1" = 60'-0"

**STORY/BASEMENT DETERMINATION**

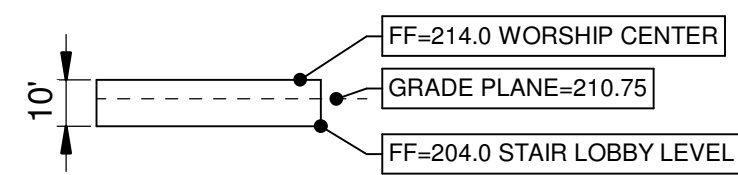
Exit access stair lobby level for worship center: Considered story or basement?

Average grade elevation at each exterior wall:  
 North=:  $(214.0 + 208.5) / 2 = 209.75$   
 West=:  $(214.0 + 214.0) / 2 = 214.0$   
 South=:  $(214.0 + 208.0) / 2 = 211.0$   
 East=:  $(208.5 + 208.0) / 2 = 208.25$   
 843.0

Elevation grade plane=:  $843.0 / 4 = 210.75$

Story finish floor - elevation grade plane=:  $(214.0 - 210.75) = 3.25 < 6 \text{ FT}$

Therefore stair lobby level below is considered as basement

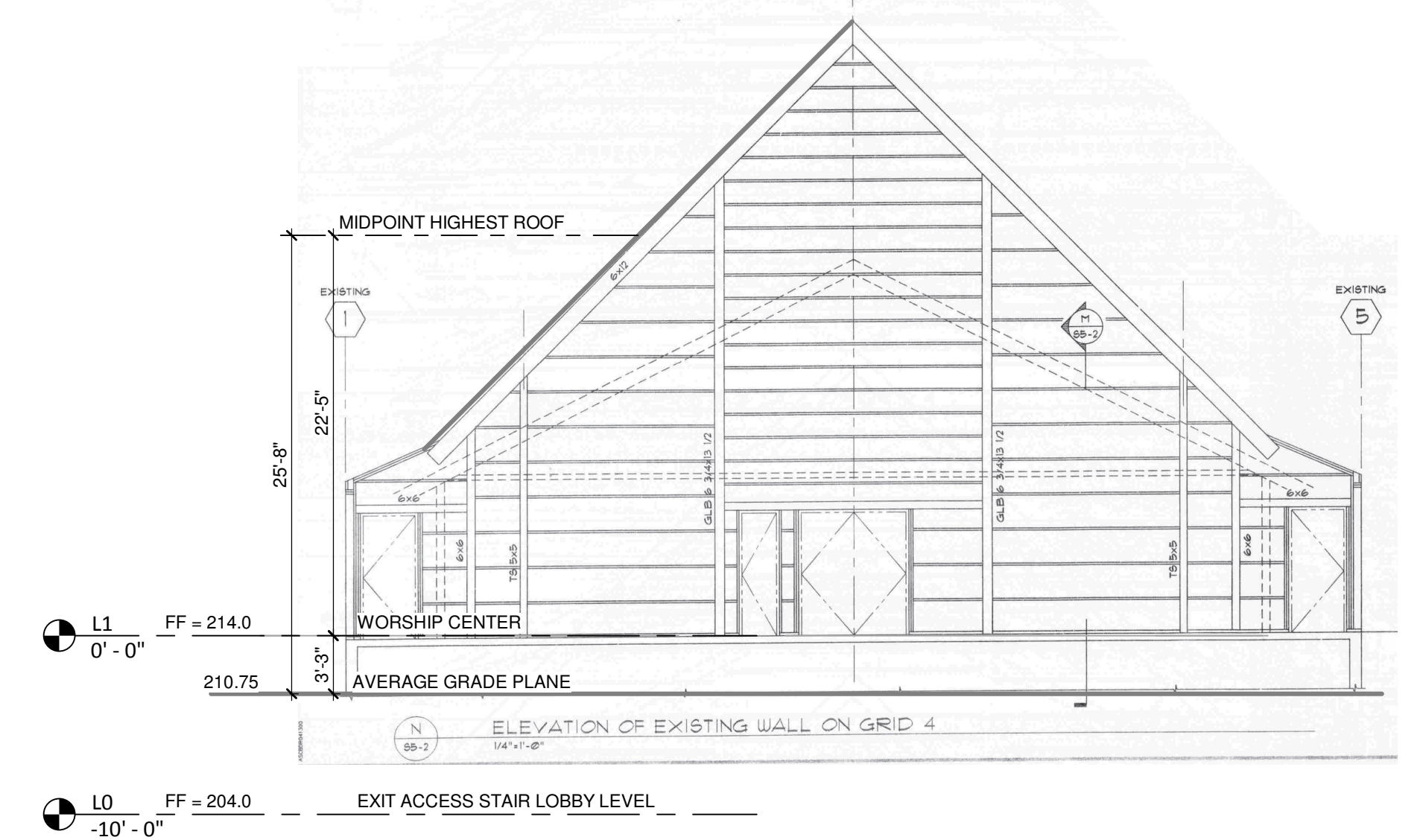


**AVERAGE GRADE PLANE & BUILDING HEIGHT**

1/8" = 1'-0"

FIRE AREA 1								
NUMBER	NAME	NUMBER OF OCCUPANTS	SF PER OCCUPANT	AREA	% OF BLDG AREA	OCCUPANCY CLASSIFICATION	LOCATION	COR DEO CHRISTIAN ACADEMY
101A	INFORMATION	2	150 SF	84 SF	0.32	B	CHURCH EXTENSION	-
106	CONFERENCE	31	15 SF	460 SF	1.73	A-3	CHURCH EXTENSION	-
107	OFFICE	2	150 SF	288 SF	1.08	B	CHURCH EXTENSION	-
110	STORAGE	1	300 SF	307 SF	1.15	ACCY (A-3)	CHURCH EXTENSION	-
112	OFFICE	4	150 SF	556 SF	2.09	B	CHURCH EXTENSION	YES
114	TI EQUIP.	1	300 SF	63 SF	0.24	ACCY	CHURCH EXTENSION	-
116	CRIBS	6	35 SF	203 SF	0.76	ACCY (A-3)	CHURCH EXTENSION	-
135	KITCHEN	4	200 SF	778 SF	2.92	ACCY (A-3)	CHURCH EXTENSION	YES
137A	FELLOWSHIP HALL	39	15 SF	592 SF	2.22	A-3	CHURCH EXTENSION	-
137B	FELLOWSHIP HALL	49	15 SF	729 SF	2.74	A-3	CHURCH EXTENSION	-
137C	FELLOWSHIP HALL	39	15 SF	592 SF	2.22	A-3	CHURCH EXTENSION	-
307	CLASSROOM	26	20 SF	529 SF	1.98	E	CHURCH EXTENSION	YES
308	CLASSROOM	31	20 SF	612 SF	2.30	E	CHURCH EXTENSION	YES
308A	PLATFORM	5	15 SF	73 SF	0.27	A-3	CHURCH EXTENSION	YES
309	CLASSROOM	33	20 SF	659 SF	2.47	E	CHURCH EXTENSION	YES
310	CLASSROOM	19	20 SF	381 SF	1.43	E	CHURCH EXTENSION	-
311	CLASSROOM	20	20 SF	399 SF	1.50	E	CHURCH EXTENSION	YES
312	CLASSROOM	22	20 SF	450 SF	1.69	E	CHURCH EXTENSION	YES
313	NURSERY	14	35 SF	492 SF	1.85	ACCY (A-3)	CHURCH EXTENSION	YES
314	RESOURCE RM	2	150 SF	316 SF	1.19	B	CHURCH EXTENSION	YES
	FOLDING CHAIRS	111	7 SF	776 SF	2.91	A-3	WORSHIP CENTER	YES
	FOLDING CHAIRS	49	7 SF	341 SF	1.28	A-3	WORSHIP CENTER	YES
	FOLDING CHAIRS	48	7 SF	333 SF	1.25	A-3	WORSHIP CENTER	YES
	INFO	1	150 SF	24 SF	0.09	B	WORSHIP CENTER	YES
	SANCTUARY	31	15 SF	461 SF	1.73	A-3	WORSHIP CENTER	YES
	SOUND	1	150 SF	102 SF	0.38	B	WORSHIP CENTER	YES
	STORAGE	1	300 SF	103 SF	0.39	ACCY (A-3)	WORSHIP CENTER	-
	STORAGE	1	300 SF	136 SF	0.51	ACCY (A-3)	WORSHIP CENTER	-
TOTAL OCCUPANTS = 592								

