

OREGON CITY SCHOOL DISTRICT

MASTER PLAN

OREGON CITY HIGH SCHOOL AND TRANSPORTATION MAINTENANCE FACILITY CAMPUS

Exhibit B - Conditional Use Application Narrative (High School)

Refer to attached Conditional Use Application Narrative submitted prior to the Construction of the Oregon City High School.

October 22, 2014

Ms. Maggie Collins
CITY OF OREGON CITY
PO Box 3040
320 Warner Milne Road
Oregon City, OR 97045-0304
Phone: 503 657-0891
Fax: 503 657-7892

DRAFT

**RE: Oregon City High School
Application for Conditional Use
Oregon City File No. PA00-66
Clackamas County Tax Assessor Map 3 2E 09D
Including Tax Lots 500, 600, and 1300 as well as
Tax Lot 1200 (being acquired)
and the newly created Lot (being partitioned and acquired)
including northerly portions of Tax Lots No. 1000 and 1001.**

Dear Maggie:

Attached are following documents necessary for Conditional Use Application:

Filing Fee, Application and Forms for Conditional Use, Narrative, Vicinity Map, Aerial Photo Tax Lot Map, Zoning Map, Site Development Plan, Site Landscaping/Circulation Plan, Topographic Site Map (Existing conditions), Geo-Technical Report, Traffic Study, Water Resource Report

Narrative:

General:

This is application for the Conditional Land Use within the City of Oregon City (the City), the County of Clackamas (the County) within the state of Oregon (the State). The owner for this application is the Oregon City School District No. 62 (the School District). The Owner's Project Manager, Milstead and Associates, Inc., will be the Applicant handling the Conditional Use Process.

This Application requests conversion of the current Moss Ninth Grade Campus on South Beavercreek Road into a single site High School replacing the current Moss Ninth Grade Center at Moss and the Oregon City Senior High School on at 12th and Jackson Street. This project will consolidate Oregon City High School from its present split campus to the Beavercreek Road site.

The project includes demolition of a small portion of the existing building and remodeling the rest. There will be several extensive new building additions and new stand alone buildings. New support parking and extensive outdoor athletic facilities are also proposed.

The project consists of the five properties on Clackamas County Tax Lots No. 500, 600, and 1300, which are owned by the School District. Tax Lots 500 and 600 are currently in the process of Annexation into the City. The reason for Annexation is to create a single unified campus for development within City boundaries as required by City policy.

A fourth parcel Tax Lot No. 1200, currently referred to as the "Hess" Parcel" is currently in the process of being acquired and will be used for athletic fields.

A small Fifth lot, currently referred to as the "Hunt Triangle" is in the process of both being created and acquired. The new lot is formed from the northerly portions of Tax Lots No. 1000 and 1001 in a Lot line adjustment. Both of the "Hunt" parcels have the same owner and are in the City of Oregon City.

Tax Lots 500 and 600:

The two Lots No. 500 and 600 are located along the West Side of South Beavercreek Road (County Market Road No. 11). They gently slope down to the west (away from South Beavercreek Road.) at a rate of approximately six-percent.

Tax Lot No. 500 is 1.08 acres and has a house and out-building. Tax Lot No. 600 is 0.38 acres and similarly has a house and two outbuildings. Together they are 1.46 acres. The School District is currently using the house on Tax Lot No. 500 for a support Moss Campus print shop and the residence on Tax Lot No. 600 is surplus. All of these buildings will eventually be demolished.

Several significant Oak trees on both of the two Tax Lots will be saved. Many of them are being incorporated into the proposed High School project as support elements the new school Main Entry. Some trees will be removed on these parcels to allow for proposed parking lot and drop-off lane.

The design of the new campus includes the layout of buildings and athletic fields proposed on the attached drawings. New and remodeled buildings are all located on Tax Lot No. 1300 with a small portion on Tax Lot No. 500.

Tax Lot 1300 (the Current Moss Campus):

The current Moss Ninth Grade Campus located on adjacent Tax Lot No. 1300 that consists of 48.20 acres. It is situated north, west and south surrounding

Tax Lots No. 500 and 600 on three sides with South Beaver Creek Road on the fourth.

