



MEMORANDUM

**Evergreen Middle School
Neighborhood Meeting – Summary Notes**

DATE August 17, 2018
TO Project Team
FROM Frank Angelo, APG
CC Adam Stewart, HSD
Mathieu Jacobs, Cornerstone
Marlene Gillis, SDRA
Bob Thrapp, SDRA
Brian Feeney, 3J
Julia Kuhn, Kittelson & Associates
CJ Doxsee, APG

Evergreen Middle School Neighborhood Meeting

The formal Neighborhood Meeting for the proposed expansion of Evergreen Middle School was held at:

Evergreen Middle School
456 NE Evergreen Road
Hillsboro, Oregon 97124
Tuesday, August 14, 2018
6:00pm – 7:00pm

Exhibits / Boards

- Evergreen Site Plan
- Building Elevations
- Building Floor Plan
- Renderings of Expansion Area (2)

Project Staff Present

1. Frank Angelo, APG
2. Marlene Gillis, SDRA
3. Bob Thrapp, SDRA

Meeting Summary

Frank introduced the project and discussed that this project is one of many that were approved by District voters in the recent school bond election. He noted that tonight's meeting is part of the City of Hillsboro's land use review process for Conditional Use applications. Frank introduced Marlene and Bob.

Bob presented the site plan and the other exhibits. He noted that the expansion will be approximately 18,000 square feet and add six (6) new classrooms. The capacity of the school will increase from 800 students to 1,000 students. The District expects that growth in enrollment will occur slowly over the next 5 – 10 years. Bob pointed out the additional 36 vehicle parking spaces on the southwest portion of the site. These parking spaces will be primarily for event parking. Access to these spaces will come off of NE Evergreen. Landscaping will be provided on the western edge of the new parking area to provide a buffer with adjacent houses.

Bob noted that the fire lane will be extended around the building to provide easy and immediate access for emergency vehicles. He described the expansion and noted that there will also be improvements inside the existing building including a net increase of two (2) new classrooms. He showed the two renderings of the expansion area and noted that the improvement will match the existing building. He turned the presentation back to Frank.

Frank discussed the City's land use review process. He noted that the application is expected to be filed with the City by the end of August. Assuming staff determines the application is complete within 30 days, a public hearing before the Planning and Zoning Board could occur by early November. He noted that those who received notice of the Neighborhood Meeting will also receive notice of the public hearing. He noted that the public is welcome to review the submitted land use application at the City and indicated that the application will include the information on engineering, transportation, landscape, building design and conformance with the City's development standards.

Questions from the audience

1. Will NE Evergreen be widened to five (5) lanes and, if so, when?
Response: The school project won't widen NE Evergreen. According to a member of the public, the City has indicated that Evergreen will be widened in the 2020 – 2025 time period.
2. Will there be a stop light at the school entrance on NE Evergreen?
Response: No. The traffic report being prepared for the school does not indicate the need for a signal at this location.
3. Is the project on budget?
Response: Yes
4. How many new classrooms will be provided?
Response: There will be a total of eight (8) net new classrooms – six (6) new classrooms and two (2) classrooms created within the existing building area.
5. What's the anticipated timeline for construction and occupancy?
Response: Bob said construction would begin next summer (2019) with a 12 to 14-month construction period.
6. A concern was expressed about drainage between residential areas to the north (northwest portion of the parking lot).

Response: This information will be shared with the project team's engineer. It was noted that no construction activity will occur on this portion of the site.

7. Will there be an increase in traffic from NE 4th to the site (using the gated entrances on the west side of the site)?

Response: The District doesn't expect that additional traffic will use this entrance. The traffic report will examine this issue.

8. Will the trash enclosure be 'rodent-proof'?

Response: It will be enclosed on three sides with a gate to access the trash / recycling. This will provide more protection than the existing dumpsters with no enclosure.

9. What are the impacts to the existing landscaping?

Response: The project will remove only 2 existing trees in the building footprint and will be adding back more than that with the landscape improvements.

The meeting adjourned, and staff was available to answer questions.