FIRE AREA 2								
NUMBER	NAME	NUMBER OF OCCUPANTS	SF PER OCCUPANT	AREA	% OF BLDG AREA	OCCUPANCY CLASSIFICATION	LOCATION	COR DEO CHRISTIAN ACADEMY
101	STORAGE	1	300 SF	86 SF	0.32	ACCY (A-3)	L-WING	-
108	OFFICE	1	150 SF	172 SF	0.65	B	L-WING	YES
109	CLASSROOM	15	20 SF	307 SF	1.15	E	L-WING	YES
110	SERVING	1	100 SF	139 SF	0.52	F-1	L-WING	-
111A	SOUND	1	100 SF	62 SF	0.23	B	L-WING	-
112	TEEN MULTI-PURPOSE	73	15 SF	1099 SF	4.13	A-3	L-WING	YES
113	PLATFORM	13	15 SF	197 SF	0.74	A-3	L-WING	-
114	SOUND STORAGE	1	300 SF	46 SF	0.17	ACCY (A-3)	L-WING	-
115	TABLE STORAGE	1	300 SF	50 SF	0.19	ACCY (A-3)	L-WING	-
202	OFFICE	1	150 SF	210 SF	0.79	B	L-WING	YES
203	CLASSROOM	20	20 SF	400 SF	1.50	E	L-WING	YES
204	CLASSROOM	19	20 SF	390 SF	1.46	E	L-WING	YES
205	CLASSROOM	19	20 SF	371 SF	1.39	E	L-WING	YES
TOTAL OCCUPANTS = 166								



E:\Dropbox\06 projects\kva\191155 Cor Deo Christian Academy\09 CADD\191155 Cor Deo Christian Academy.rvt 2/6/2020 2:15:20 PM

REVISIONS:		
No.	Date	Description

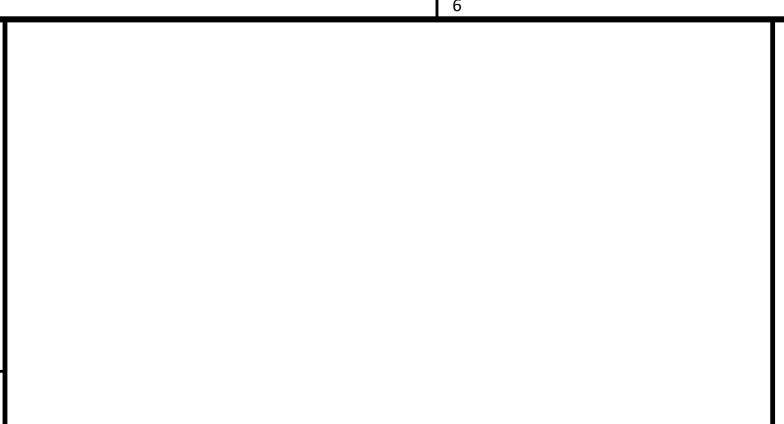
PREPARED FOR:  
 COR DEO CHRISTIAN ACADEMY  
 9100 SW 135th, Beaverton, OR

DESIGNED BY: KV  
 DRAWN BY: RG  
 CHECKED BY: DC

**KERRY W. VANDERZANDEN ARCHITECT, P.C.**

13981 NW MAIN STREET  
 BANKS, OREGON 97106  
 (503) 324-5220 / (503) 324-0883 FAX

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**CODE REVIEW**

FIRST BAPTIST CHURCH  
 5755 SW Erickson Ave  
 Beaverton, OR 97005

**FIRE RESISTANCE PLAN**

PROJECT NUMBER: 191155  
 DATE: 2020-02-05

**PERMIT SUBMITTAL**

**A2**

**EGRESS PLAN LEGEND**

**EGRESS REQS (SPRINKLERED BLDG):**

COMMON PATH  
@ A-3 & E: 75'  
@ B: 100'

EXIT ACCESS TRAVEL DISTANCE  
@ A-3 & E: 250'  
@ B: 300'

SUM OF ALL OCCUPANT LOADS TO THIS POINT

REQ'D EGRESS WIDTH FOR DOORS CALCULATED AT 0.2' PER OCCUPANT

EXIT WIDTH (INCHES) REQ'D / PROVIDED

ROOM NAME & NUMBER  
OCCUPANCY (IF USED)