The parcel slopes gently downhill to the west from at an overall rate of two percent. Drainage for these three parcels migrates west and ends up on the Clackamas Community College Campus to the northwest. The college currently accounts for this runoff and has it controlled with its own run-off in a shallow man made pond near the center of the college campus. Our Civil Engineer's discussion with the College and City has found that the current pond will need to be replaced eventually. The College is amenable to working with the School District to solve mutual drainage issues and possibly on the College's property. However, to proceed with overall improvements as quickly as possible the School District plans to mitigate run-off and water quality issues on its own property. The district is open to future discussions with valid stakeholders including neighbors and governmental jurisdictions for creative solutions and agreements.

New improvements will require removal of some trees to accomplish new campus improvements. "Sage" House (former residence) at northerly portion of Tax Lot No. 1300 will eventually be removed. It is currently used for Special Education and will continue as such until accommodation in the new school is ready.

The westerly portion of this parcel is designated on "Metro" Maps as Community Park. This area consists of the current athletic fields. The School District intends to add more community use athletic facilities to enhance this designation.

Tax Lot No. 1200 Acquisition:

The fourth Parcel is Tax Lot No. 1200 (Hess Parcel), which has recently been annexed into the City. Tax Lot No. 1200 consists of 18.01 acres and is currently a non-producing orchard with a residence and two outbuildings consisting of a garage and shop. Combined the four parcels together will consist of 67.67 acres.

The School District is in the Process of purchasing this parcel which will be used as athletic fields. Current efforts are being made by the School District to acquire Tax Lot No 1200 at a mutually agreeable fair market price. Should negotiations stall and a longer condemnation process transpire, the School District will proceed with the work on land it owns (Parcels 500, 600, and 1300). The School District Board has approved the Condemnation Option should it become necessary for acquisition. Development of Parcel No. 1200 will occur upon acquisition.

The residence is located at the southeast corner of the parcel that fronts Glen Oak Road. The District may create a separate additional Tax Lot for house, outbuildings and immediate grounds. For the immediate future the residence and out building will be maintained for School District use.

The School District's intent is to remove the orchard, which currently covers most of the property for new-lighted athletic play fields.

Triangle Acquisition formed by Portions of Tax Lots No.1000 and 1001:

The Fifth Parcel (Hunt Triangle) is in the process of both being created and then acquired. Through Lot Line Adjustment proceedings a new Tax Lot will be formed. Alternatively this triangle could be included into Moss Tax Lot No. 1300. Triangle is formed with the northerly portions of Tax Lots No. 1000 and 1001. Tax Lot 1001 was a portion of the abandoned W.V.S. Railroad right-of-way which deeded to owner of Tax Lot No. 1000. Both parcels have the same owner (Hunt) and are located in the City of Oregon City.

The reason for adding this triangle is to complete the missing corner between Tax Lots 1300 (Moss) and Tax Lots 1200 (Hess). Unofficial area of newly created Hunt Triangle is approximately 14,552 SF or 0.334 Acres. Combined the five parcels consist of 68.00 Acres.

Land Use/ Zoning:

The following is a summary of Parcel Land areas:

Site Areas:

Tax Lot Zone	Area	Acres	LU Zone	Proposed
• 500	47,045 SF	1.08	FU-10	R-10
• 600	16,552 SF	0.38	FU-10	R-10
• 1300 (northerly)	(973,566 SF)	(22.35)	CI	
• 1300 (southerly)	(1,118,185 SF)	(25.67)	R-8	
• Total 1300	2,099,593 SF	48.20	See Above	
• Total Three Parcels	2,163,190 SF	49.66 AC		
• 1200 (Acquisition)	784,516 SF	18.01	Pending	CI or R-10
• Total Four Parcels	2,947,706 SF	67.67 AC		
• Part. 1000+1001	14,552 SF	0.33	Pending	CI or R-10
• Total Five Parcels	2,962,258 SF	68.00 AC		

Land Use Discussion:

According to City Officials it is our understanding that in order to receive Conditional Use Approval the entire Moss Campus must be consolidated into the City. This is a City policy requiring a single governmental jurisdiction over a single project. Currently Tax Lots No. 500 and 600 are zoned in Clackamas

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County, Low Density Residential- FU-10. Proposed Annexation zoning of these two parcels is the City comparable Single-Family Dwelling designation R-10.