Attachments:

- Meeting Agenda
- Meeting Notice
- Mailing Notification List
- Meeting Exhibits

**Evergreen Middle School
Neighborhood Review Meeting**

**Evergreen Middle School
456 NE Evergreen Road
Hillsboro, OR 97124
Tuesday, August 14, 2018
6:00pm – 7:00pm**

Agenda

Introduction and Project Background	Mathieu Jacobs Hillsboro School District	6:00 - 6:10 pm
Main Building and Site Design	Bob Thrapp, Soderstrom Architects	6:10 – 6:30 pm
Land Use Approvals	Frank Angelo Angelo Planning Group	6:30 – 6:45 pm
Questions and Discussion	Mathieu Jacobs Hillsboro School District	6:45 – 7:00 pm
Open House Opportunity	Discussions with Staff • Site Plan: Soderstrom Architects • Building Design: Soderstrom Architects	7:00 – 7:30 pm

For more information:

Adam Stewart
Hillsboro School District
503-844-1327
stewart@hsd.k12.or.us

Dear Resident,

The Hillsboro School District is proposing an expansion at Evergreen Middle School. The school expansion was approved by District voters as part of the 2017 School Bond. The expansion at the Middle School will be constructed in a single phase and will add roughly 20,000 square feet to the existing building. The expansion will provide new capacity for an additional 200 students and raise the school capacity to approximately 1,000 students. The expansion will also provide an additional 36 spaces for a total of 151 vehicle parking spaces.

The 15-acre site is within the City of Hillsboro's Single Family Residential 7 (SFR 7) Zone. School expansion are permitted in the SFR 7 through a Conditional Use and Development Review permits. The Conditional Use will require submittal of an application to the City for review and approval by the City's Planning and Zoning Hearing Board. The Development Review will be reviewed by City planning staff following the Conditional Use approval.

As specific engineering and site plans are being prepared and before submitting the application for the necessary reviews and approvals, we would like to discuss the proposal with the surrounding residents. In accordance with City requirements, we are conducting a Neighborhood Meeting on the following date and at the following location:

Tuesday, August 14th, 2018

6:00 – 7:00 pm

Evergreen Commons

456 NE Evergreen Road

Hillsboro, OR 97124

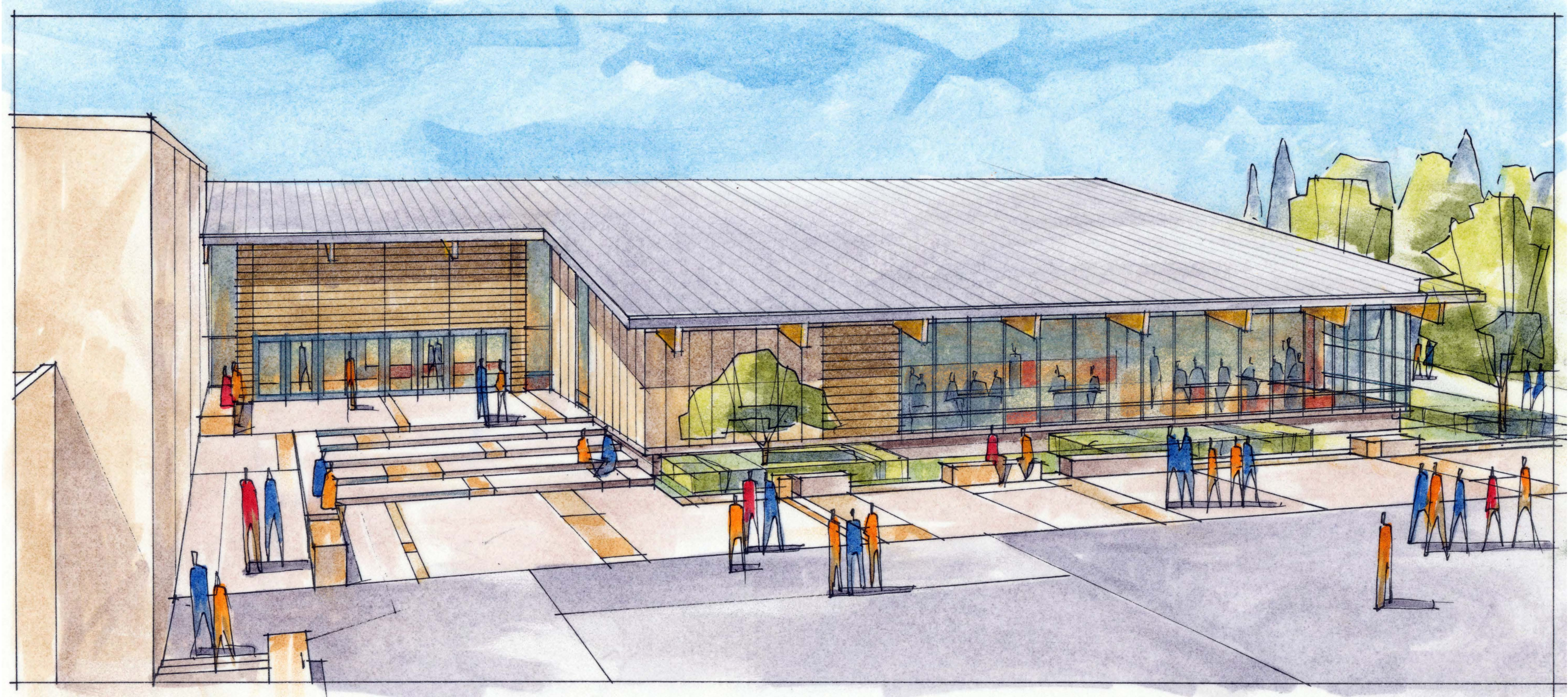
Please note that this will be an information meeting on preliminary development plans. These plans may change slightly before the application is submitted to the City. You may receive an official notice from the City of Hillsboro of your opportunity to participate either by submitting written comments and/or attending a public hearing