# OF OCCUPANTS  
OCCUPANT LOAD FACTOR (q-GROSS, MAX NET)  
AREA OF ROOM OR SPACE

EGRESS PATH

COMMON PATH OF TRAVEL

COMMON PATH OF EGRESS TRAVEL

EXIT ACCESS TRAVEL DISTANCE

ACCESSIBLE ROUTE

END OF COMMON PATH

CUMULATIVE OCCUPANT LOAD TO THIS POINT

INTERNALLY ILLUMINATED EXIT SIGN

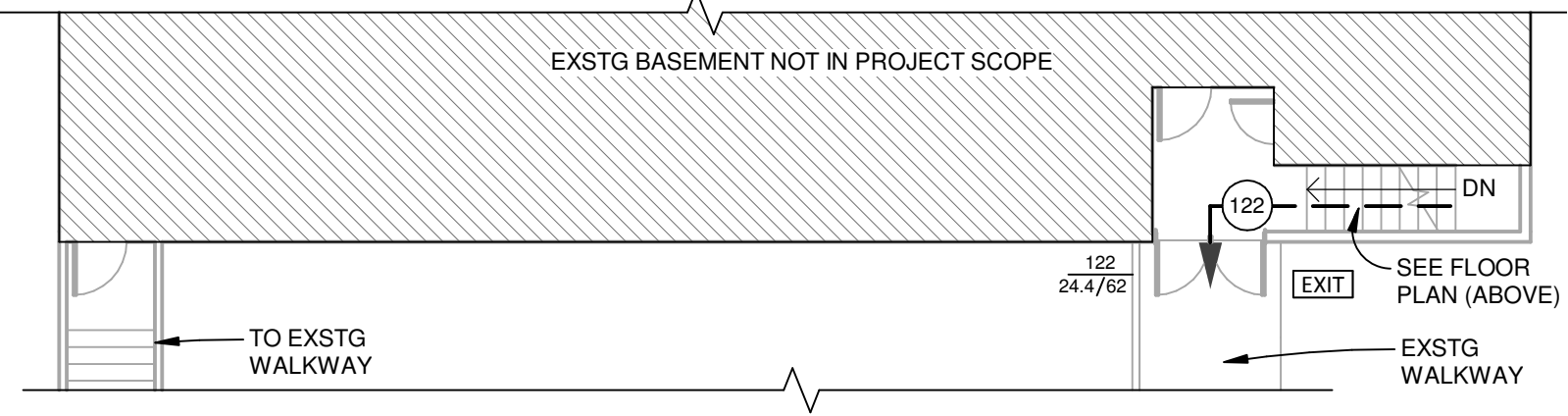
2A 10BC FIRE EXTINGUISHER

**COR DEO CHRISTIAN ACADEMY LEASE**  
Classroom use M-W-F during the school year: 5:30am-4:30pm

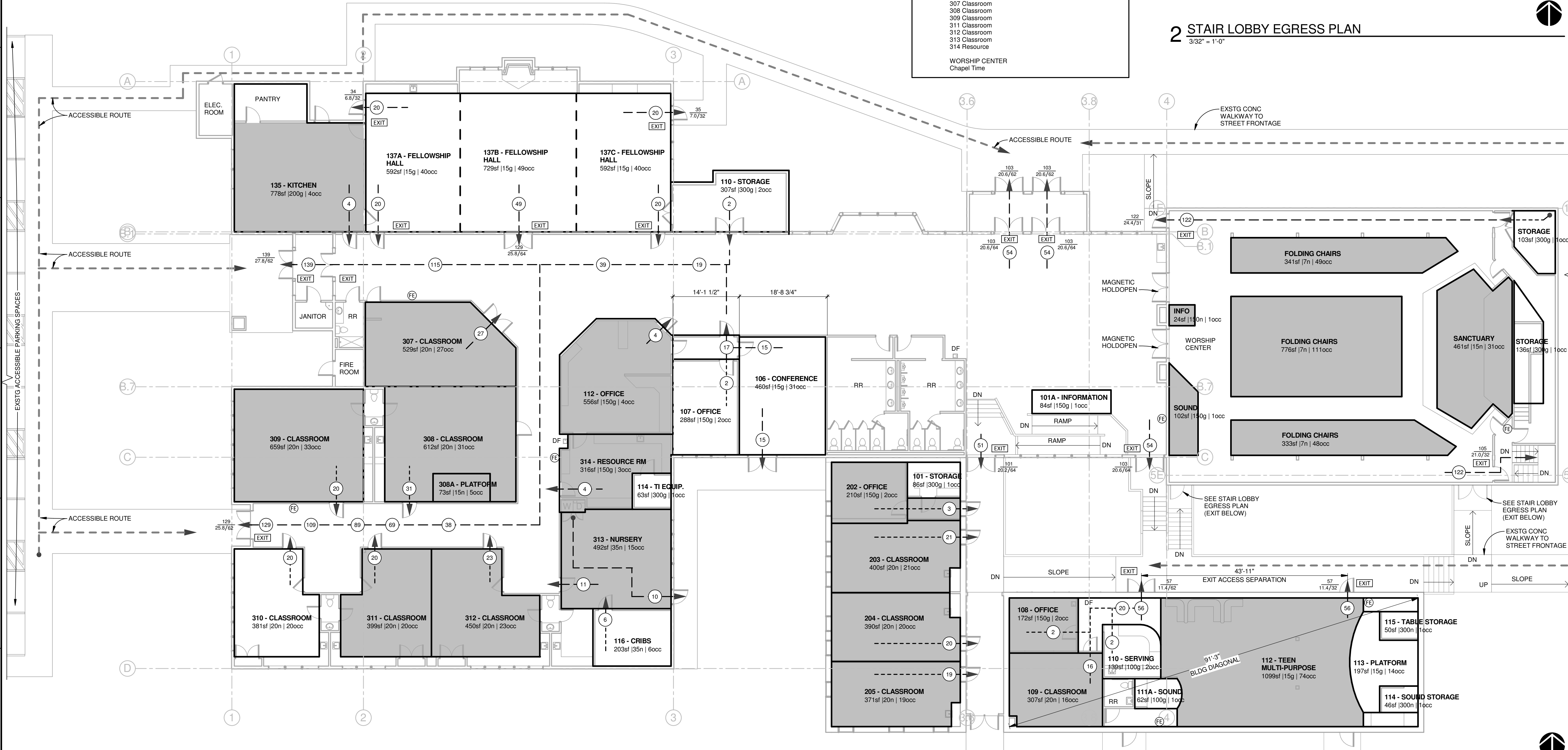
**L-WING**  
108 Office or Storage  
109 Office or Storage  
112/113 Teen Multipurpose  
202 Office  
203 Classroom  
204 Classroom  
205 Classroom

**CHURCH EXTENSION**  
112 Office  
135 Kitchen  
307 Classroom  
308 Classroom  
309 Classroom  
311 Classroom  
312 Classroom  
313 Classroom  
314 Resource

**WORSHIP CENTER**  
Chapel Time



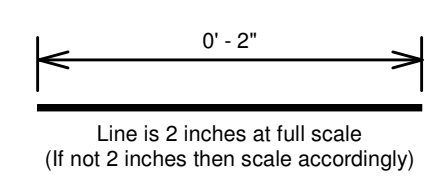
**2 STAIR LOBBY EGRESS PLAN**  
3/32" = 1'-0"



**1 EGRESS PLAN**  
3/32" = 1'-0"

E:\Dropbox\06 projects\kva1191155 Cor Deo Christian Academy\09 CADD\191155 Cor Deo Christian Academy.rvt 2/6/2020 2:15:29 PM