The current Moss Campus Tax Lot No. 1300 is divided into two City Land Use Zones: CI (approximately 22.35 acres), Campus Commercial to the north and R-8 (approximately 25.85 acres), Single Family Dwelling to the south. The proposed acquisition parcel, Tax Lot No. 1200 has recently been annexed into the City and tentatively zoned CI. Parcel 1200 will be used for athletic play fields. On the northerly portion of the site in conjunction with Parcel No. 1300, a complex of baseball/ softball diamonds is being developed. Two are on Parcel No. 1300 and two on Parcel No. 1200 in a circular configuration around a future concession/ restroom building (on Parcel No. 1300). The southeasterly field of this quartet grouping is existing with lighting. It will be modified slightly to fit this new grouping. These four fields are proposed to be night lighted. The current southwesterly field is currently night lighted as is the practice football field.

All City Land Use Zones require Conditional Use Processing for High School Use. It is our understanding that the Moss Campus Improvements are allowed under with the three different Land Use zones without a zone change to consolidate them into one.

Existing Moss Buildings:

The Moss complex was originally designed as a Junior High School and converted to Ninth grade use with minimal physical change. Currently the students are generally bused into the campus from the Jackson Campus. The Moss facility opened in 1976 and is 24 years old. Existing building systems and infrastructure are aging. This project will replace most of the obsolete mechanical and electrical systems with new energy efficient ones. Current Structural systems will be supplemented to comply with current earthquake code.

The upgraded Moss Campus will include demolishing some portions of current buildings and remodeling the remainder. It will provide a more efficient organization of the new and remodeled portions of the proposed school. The current multi-level Commons will be demolished. Current Commons lacks flexibility and handicapped accessibility required for a new High School. The remainder will be remodeled into library, offices and supplemental athletic and teaching areas.

Remodeled Moss campus buildings will be used for library, teaching and athletics. New Athletic addition will be made at south portion of Moss complex replacing smaller middle school gym. Smaller gym will remain as a secondary athletic space and downstairs locker rooms. Currently this gym is 39.9 feet high and violates R-8 maximum of 35 feet. New gym will be a double level pair of gyms for an overall building height of 54 feet. This exceeds R-8 height limit of 35 feet.

The School District requests a Height Variance as part of this application.

Building Additions:

Several large new additions are planned. Additions include new academic (classroom) teaching stations, science laboratories, Performing Arts Theater, athletic facilities, Student Commons. New stand-alone Buildings include Technology/ROTC (shop), Maintenance Shed, Baseball Bleachers/ Concession/ Restroom building and another Concession/ Restroom Building for Baseball Softball. These changes are required to successfully convert Moss Ninth Grade Campus into a single consolidated four year Oregon City High School (grades 9-12) and to support a growing community.

A new 550 Seat Theater with full theatrical fly loft and main Entry will be built on the southerly half of Parcel No.1300 zoned R-8. The proposed Theater will be 50 ft high (in excess of the 35-ft. height limit).

A Separate Shop Technology/ ROTC Building will be constructed on Parcel 1300 north of the proposed Academic addition. This U-shaped structure will have a central vehicle courtyard space within the U. The open end will be secured by fence.

At the time of this application approximately 3100 SF on two levels is placed on the Lot 500.

Current Jackson Campus (High School) Phase-Out:

The aging Twelfth Street, "Jackson Campus" (currently grades 10-12) will be phased out over the next three years upon the completion of the Moss improvements. District Offices and outdoor lighted Stadium activities (Football, Track and Field) will be maintained at present Van Buren Street location.

Building Construction Types:

The **Existing** Moss Building is:

- **Type V-N Construction, (Combustible), with no automatic fire sprinkler system.** The design intention is to separate existing non-rated buildings from new with rated Area Separation walls and to provide automatic fires sprinkler protection throughout.

The **New** academic, science additions and new technology building are proposed to be:

- **Type II-1Hr Construction (Non-combustible), Fully sprinkled.** Westerly athletic field support buildings (maintenance shed, concessions, etc) will likely be Type V-N, Non-sprinklered.

