

SITE PLAN – DESIGN REVIEW

MOSS CAMPUS SITE CONDITIONS (SP01-06)

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Response to Conditions of Approval (Date: October. 25, 2001)

February. 26, 2002

CONCLUSION AND DECISION:

Based on the analysis and findings as described above, staff concludes that the proposed application for the site improvements exclusive of the building footprint and areas within 5 feet of these buildings meet the approval criteria with the following conditions:

CONDITIONS:

General

1. The property owner shall combine tax lots 500 and 600 with tax lot 1300 or the lot lines otherwise amended so that applicable zoning and land division standards are satisfied. Such lot line adjustments or combinations shall be accomplished prior to issuance of occupancy permits. In addition, the property owner (project proponent) shall demonstrate ownership of tax lot 1200 by the time of a request for building permits for the entire site. Portions of tax lots 1000 and 1001 as outlined in the application shall be configured via lot line adjustment or other legal means. This will occur prior to building permit issuance for any site improvements.

Tax lots 500, 600, 1200, 1300, and 1301 are not a part of any recorded subdivision and therefore no lot line adjustment would be required. Consolidation of the lots to be accomplished by the District at the Assessors office. The acting City Planning Director has advised that changing of the zoning is not required. The title company has supplied through Metroscan and research proof of ownership for the High School property. This record will be transmitted under separate cover.

2. This decision is subject to the conditions of approval contained in conditional use file CU 01-01, V 01-01, SP 01-06, Phase I and WR 01-06.

The School District understands it meets conditions of approval unless notified otherwise.

3. The property owner's erosion control methodology and plan must be approved under separate permit by the City's Erosion Control Officer prior to issuance of construction permits. The plan must clearly indicate location(s) for construction staging. The applicant shall comply with all requirements of Section 17.47.

Sheet C1.11 of the civil portion of the construction plans illustrates necessary erosion control. A NPDES Permit 1200C has been submitted to the DEQ with approval obtained for the entire site.

4. Prior to issuance of site plan construction permits, the property owner will post a financial guarantee acceptable to the City for the construction costs of Glen Oak Road, Beaver Creek Road and the traffic signals at Glen Oak/213 and the new Beaver Creek/Meyers Road intersections. Additional performance guarantee and security will be required for erosion and sediment control. The financial guarantee for erosion control will be required prior to site construction. The financial amounts of each guarantee will be based on City-approved engineer's cost estimates (provided by the property owner).

Construction plans for Glen Oak Road, Beavercreek Road, and Meyers Road have been submitted to Oregon City in September, October, November 2001 without response as of February 8, 2002. Beavercreek Road is under Clackamas County jurisdiction and a permit will be issued by the County. A financial guarantee to the City for this work appears inappropriate. The School contractor is costing these features. These costs will be used for the determination of the guarantee amounts.

5. The tree cover is described in general but location of trees (6 inches or greater) must be properly identified on the pre-construction conditions and site development plan. Any trees that were removed as part of preliminary site grading must be identified. The property owner shall provide a site plan and an pre-construction condition map indicating the location of these trees in the areas where project grading is to occur (or has occurred). **A revised Landscape/Mitigation Plan for the site must demonstrate replacement of all removed trees necessitated by construction at a ratio of 1.5(new):1(removed). Replacement trees shall be minimum 3" caliper or greater and shall be approved by City staff prior to construction permit issuance. The property owner shall also supply documentation for compliance with Section 17.62.050.11 to City staff for their approval prior to construction permit issuance.*

Supplemental plans will be prepared for mitigation of the detention pond and replaced buffer around the small wetland. C1.11 illustrates specific trees and not the general location. Directions, from the City, were not received until February 20, 2002 as to the location of mitigation area.

6. The property owner shall demonstrate site plan improvement compliance with the required Water Quality Resource Area in the Glen Oak Road area south of the site. The property owner shall provide complete documentation of the resource area and vegetated corridor sufficient for proper review of the Site Plan and Design Review Standards. The map and materials shall be provided by the property owner and subsequently reviewed by the City prior to issuance of neighborhood collector, private roadway, Glen Oak Road half street and other construction permits at the south portion of the site.