REVISIONS:		
No.	Date	Description



PREPARED FOR:  
COR DEO CHRISTIAN ACADEMY  
9100 SW 135th, Beaverton, OR

DESIGNED BY: KV

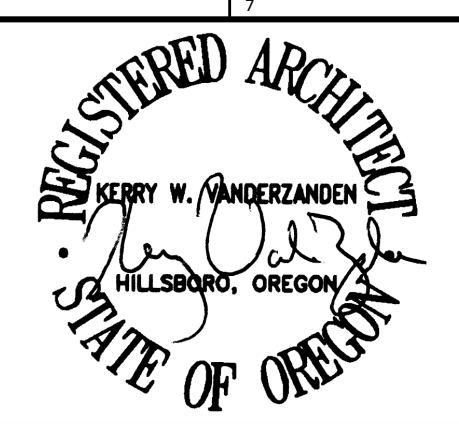
DRAWN BY: RG

CHECKED BY: DC

**KERRY W. VANDERZANDEN ARCHITECT, P.C.**

13981 NW MAIN STREET  
BANKS, OREGON 97106  
(503) 324-5220 / (503) 324-0883 FAX

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**CODE REVIEW**

FIRST BAPTIST CHURCH  
5755 SW Erickson Ave  
Beaverton, OR 97005

**EGRESS PLANS**

PROJECT NUMBER: 191155

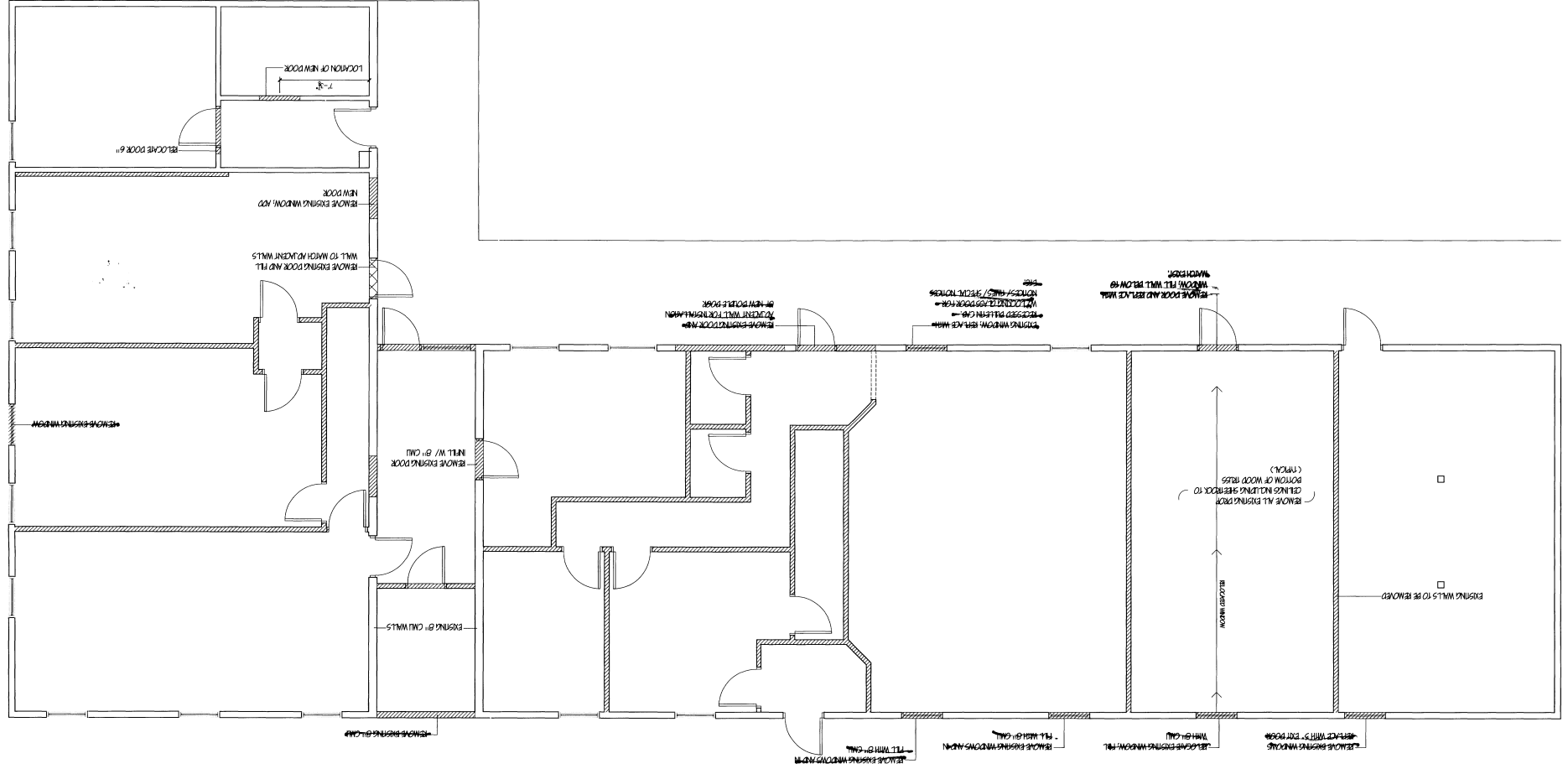
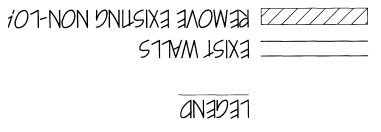
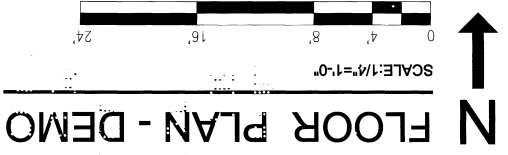
DATE: 2020-02-05

**PERMIT SUBMITTAL**

**A3**



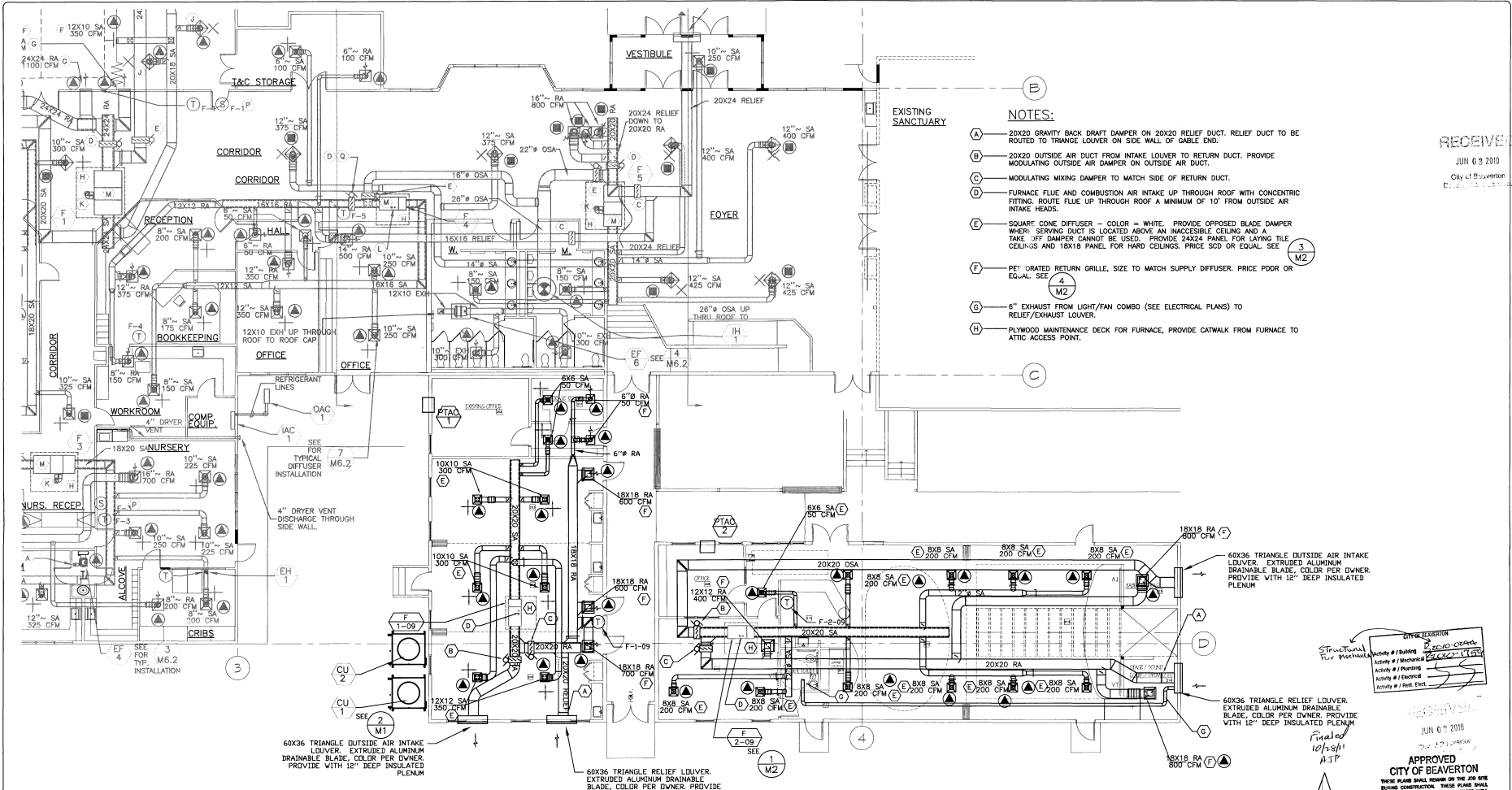






RECEIVED  
 JUN 03 2010  
 City of Beaverton  
 Development Services

Date: 11-18-09  
 Proj No: 6117  
 Drawn By: MO  
 Chd By: MO  
 Issn By: MO  
 Accd File: 6117\_M1.rvt