We look forward to discussing the proposal with you. Please feel free to contact me at 503-844-1328 or stewart@hsd.k12.or.us if you have any questions.

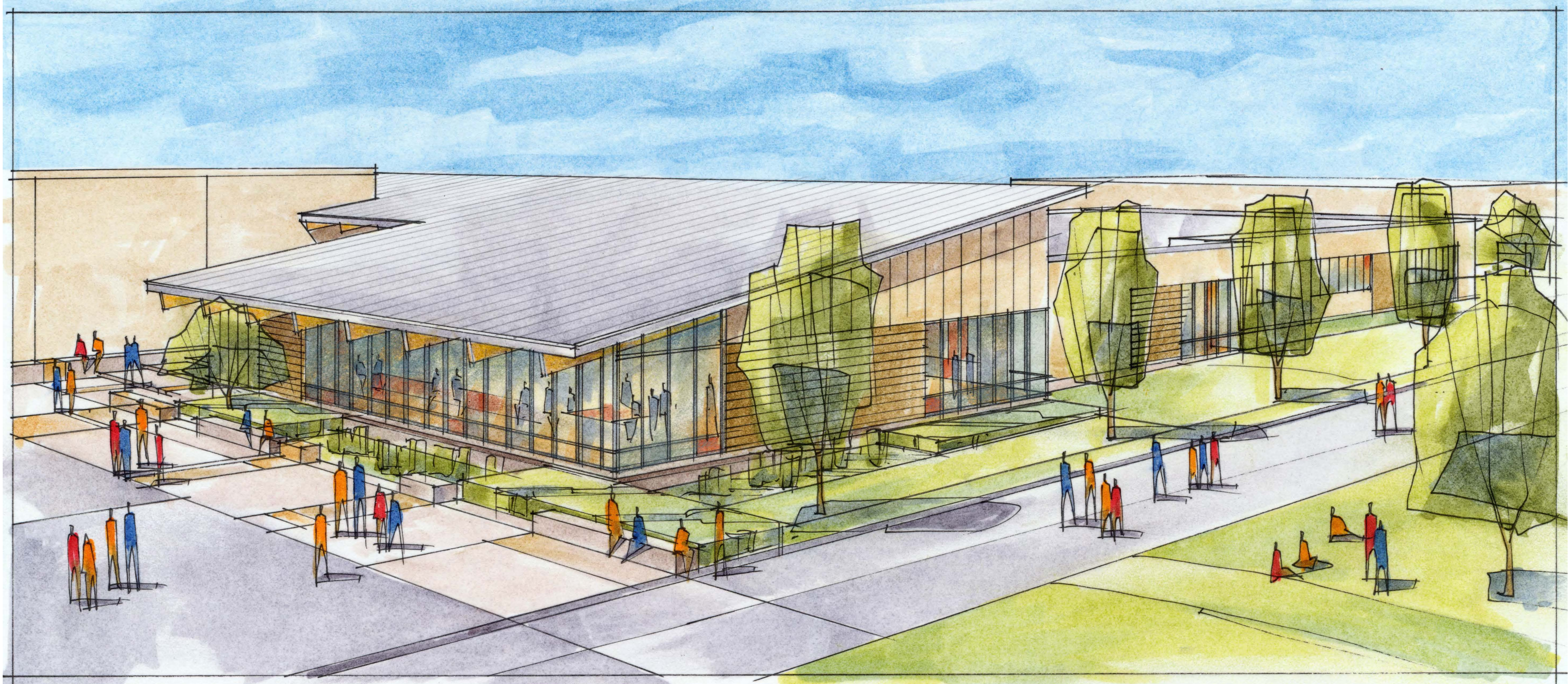
Sincerely,

Adam Stewart

Artist's Rendering - Library Plaza