Energy Efficiency and Sustainability Goals:

The School District is actively seeking involvement in several State of Oregon Energy (efficiency) programs. They are working through similar programs with the local Utility (PGE). The District's goal is to make the new facilities energy efficient beyond code requirements. The District also wants to make the facilities reasonably "sustainable" in the selection of building materials, furniture equipment and landscape materials. Examples include the use of native landscape materials, the use of natural lighting, indirect and task oriented energy efficient lighting systems, natural ventilation, energy efficient mechanical systems, and "health-conscience" interior finishes.

Proposed Campus Population:

The new consolidated High School will have the following student population supported by School District projects based on current enrollment:

High School Population:

2000-1 Enrollment at Jackson Campus (grades 10-12)	1,314
2000-1 Enrollment at Moss Campus (grade 9)	555
Total Current High School Enrollment	1,869
Proposed Students (2003)	2,100
2010 Ultimate Student Enrollment	2,400

Proposed Building Area:

The proposed building area are based on the Education Program and the plan that are currently being developed in schematic design:

Proposed High School Program Areas:

Existing Moss 9th Grade School to be remodeled:
(96,076 SF Currently)

	<u>Area:</u>	<u>Footprint:</u>
Demolition (not incl. in total) <24,982 SF>		
Main Floor Remodel	49,637 SF	49,637 SF
Upper Gym Remodel	15,260 SF	0
Lower Gym Remodel	6,197 SF	6,197
Total Remodel	71,094 SF	55,834 SF

**New Academic Wing (North),
Athletic/Theater Wing (South)**

Main Floor	145,544 SF	145,544 SF
Upper Academic	62,870 SF	0
Upper Gym	9,361 SF	0
Subtotal (New Construction)	217,775 SF	145,544 SF
New Technology/ ROTC Building	17,091 SF	17,091 SF
New Maintenance Shed	1,800 SF	1,800 SF
Total Facility (2003)	307,760 SF*	220,269 SF*

Future Baseball/Softball Support:

615 Seat Bleachers/Concession/Rest Rms./

Storage (interior only)	2,100 SF	2,420 SF
Future West Concession/ Rest Rms./Str.	1,600 SF	1,600 SF

Academic Addition by 2010

New Wing	32,700 SF	16,350 SF
Total Facility (2010)	344,160 SF	240,639 SF

Notes:

*Includes Phase 2a southeasterly Academic wing that overlaps Tax Lot 500. Overlapping wing will not be constructed until Tax Lots 500 and 600 are Annexed into the City of Oregon City. This wing includes a total of 25,800 SF over two stories (12,900 SF footprint).

Planning Standards and Requested Variance:

The following are Oregon City Planning Standards for applicable Zoning:

OREGON CITY STANDARDS

<i>Parcel</i>	<i>LU Zone</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Corner Side</i>	<i>Rear</i>	<i>Max. Height</i>
• TL 500	R-10	25 ft	10/8 ft.	20 ft. (NA)	20 ft.	35 ft
• TL 600	R-10	25 ft	10/8 ft.	20 ft. (NA)	20 ft.	35 ft
• TL 1300 North	CI	10 ft	0 ft.	10 ft. (NA)	10 ft	40 ft
• TL 1300 South	R-8	20 ft	9/7 ft.	20 ft.	20 ft	35 ft*
• TL 1200	CI	20 ft	0 ft.	20 ft. (NA)	10 ft	40 ft
OR	R-10	25 ft	10/8 ft	20 ft (NA)	20 ft	35 ft
• Part 1000+1001 (Same as TL 1200)						

*Existing Moss gym building is currently 39.9' high.