- NOTES:**
- (A) 20X20 GRAVITY BACK DRAFT DAMPER ON 20X20 RELIEF DUCT. RELIEF DUCT TO BE ROUTED TO TRIANGLE LOUVER ON SIDE WALL OF GABLE END.
  - (B) 20X20 OUTSIDE AIR DUCT FROM INTAKE LOUVER TO RETURN DUCT. PROVIDE MODULATING OUTSIDE AIR DAMPER ON OUTSIDE AIR DUCT.
  - (C) MODULATING MIXING DAMPER TO MATCH SIDE OF RETURN DUCT.
  - (D) FURNACE FLUE AND COMBUSTION AIR INTAKE UP THROUGH ROOF WITH CONCENTRIC FITTING. ROUTE FLUE UP THROUGH ROOF A MINIMUM OF 10' FROM OUTSIDE AIR INTAKE HEADS.
  - (E) SQUARE CONE DIFFUSER - COLOR = WHITE. PROVIDE OPPOSED BLADE DAMPER WHEN SERVING DUCT IS LOCATED ABOVE AN INACCESSIBLE CEILING AND A TAKE OFF DAMPER CANNOT BE USED. PROVIDE 24X24 PANEL FOR LAYING TILE CEILING AND 18X18 PANEL FOR HARD CEILING. PRICE SCD OR EQUAL. SEE (M2)
  - (F) PERFORATED RETURN GRILLE. SIZE TO MATCH SUPPLY DIFFUSER. PRICE PDOR OR EQUAL. SEE (M2)
  - (G) 6" EXHAUST FROM LIGHT/FAN COMBO (SEE ELECTRICAL PLANS) TO RELIEF/EXHAUST LOUVER.
  - (H) PLYWOOD MAINTENANCE DECK FOR FURNACE. PROVIDE CATWALK FROM FURNACE TO ATTIC ACCESS POINT.

**VENTILATION AIR SCHEDULE - F-1-09**

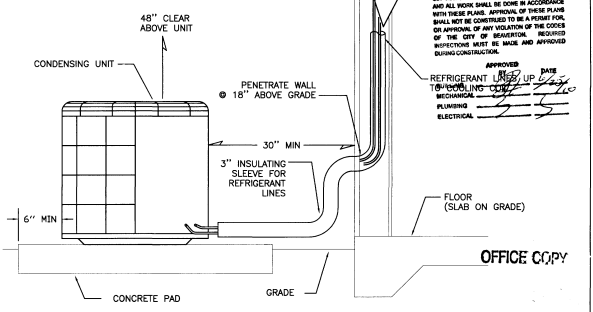
ROOM NUMBER AND NAME	AREA (SQ. FT.)	OCCUPANT LOAD (P/1000 SQ.FT.)	NUMBER OF FURNITURE OCCUPANTS	NUMBER OF OCCUPANTS	OUTSIDE AIR REQUIREMENT (CFM/PERSON)	OUTSIDE AIR REQUIRED (CFM)	SUPPLY AIR (CFM)	OSA FRACTION	RETURN AIR (CFM)	EXHAUST AIR (CFM)	APR SYSTEMS
CLASSROOM 203	398	35	14	15	210	600	0.35	800	0	F-1-09	
CLASSROOM 204	409	35	15	15	225	600	0.36	800	0	F-1-09	
CLASSROOMS	455	35	18	15	240	700	0.34	700	0	F-1-09	
HALLWAY	65	0	0	0.05	3	50	0.07	50	0	F-1-09	
STORAGE	88	0	0	0.05	4	50	0.08	50	0	F-1-09	
<b>TOTAL</b>	<b>1415</b>	<b>0</b>	<b>45</b>	<b>63</b>	<b>2000</b>	<b>2000</b>	<b>0.35</b>	<b>2000</b>	<b>0</b>		
					CORRECTED TOTAL OUTDOOR AIR FRACTION	0.35					
					CORRECTED TOTAL OUTDOOR AIR FLOW RATE	705					

**VENTILATION AIR SCHEDULE - F-2-09**

ROOM NUMBER AND NAME	AREA (SQ. FT.)	OCCUPANT LOAD (P/1000 SQ.FT.)	NUMBER OF FURNITURE OCCUPANTS	NUMBER OF OCCUPANTS	OUTSIDE AIR REQUIREMENT (CFM/PERSON)	OUTSIDE AIR REQUIRED (CFM)	SUPPLY AIR (CFM)	OSA FRACTION	RETURN AIR (CFM)	EXHAUST AIR (CFM)	APR SYSTEMS
DAYCARE	340	25	9	15	135	400	0.34	400	0	F-2-09	
DINING	1967	17	34	15	250	1449	0.31	1900	0	F-2-09	
RESTROOM	41	0	1	0	50	1	0.00	0	75	F-2-09	
<b>TOTAL</b>	<b>2348</b>	<b>1</b>	<b>43</b>	<b>64</b>	<b>645</b>	<b>2050</b>	<b>0.32</b>	<b>2000</b>	<b>75</b>		
					CORRECTED TOTAL OUTDOOR AIR FRACTION	0.32					
					CORRECTED TOTAL OUTDOOR AIR FLOW RATE	660					

**1 MECHANICAL FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

**2 TYP. CONDENSER INSTALLATION**  
 SCALE: NONE



Structural Flo. Mechanical  
 Activity # / Building  
 Activity # / Mechanical  
 Activity # / Electrical  
 Activity # / Other Work

Finalized  
 10/28/11  
 AJP

**APPROVED**  
 CITY OF BEAVERTON  
 THESE PLANS SHALL BE KEPT ON THE JOB SITE DURING CONSTRUCTION. THESE PLANS SHALL NOT BE CHANGED UNLESS BY WRITTEN INSTRUMENTATION FROM THE BEAVERTON OFFICIAL. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY BY THE CITY OF BEAVERTON. BEAVERTON OFFICIALS SHALL NOT BE HELD RESPONSIBLE FOR ANY VIOLATION OF THE CODES OF THE CITY OF BEAVERTON. BEAVERTON OFFICIALS MUST BE MADE AND APPROVED DURING CONSTRUCTION.

**FIRST BAPTIST CHURCH**  
 ADDITION AND ALTERATION  
 BEAVERTON, OREGON  
 HVAC FLOOR PLAN



Consulting Engineers  
 2007 333rd Ave. SE  
 Portland, OR 97214  
 Phone: (503) 254-2048  
 Fax: (503) 254-2071  
 WWW.MFA-ENG.COM