Artist's Rendering - Library

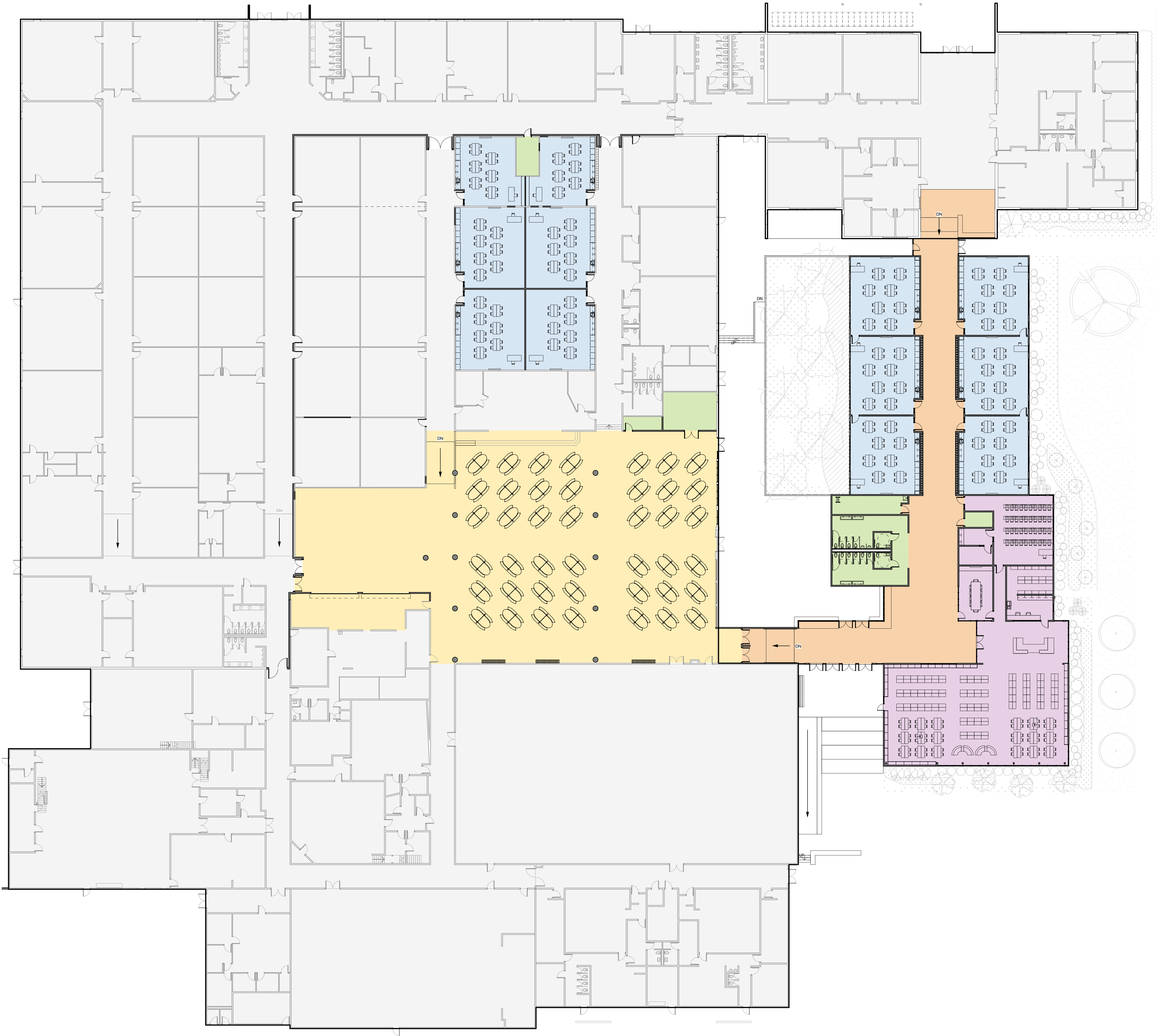


Hillsboro School District
Evergreen Middle School - Addition & Remodel

Soderstrom Architects

Floor Plan

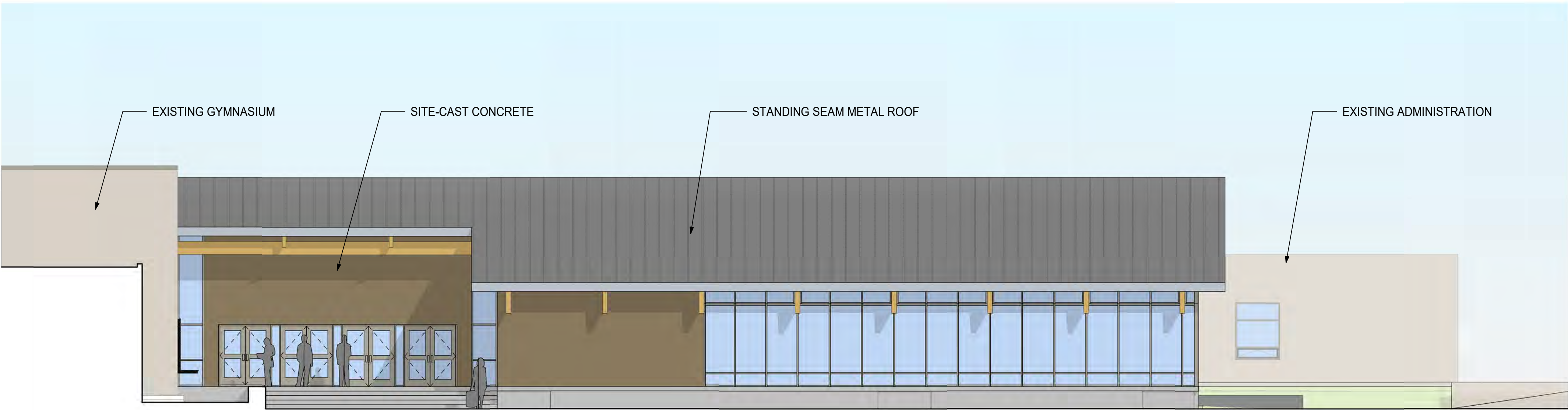
- CIRCULATION (NEW)
- CLASSROOM (NEW)
- COMMONS
- EXISTING
- LIBRARY
- SUPPORT



Site Plan



Exterior Building Elevations



MEETING NOTICE

PROPOSAL: Evergreen M.S.

Renovations

MEETING DATE: Tuesday August 14, 2018

TIME: 6:00 - 7:00pm

PLACE: Commons

CONTACT PERSON: Adam Stewart

PHONE NUMBER: 503-844-1340