The Water Quality Resource Area extends on to tax lot 1200 but is effectively cut off by the existing Glen Oak Road. The use of the property prior to development by the School was a private residence and filbert orchard. The construction plans show necessary street improvements which are, confined to the north side of the existing Glen Oak Road. A and a detention/water quality facility has been sited north of the street improvements.

7. Site Plan and Design Review Phase II construction permits include any construction permits exclusive of Buildings A through M on Site Plan A1.00 (9/14/01) and areas within 5 feet of these buildings, previously approved under City Permit SP 01-06, Phase 1. No Phase II permits on tax lot 1200 shall be issued prior to the property owner providing evidence that the portions of tax lots 1000 and 1001 (Clackamas County Map 3S-2E-9D) have been legally added to the project property.

As stated in Condition 1 consolidation of the tax lots to be accomplished by the District. The title company has provided documents with show the School District is in control of tax lot 1200. No construction, grading or other activity is requested for the triangular portion of tax lot 1000.

8. The Water Quality Resource Area boundary, work boundaries and clearing limits shall be clearly flagged and trees shall be properly protected and not used to anchor or stabilize the work equipment. These limit lines and protections shall be in place prior to commencement of work and shall remain in place throughout the construction process.

The work boundaries were established in the Phase I work and remain essentially the same in Phase II. The clearing limits are illustrated on C1.11 of the civil construction plans.

9. The property owner must comply with all storm sewer, stormwater, grading, erosion control, and water resources comments, geotechnical, drainage facilities, and other infrastructure requirements identified in the attached comments and policies of Exhibits 7, 9 and 10. All improvements shall be in place prior to certificate of occupancy of Phase 1 unless specific written agreement is reached with the City of Oregon City.

The Phase I storm system has been installed including erosion control facilities as requested by the DEQ. The detention/water quality pond in the northwesterly portion of the project is currently being used as a sediment pond for the first phase of construing. Final grading and planning will follow in the 2002 summer season.

Stormwater

10. Pre-development drainage patterns shall be outlined on an pre-construction conditions plan for the entire site. These criteria are in addition to those required in Condition # 8 of WR 01-06. The drainage plan must clearly indicate pre- and post-development topography and both the Caufield and Newell drainage basins. Drainage solutions shall not take stormwater out of an existing basin and into the other. The property owner shall provide map materials clarifying how pre and post drainage shall not move drainage from one basin to another prior to construction permit issuance.

The pre-developed drainage patterns and both the pre and post development topography are illustrated on C1.11 and supplemental drawings based on field measurements. These maps indicated in the Caufield and Newell drainage basins and will be submitted in the final drainage report. The final drainage solution does not change the pre-existing drainage patterns. The final drainage report will illustrate and clarify the drainage.

11. The project's Water Resources Report and Stormwater Report do not adequately address hydraulic design computations or downstream analysis. The plan shall be revised to keep basin flows within each respective basin and to accommodate other changes necessitated by these conditions of approval. Adequate map documentation, hydraulic design (quantity and quality) calculations and downstream analysis reflecting the revised plan revisions shall be provided for City review and approval. The hydrology information must include determination that the project would achieve minimum levels of Total Suspended Solids (TSS) removal. In addition, evidence that an NPDES 1200-CA permit has been obtained needs to be provided to the City Erosion Control Officer prior to issuance of construction permits. City approvals for each of the items in this condition must occur prior to issuance of construction permits.

Due to ongoing changes in the base plan, a final storm water report is still in progress. Field survey data collected off-site including interviews with off-site residents have been made to confirm pre-existing drainage patterns. The NPDES 1200-CA permit has been obtained from the DEQ and will be made available to the City Erosion Control Officer.

12. Construction Permit drawings shall incorporate design standards in conformance with Chapter 13.12, Stormwater Management.

The civil plans including standard details demonstrate the collection and disposal of the storm water using the standards and practices of the City.