SHEET  
**M1**  
 OF

5755 SW Erickson

### MECHANICAL LEGEND

	SUPPLY AIR DIFFUSER	AFF	ABOVE FINISH FLOOR
	RETURN AIR GRILLE	AHU	AIR HANDLING UNIT
	EXHAUST AIR GRILLE	B.D.D.	BOTTOM OF DUCT
	PERFORATED RETURN AIR PANEL	B.H.C.	BRASS HORSEPOWER
	DIRECTIONAL AIR FLOW	BTU	BRITISH THERMAL UNITS
	MANUAL VOLUME DAMPER	CFM	CUBIC FEET PER MINUTE
	SUPPLY OR OUTSIDE AIR DUCT UP & DOWN	CONN.	CONNECTION
	RETURN AIR DUCT UP & DOWN	CONT.	CONTINUATION
	EXHAUST AIR DUCT UP & DOWN	DN	DOMESTIC COLD WATER
	VAV TERMINAL UNIT	DB	DRY BULB
	VVT TERMINAL UNIT	DA	DIAMETER
	EXISTING	DIS.	DISTRIBUTION
	CONNECT TO EXISTING	EA	EXHAUST AIR
	THERMOSTAT OR TEMP. SENSOR	E.D.B.	ENTERING DRY BULB TEMPERATURE
	NOTE	EWB	ENTERING WET BULB TEMPERATURE
	EQUIPMENT DESIGNATOR	EWT	ENTERING WATER TEMPERATURE
	BALL VALVE	FF	FINISH FLOOR
	GATE VALVE	FXKT.	FIXTURE
	CHECK VALVE	FFM	FEET PER MINUTE
	BALANCING VALVE	FPS	FEET PER SECOND
	THERMOMETER	FT.	FEET / FOOT
	DIRECTION OF FLOW	GA.	GALLONS PER MINUTE
	PUMP	H.	HEIGHT
	STRAINER	HP	HORSEPOWER
	PRESSURE GAUGE	I.D.	INSIDE DIAMETER
	PETE'S PLUG	IN.	INCHES
	DOUBLE CHECK ASSEMBLY	L.B.S.	LEAVING DRY BULB
	PRESSURE REDUCING VALVE	LWT	LEAVING WATER TEMPERATURE
	UNION	MAX.	MAXIMUM
	2-WAY CONTROL VALVE	MBH	THOUSANDS OF BTUs PER HOUR
	3-WAY CONTROL VALVE	MIN.	MINIMUM
	CAP	NC	NOISE CRITERIA
	SMOKE DETECTOR	N.C.	NORMALLY CLOSED
	MOTORIZED DAMPER	N.I.M.	NOT IN MECHANICAL
		NO.	NUMBER
		N.O.	NORMALLY OPEN
		O.A.	OUTSIDE AIR
		P	PERSON
		PSI	POUNDS PER SQUARE INCH
		P/T	PRESSURE / TEMPERATURE
		R.A.	RETURN AIR
		RECT.	RECTANGULAR
		REQ'D	REQUIRED
		S.A.	SUPPLY AIR
		S.P.	STATIC PRESSURE
		SQ.	SQUARE
		TEMP.	TEMPERATURE
		TYP.	TYPICAL
		VAV	VARIABLE AIR VOLUME
		W	WIDTH
		WB	WET BULB
		WPD	WATER PRESSURE DROP
		Ø	DIAMETER
		(E) EXISTING	
		(D) DEMOLISH	
		NEW WORK	
		HWS	(HWS) HEATING WATER SUPPLY
		HWR	(HWR) HEATING WATER RETURN
			FIRE DAMPER
			FIRE / SMOKE DAMPER
			SMOKE DAMPER
			SEISMIC BRACING
			LATERAL BRACING
			LONGITUDINAL BRACING
			LONGITUDINAL & LATERAL BRACING

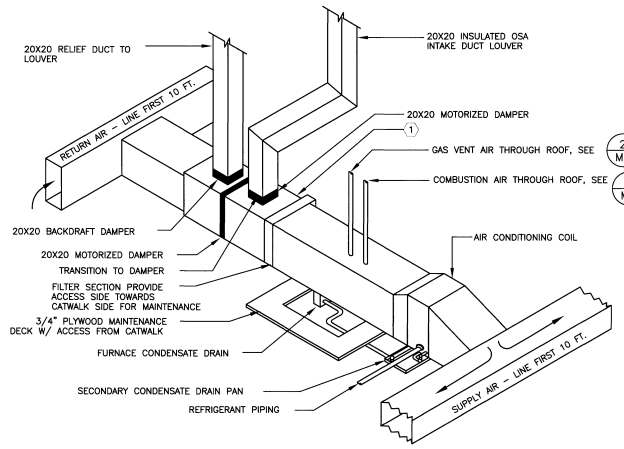
### FURNACE & CONDENSING UNIT

FURNACE MARK NUMBER	CLASSROOMS		GATHERING INDOOR CONDENSING HORIZONTAL FURNACE	
	1	2	1	2
SYSTEM TYPE	CLASSROOMS	GATHERING	INDOOR CONDENSING HORIZONTAL FURNACE	INDOOR CONDENSING HORIZONTAL FURNACE
TOTAL CFM	2000	2000		
MIN OSA (CFM)	710	675		
OSA CONTROL	NO	NO		
EXTERNAL SP. (H2O)	0.7" H2O	0.7" H2O		
DISCHARGE DIRECTION	HORIZONTAL	HORIZONTAL		
RPM	---	---		
MOTOR HP.	1 ECM	1 ECM		
WHEEL TYPE	DIRECT DRIVE	DIRECT DRIVE		
WHEEL SIZE	11 X 10	11 X 10		
ECONOMIZER	YES	YES		
MIN FILTER AREA (SQ. FT.)	ONE 24X25	ONE 20X25		
FILTER TYPE	1" 30%	1" 30%		
GAS INPUT (MBH)	120/78	120/78		
GAS OUTPUT (MBH)	112/73	112/73		
STAGES	2	2		
AFUE %	93	93		
COMBUSTION AIR DUCTED FROM OUTDOORS	YES	YES		
CONDENSING UNIT MARK NUMBER	CU 1	CU 2		
SENSIBLE (MBH)	47.4	50		
TOTAL (NOMINAL TONS)	5.0	5.0		
ENTERING AIR (DB/WB.)	81/64	80/64		
L.V.G. AIR (DB/WB.)	55/54	55/54		
AMBIENT AIR (F)	92	92		
EFFICIENCY (EER or SEER)	14.0 SEER --*	14.0 SEER --*		
REFRIGERANT	410A	410A		
VIBRATION ISOLATION	NO	NO		
FURNACE DESIGN WEIGHT (LBS.)	300	300		
CONDENSING UNIT DESIGN WEIGHT (LBS.)	375	350		
SMOKE DETECTOR IN RETURN DUCT	YES	YES		
BOD - CARRIER **	5BMB120-20	5BMB120-20		
CONTROLS ***	THERMOSTAT	THERMOSTAT		

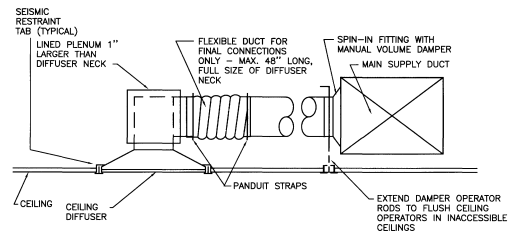
NOTE: ROUTE ALL FURNACE CONDENSATE DRAINS TO TAIL PIECE OF CLOSEST SINK OR LAVATORY  
 \* - MINIMUM COMBINATION RATING (COIL, FURNACE AND CONDENSING UNIT)  
 \*\* - BASIS OF DESIGN IS CARRIER INFINITY TWO STAGE CONDENSING GAS FURNACE  
 \*\*\* - BASIS OF DESIGN FOR THE CONTROLS IS 7-DAY PROGRAMMABLE THERMOSTAT.