Connectivity

13. The on-site pedestrian walkways must be hard surfaced, well-drained and at least five feet wide. These walkways shall meet the requirements of Section 17.52.070 of the Code. All pedestrian walkways shall meet these standards at the construction document stage prior to issuance of construction permits. An additional walkway must be permitted and built connecting the parking lot

south of the existing gymnasium building to the walkway on the west side of the new campus buildings. This pathway shall be built prior to final occupancy of phase 2 building construction. The property owner shall also provide direct pedestrian connection from the main school area to the soccer area off of Glen Oak Road. The connection access point will be at the northeast corner of the two field area (under the power lines) at the new Meyers Road area. This will alleviate having to walk around extensive lengths of fencing. Adequate access must be approved by the City prior to approval of construction permits for the soccer field improvements. This access improvement must be approved and built prior to certificate of occupancy for the soccer fields and associated parking lot.

- a) All of our site pedestrian walkways are a minimum 5'-0" wide, the majority of concrete construction. There are two 5'-0" wide asphaltic concrete walkways connecting the south parking lot to the existing baseball field and the north parking lot to new softball fields (Drawing A1.00).
 - b) Exterior concrete stairs and sidewalk have been added at the west side of existing gym to provide connectivity to the lower gym, track and west portion of the buildings (Drawing A1.00 and 2-A1.03).
 - c) A crosswalk across the Meyer Road extension will be included as part of the Meyer Road work to provide connection to the SW soccer fields (Drawing A1.00).
14. The proposed gates on public streets, the private roadway and at the emergency access crossing of the wetland area shall be approved by the Fire Department and the Oregon City Police Department prior to issuance of construction permits for the roads.
- a) The vehicle access gates provide security and emergency access on the high school site at the wetland crossing and the private road connecting the softball field to the Meyer Road extension (Drawing A1.00 and 3-A1.02)
15. All pedestrian crossings of the exclusive bus lane in front of the buildings shall have slip resistant concrete paving or similar material to differentiate the crossing areas from the asphalt pavement. These crossings shall be clearly marked with signage. These crossings shall meet the requirements of Section 17.52.070 of the Code.
- These crossings are concrete and comply with Section 17.52.070 of the Code.
(A1.00, 1 & 2 – A1.02).
16. All auto and pedestrian access improvements, shall meet American Disabilities Act (ADA) requirements. Proposed handicap parking in the north student parking lot must be placed as close as possible to the proposed ROTC building. These requirements shall be reviewed and approved as part of preliminary drawing revisions and construction permit design drawings.
- Pedestrian access meets ADA requirements. The current plan has located an additional two accessible spaces approximately 140 feet from Building M with an accessible walkway leading to the building. The current site plan includes 22 handicapped parking spaces; this is one above the Code-required minimum.
(Drawing A1.00 and C1.15 thru C1.20).
17. On-site bike lanes and the proposed neighborhood collector shall have bike lanes on both sides of the driveways and roadway or should be completely separated from these auto/bus routes. Revised preliminary plans with these revisions must be approved prior to issuance of site construction permits.

Also, the property owner shall provide a bus stop with a protected shelter for future Tri-Met bus connection. The property owner will either build the bus stop to Tri-Met specifications or provide an easement and post a bond with the city that will allow the future development of the stop. The property owner must obtain City staff approval for a bus stop to be shown on the site plans, prior to issuance of site construction permits. If the owner chooses not to build the improvement an interim landscape plan shall also be required for the stop area and vehicle approach, to be approved by staff prior to issuance of site construction permits. Necessary easements will be recorded prior to occupancy of any of the new buildings.

No on site bike lanes required or requested in the application. The District is willing to dedicate bus stop easement.

For off-site street improvement, bike lanes and access, see: Beavercreek (Drawings 6/7 & 7/7); Meyers Road (Drawing 3/4).

Parking

18. The property owner shall demonstrate compliance with minimum number of parking spaces requirement in Section 17.52.010 prior to the issuance of construction permits.

The District is providing 1,000 parking spaces. The minimum required is 727 based on Section 17.52.010, as demonstrated below. (Drawing A1.00, Parking Tabulation).

1 space/classroom = 95 teaching stations	= 95	Required spaces
1 space administrative employee = 32	= 32	Required spaces
1 space/ea. 4 seats of gym	= 600	Required spaces
	<u>727</u>	<u>Required spaces</u>

19. The property owner shall revise the site layout to meet the requirements of Section 17.52.020 which states that parking spaces must be within 500 feet of the building or use they are required to serve, measured from the building. The buildings on campus have a minimum number of parking spaces that are required (See 17.52.010 and Condition #11). 211 parking spaces do not meet the 500 foot criteria. The property owner shall receive planning staff approval for a revised site plan that meets this (and all other) requirements prior to the issuance of construction permits.

Section 17.52.010 states that required spaces shall not be more than 500 ft. from the building for the use they are required to serve. The current site plan meets this requirement because 789 spaces are within the 500 ft. distance. The Code requires 727 spaces. The 211 spaces beyond this distance will serve adjacent sport fields and court activities. It should be noted that a program requirement called for the new soccer field and tennis courts to be adjacent to the new school facility for access supervision. Meeting this requirement resulted in locating approximately 211 additional spaces closer to the fields and beyond the 500 ft (Drawing A1.00).

20. The property owner shall designate a minimum of 5% of the total main school parking area for exclusive carpool and vanpool parking and meet the requirements of Section 17.52.040.A. Staff approval and required signage shall be required prior to certificate of occupancy.

We meet the 5% car and vanpool requirement of the parking area within 500' of the buildings served: $789 \times 5\% = 39.5$ required spaces. Current plans indicate 40 spaces. The required signage will be provided. (Drawings A1.00 & C1.21)

21. Prior to obtaining a construction permit, the applicant must submit information showing:
- the location of 20 additional bicycle parking spaces required by the Code (for a total of 190 spaces);
 - the location of the 40 (or more) spaces to be provided in the first phase (at the opening of the school campus); the applicant must also submit a phasing plan for provision of future phases (e.g., number of spaces provided in each future phase, what triggers the future phase development, and approximate time frame).
 - that all of the required 190 bicycle parking spaces shall be located within 500 feet of a main building entrance; with optional additional bicycle parking provided at the sports fields.
 - the location, size, and text of any signs indicating bike parking area locations;
 - that all bicycle parking on the campus shall have a minimum lighting level of three foot-candles;
 - the type of bicycle racks to be provided and demonstrating how they shall be securely anchored to the ground or a structure;
 - that proposed bicycle parking (the additional and relocated, if any, bike parking areas) addresses the standards of Section 17.52.060.

A future building addition shown on the site plan near the north entrance to the school buildings would eliminate 40 proposed bike parking spaces as well as auto parking spaces. Prior to obtaining construction permits for the future addition, the applicant must demonstrate how those bicycle and motor vehicle parking spaces would be replaced and still meet all applicable requirements. Replaced spaces must receive permit approvals and be constructed prior to the certificate of occupancy for the future building addition being issued.

Pursuant to the C.U.P. Appeal, the Planning Commission required the District to provide a minimum of 40 bike spaces at the opening of the campus with a program to add additional bike spaces as the need arises.

The current plan provides bike parking for 80 bikes when the campus opens and will comply with the finding of the Planning Commission to provide the required 190 spaces as the need arises. Revised plans indicate placement of the additional 110 spaces.

(Drawings 1.00, 1, 2 & 8-A1.02 and 1-A1.04).

All bike parking is located adjacent the main entrances or within 500' of the buildings bicycle rack construction and anchorage detail (Drawing 4-A1.02).

Bicycle parking areas provided with minimum 3 foot-candles illumination. (Drawings EPH1.0 & EPH1.1).

Relocation of bicycle and auto parking spaces affecting the future addition will be indicated prior to obtaining permits for the future addition.

Lighting

22. The property owner shall demonstrate compliance with the outdoor lighting requirements in 17.62.050.10 and 17.62.070.C, prior to issuance of construction permits. This will require a lighting plan for the entire site based on the 9/14/01 site plan and any changes required by these conditions. Plans must include matched lighting details and confirmation regarding maximum foot-candle illumination at the property lines and minimum foot-candle illumination on the walkways, pedestrian paths and bike rack areas.