### PTAC

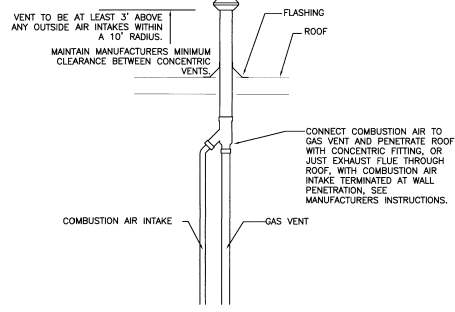
MARK NUMBER	PTAC 1	PTAC 2
SYSTEM	OFFICE	OFFICE
NOMINAL COOLING CAPACITY (BTUH)	9000	9000
CFM (HI/LOW)	350/250	350/250
MIN OSA (CFM)	20	20
INTEGRAL THERMOSTAT	YES	YES
EFFICIENCY (EER)	11.0	11.0
WALL SLEEVE OPENING SIZE	3'-6" X 1'-4"	3'-6" X 1'-4"
DESIGN WT. (LBS)	140	140



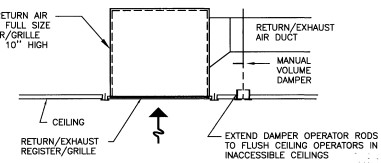
1 ATTIC FURNACE W/ ECONOMIZER  
 SCALE: DETAIL



3 SUPPLY DIFFUSER  
 SCALE: DETAIL

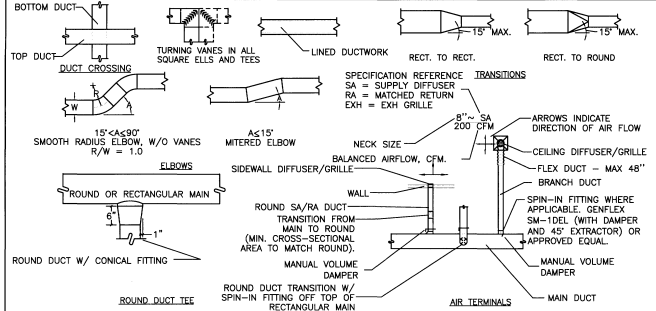


2 CONCENTRIC GAS VENT & COMBUSTION AIR INTAKE  
 SCALE: DETAIL



4 RETURN GRILLE  
 SCALE: DETAIL

### AIR DISTRIBUTION DETAILS



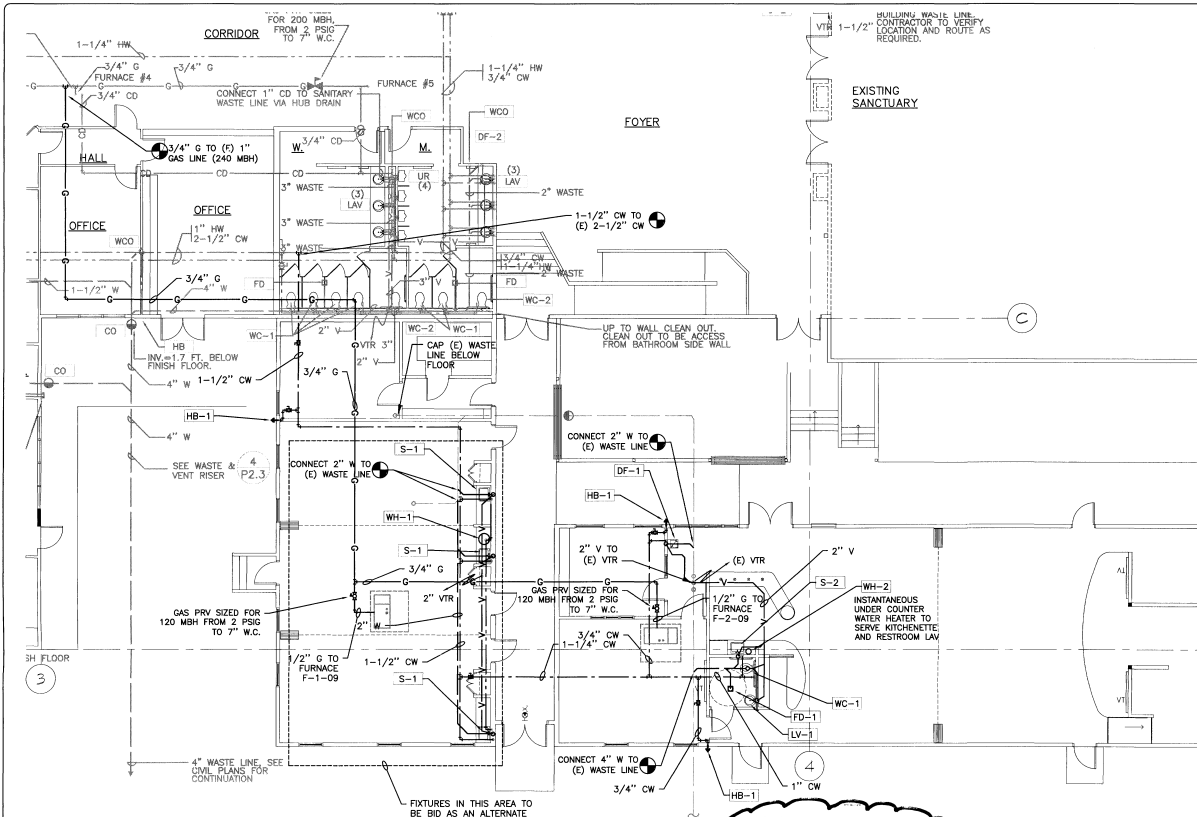
Date: 11-18-09  
 Proj No: 8117  
 Drawn By: MFB  
 Checked By: MFB  
 Design By: MFB  
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**FIRST BAPTIST CHURCH**  
 ADDITION AND ALTERATION  
 BEAVERTON, OREGON  
 HVAC DETAILS



SHEET  
**M2**  
 OF





### PLUMBING LEGEND

AFF ARCH	.....	ABOVE FINISHED FLOOR	---	(CW) COLD WATER
B.G.	.....	BELOW GRADE	---	(HW) HOT WATER
BTU	.....	BRITISH THERMAL UNIT	---	(W) BELOW GRADE WASTE
CAP.	.....	CAPACITY	---	(V) VENT
CAST IRON	.....	CAST IRON	---	(RD) RAIN DRAIN
CONT.	.....	CONTINUATION	---	(OD) OVERFLOW RAIN DRAIN
CONT.	.....	CUBIC	---	(G) NATURAL GAS
DF	.....	DRINKING FOUNTAIN	---	(D) DEMOLISH, (R) RELOCATE
DI	.....	DIAMETER	---	(E) EXISTING
DIA.	.....	DIAMETER	---	NEW WORK
DWC	.....	ELECTRIC WATER COOLER	---	PRESSURE/TEMP RELIEF VALVE
FD	.....	FLOOR DRAIN	---	GAS PRESSURE REGULATING VALVE
FDC	.....	FIRE DEPARTMENT CONNECTION	---	TOP CONNECTION
F.F.	.....	FINISH FLOOR	---	BOTTOM CONNECTION
FLG.	.....	FLANGE	---	PIPE TURNED UP, PIPE TURNED DOWN
FT	.....	FOOT / FEET	---	SALL VALVE
G.	.....	GAS	---	CHECK VALVE
GALV.	.....	GALVANIZED	---	UNION
GPM	.....	GALLONS PER MINUTE	---	DOUBLE CHECK ASSEMBLY
HP	.....	HORSEPOWER	---	EQUIPMENT MARK NUMBER
HR.	.....	HOUR	---	FIXTURE MARK
LE.	.....	INVERT ELEVATION	---	EXISTING
KW	.....	KILOWATT	---	NOTE
LAV	.....	LAVATORY	---	CONNECT TO EXISTING
LBS	.....	POUNDS	---	CAP
MAX.	.....	MAXIMUM	---	TEE
MBH	.....	THOUSANDS OF BTUS PER HOUR	---	ELBOW
MIN.	.....	MINIMUM	---	CLEANOUT
M.J.	.....	MECHANICAL JOINT	---	
N.I.M.	.....	NOT IN MECHANICAL	---	
OS&Y	.....	OUTSIDE STEM & YOKE	---	
PROT.	.....	PROTECTION	---	
PSI	.....	POUNDS PER SQUARE INCH	---	
PSIG	.....	POUNDS PER SQUARE INCH	---	
P/T	.....	REQUIRED	---	
REQ'D	.....	REQUIRED	---	
RPBP	.....	REDUCED PRESSURE BACKFLOW PREVENTER	---	
RPM	.....	REVOLUTIONS PER MINUTE	---	
TYP.	.....	TYPICAL	---	
UR	.....	URINAL	---	
VTR	.....	VENT THROUGH ROOF	---	
WC	.....	WATER CLOSET	---	