Site lighting plan with foot-candle illumination is provided. (Drawings EPH1.0 & EPH1.1)

Landscaping

23. All parking areas must contain a minimum landscape width of five feet per Section 17.52.090.C.2. The areas of interior landscaping are not correctly measured by the applicant as identified on the applicant's drawing L-5 dated 4/06/01. The measurements include areas that are not "interior landscaped area" but are "perimeter parking lot landscaping." The parking lots shall need to be redesigned to reflect the needed percentage of interior landscape area required by this code section. Also, the revised parking area near the future Meyers Road/Beavercreek Road intersection shall accommodate pedestrian crossing of the parking area within a walkway that is at near-right angles to the movement of autos within this lot. All improved access points on Beavercreek Road, Meyers Road, the new north-south neighborhood collector and Glen Oak Road shall provide landscape vegetation that will not impede line of sight distance requirements indicated in Chapter 10.32 of the City Code. Revised drawings that meet these requirements must be approved by staff prior to issuance of any site construction permits.

Parking lots contain 5' minimum landscape area.

Interior parking lot landscaping meet the 10% minimum requirement as shown. (Drawing L-6)

The diagonal sidewalk in the southeast parking lot was reviewed; it was agreed that the point where it terminates with the new Meyer Road extension sidewalk should be moved 100 ft. to the west. The resultant new walk crosses the traffic lane closer to perpendicular. (Drawing A1.00)

24. The property owner shall provide an irrigation plan to be approved by the City staff prior to the issuance of construction permits. The plans shall reflect revised site design (see other conditions in this permit) and shall meet the requirements of Section 17.52.090.

Landscape irrigation will meet criteria of 17.52.090.6. Plans will be submitted to city for review.

25. Revised preliminary drawings must meet the requirements of Section 17.52.090.7 and 17.52.090.8. These revised drawings shall clearly indicate the locations for garbage receptacles and other ancillary features for staff review and approval prior to issuance of construction permits. Elevation drawings shall indicate how the adequate screening will be provided.

The garbage collection area/loading dock. (Drawings 9, 10, 11/A1.05) is screened by an 8 ft. high ornamental steel fence.

26. Construction permit drawings shall include parking lot landscape trees with a three-inch minimum caliper size, according to American Nurseryman Standards.

3-inch caliper trees are noted. (Drawing L-1 thru L-4)

Other

27. Existing and proposed on and off-site easements must meet the requirements of Engineering Policy 00-01. Easement shall also be added to the pre-construction conditions plan to be submitted to the City Planning Division and City Engineering Division. Also, confirmation from the power line easement holder (unidentified on maps as to holder) shall be provided, confirming the legitimacy of proposed improvements within the easement area. These items must be complete prior to issuance of construction permits.

PGE has been contacted multiple times on this issue. PGE policy is that any development within easement must be compatible. PGE has been provided plans for their review, they have provided no written statement that development is not in compliance or not compatible. Prior or previous development allowed within easement include the City drives and baseball field.

28. The property owner shall sign a non-remonstrance agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the property assessing the cost to benefited properties pursuant to the City's capital improvement regulations in effect at the time of such improvement.

The District is in the process of completing the non-remonstrance agreement.

The City Engineer has agreed to allow submittal on remaining easements after completion of construction.

EXHIBITS:

1. Pre-Application Notes
2. Tax Assessor's Map
3. Application form
4. Pacific Habitat Water Resources Report
5. Applicant's Original Set of Plans
6. Addended Sheets A1.00, A1.01, C1.11, and C1.12
7. Engineering Policy 00-01
8. Applicant's Geotechnical Report
9. Clackamas County Department of Transportation and Development Comments
10. Engineering Division Comments
11. Wetland Delineation
12. Army Corps of Engineers "Compliance Certification"
13. Public Comments
14. Water Quality Resource District Comments – Nancy Kraushaar
15. Traffic Engineer's Comments
16. Conditions of Approval from SP 01-06, Phase 1
17. Conditions of Approval from WR 01-06
18. Conditions of Approval from CU 01-01
19. Land Use Decision from V 01-01
20. Applicant's Narrative
21. Applicant's Traffic Study