### PLUMBING CONNECTION SCHEDULE

MARK	FIXTURE	W	V	CW	HW	REMARKS
WC-1	WATER CLOSET	3"	2"	1"		ADA FLUSH VALVE, FLOOR MOUNT, DUAL FLUSH
LV-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	ROUND PEDESTAL 0.5 GPM SINGLE LEVER
S-1	SINK	2"	1-1/2"	1/2"	1/2"	S.S. ADA, COUNTER MOUNT, 1- COMP.
S-2	SINK	2"	1-1/2"	1/2"	1/2"	S.S. ADA, COUNTER MOUNT, 1- COMP.
HB-1	HOSE BIBB			3/4"		NON-FREEZE.
FD-1	FLOOR DRAIN	3"	V.L.			J.R. SMITH 2005A (ROUND)
WH-1	WATER HEATER			3/4"	3/4"	10 GALLON, 1.5 KW UNDER COUNTER
WH-2	WATER HEATER			1/2"	1/2"	3 KW INSTANTANEOUS UNDERCOUNTER TYPE

### PLUMBING CALCULATIONS

FIXTURE TYPE	NUMBER OF FIXTURES	DOMESTIC WATER SERVICE			SANITARY WASTE SERVICE		
		FIXTURE UNITS	TOTAL FIXTURE UNITS	TOTAL CW FIXTURE UNITS	FIXTURE UNITS	TOTAL FIXTURE UNITS	
DRINKING FOUNTAIN / WATER COOLER (GENERAL USE)	1	0.5	0.5	0.5	0	0.5	
LAVATORY (SINGLE)	1	1	1	0.75	0.75	1	
SINK GENERAL (1-1/2" TRAP)	4	1.5	6	4.5	4.5	3	
WATER CLOSET (1.6 GPF FLOWMETER VALVE-GENERAL)	1	5	5	5	0	4	
HOSE BIBB (FIRST ONE)	1	2.5	2.5	2.5	0	---	
HOSE BIBB (EACH ADDITIONAL)	2	1	2	2	0	---	
<b>TOTAL</b>	<b>10</b>	<b>17</b>	<b>15.25</b>	<b>5.25</b>		<b>17.5</b>	
		<b>GPM</b>	<b>30</b>	<b>30</b>	<b>5</b>	<b>WASTE SIZE</b>	<b>4</b>

**NOT APPROVED FOR INFORMATION ONLY**

**1 PLUMBING FLOOR PLAN**

SCALE: 1/8"=1'-0"

Approve Gas piping only

- ### PLUMBING SPECIFICATIONS
- 1.60.8 Gallon Dual Flush Water Closet, Flush Valve, Vitreous China, "WC-1": Elongated water closet bowl shall be designed for 1.60.8 gallon soft-set flushing action.
    - Flush Valve: Quiet acting, exposed chrome plated brass with ADA metal oscillating non-hold-open handle, designed for dual flush. Zurn 9800-M ADA-DF, screwdriver check control stop with vandal resistant cap, cast wall flange, synthetic rubber diaphragm, and vacuum breaker, as recommended by closet manufacturer. Sloan, Zurn.
    - Seat: Solid white heavy weight molded plastic seat, with molded-in bumper, open front less cover for elongated bowl with check and self-flushing flange. Hinge and hardware to be 300 series stainless steel. Church 295-SS-C, Bemis 323-SS-C18, or Bemis 1955 SS-C. Zurn Z995SS-EL-S1S.
  - Floor Mounted, top grid 18" High "WC-1": Zurn Dual Flush Z5663 American Standard, Kohler Eljer or equal.
  - Lavatory, Vitreous China, "LV-1":
    - Faucet: Chrome plated brass body with handle for the handoperated, vandal resistant 0.5 gpm aerator, with pop-up waste. Delta 515WV UGM H89, Grohe 33.816 or 407.542, Moen 829 or Symons 520.5 FB-W.
    - Faucet Mounted, Self-Rimming, 19" Diameter Round "LV-1": American Standard, Kohler, or Eljer.



Date: 11-18-09  
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 DSN By: MD  
 Acad File: 817\_PL.DWG

**FIRST BAPTIST CHURCH**  
**ADDITION AND ALTERATION**

BEAVERTON, OREGON

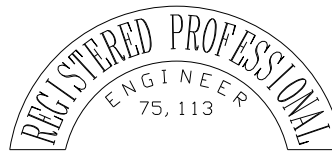
**PLUMBING FLOOR PLAN**



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SHEET  
**P1**  
 OF





EXPIRES: DEC. 31, 2020

# MEMORANDUM

**DATE:** June 23, 2020

**TO:** Kevin Puckett, Cor Deo Christian Academy

**FROM:** Monica T. Leal, PE  
Richard Martin, EIT

**SUBJECT:** Cor Deo Christian Academy at First Baptist Traffic Impact Statement P20-012

This memorandum summarizes the trip generation evaluation for the proposed relocation of the Cor Deo Christian Academy to First Baptist Church Beaverton located at 5755 SW Erickson Avenue in Beaverton, Oregon.

## PROJECT DESCRIPTION

The Cor Deo Christian Academy is proposing to relocate 73 students for middle school and high school age groups to the First Baptist Church in Beaverton, Oregon. A trip generation analysis was conducted to determine whether the proposed relocation exceeds the level of analysis threshold. According to the Beaverton Development Code (BDC) Section 60.55.20, the threshold for a full traffic impact analysis (TIA) is 300 vehicles or more per day in average weekday trips.

## TRIP GENERATION

Trip rates presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, Tenth Edition*, were utilized to estimate the number of vehicle trips projected to be generated by the school relocation, based on the number of students. Among the ITE land use codes, there is no direct match to the proposed private middle/high school, so calculations were made for several different school codes. Trip rates were taken from ITE land use codes 522 – *Middle School/Junior High School*, 530 – *High School*, 534 – *Private School (K-8)*, and 536 – *Private School (K-12)*. The average daily trip (ADT) rate is calculated on a per-student basis.

**Table 1: Trip Generation Summary**

Land Use	Students	Weekday (Average Vehicle Trips)				
		ITE 522	ITE 530	ITE 534	ITE 536	Average
Generation Rate Per Student <sup>1</sup>	73	2.13	2.03	4.11	2.48	2.69
New Site Trips		155	148	300	181	196

<sup>1</sup> Source: *Trip Generation Manual, Tenth Edition*, ITE, 2017, average rates, average daily trips per student.

As summarized in Table 1, most of the ITE land use rates produce net new weekday site trips between 148 and 181. The four land use code results produce an average of 196 net new weekday site trips. ITE 534 produces 300 net new site trips, but the land use code provides only one study site. Due to the small sample size, and since the 73 students will be split between middle school and high school students, this result should not validate requiring a TIA. Since the other land use codes (as well as the average) result in net new average weekday trips of less than 300, a TIA is not warranted.