PROPOSED BUILDING HEIGHT VARIANCE:

Within OC planning requirements stated above except:

- TL1300 North CI Height Variance Request 43 ft¹
- TL1300 South R-8 Height Variance Request 50 ft² and 54 ft³

School District proposes Variance for the following exceptions:

1. **43 ft high for Mechanical Penthouses at (3) locations.** These are non-occupied mechanical spaces at the roof of each academic wing. This additional height is acceptable per planning code because it is a mechanical area.
2. **50 ft high for new Theater.** This height is required for a 550-seat performing arts theater. Theater room and stage requires this height for proper lighting, acoustics, and scenery drops. This theater does not have a traditional fly loft that is usually 65 feet or more. This additional requested height is acceptable per planning code because it is only volumetric functional support space and not occupied by people. The proposed volume allows the theater to have appropriate ceiling height for slight lines, patron comfort, acoustic baffles, theatrical lighting, structure for long span, mechanical system and traditional stage proscenium opening.
3. **54 ft high for proposed double level gymnasium.** Existing gym on site that will remain is currently 39.9 ft. high. New double level gym(s) will be added for various sports. This multi-gym complex includes a competition

court with seating for 2400 spectators. This large room requires ceiling height to comfortably accommodate spectators. A second upper level or balcony level gym also allows for some spectators but not at the same times as the main competition gym.

Parking and Circulation:

The Consolidated Campus is being designed as a "Closed Campus" with on site parking. Students will not be allowed to go off campus during the day without special permission. Existing lots will be remodeled and additional lots are planned to meet the following load:

Required Parking: (Oregon City Planning Code Sec. 17.5.010)

1 space/ Classroom=95 teaching stations =	95
1 space/ Admin. Employee=32 =	32
1 space/ ea. 4 seats of gym =	600
Total Spaces Required	727 Spaces Required
Maximum Parking allowed = 2x req'd. = 2 x 727=	<u>1,452 Spaces Allowed</u>

Provided Parking:

(128 Current Moss Parking Spaces to be reconfigured)

Driving Students	700
Faculty/ Administration	152
Visitor spaces	248

Total provided Parking Spaces **1,100 Spaces provided** OK

(Handicapped and Carpool spaces included in total).

Required Handicapped Parking: (OSSC- (UBC) Chapter 11 447.233)

For Lots over 1000 vehicles = 20 for the first 1000+

(1) for ea. additional 100= 21 total spaces required

Provided Handicapped Parking:

18 Std. HC spaces provided

(Dispersed among entries and facilities w/ 6' aisle)

Required Handicapped Van Spaces: (OSSC- (UBC) Chapter 11 447.233)

$21 \div 8 = 2.6 \approx$

3 spaces Required

Provided Van Spaces:

3 Van HC spaces provided OK

(Dispersed w/ 8' aisle)

Required Carpool Spaces: (Oregon City Planning Code 17.52.040)

Min. 5% of sum of Employee+Student+Commuter Spaces

Located nearest all entries exclusive of HC spaces.

Provided Carpool Spaces:

$152 \text{ Faculty} + 700 \text{ Students} = 825 \times .05 = 42.6 \approx$ **43 Carpool Spaces provided** OK

(Dispersed between faculty and student entries)

Roadway Improvements:

Roadway and circulation improvements to the three parcels 500, 600 and 1300 will include a new signalized intersection centered on Parcel No. 1300 south property line and South Beaver Creek Road (County Market Road No. 11). This property line is perpendicular to South Beaver Creek Road. The City's vision is that this will be the beginning of a new Collector /Minor Arterial Street. The School District proposed a second proposed driveway about four hundred feet west of the newly proposed intersection.

Traffic Study demonstrates this new intersection consisting of South Beaver Creek Road and the proposed Collector/ Minor Arterial Street warrants signalization. The School District intends to participate in a portion of these improvements that directly abuts school property on Parcel No. 1300. The School District's intent is to dedicate 30' of land to the City parallel with this line. (Approximately 400' long at maximum) This dedication with an equal dedication from southerly neighboring Property Owner (Tax Lot 1101) will form the 60' Right of Way needed for the new Collector Street. There is a row of Maple trees along this property line. If it is acceptable to the City and southerly landowner these tree will be maintained in the form of an island will be the centerline.

The School proposes two entry driveways off this new Collector Street in lieu of current direct access driveway off South Beaver Creek. Current Moss School

entry driveway onto South Beavercreek will be discontinued. Existing driveways for residences on Tax Lots No. 500 and 600 will be discontinued. Current driveway for "Sage" house near northerly property line on Tax Lot 1300 will also be discontinued when the proposed development of the new northerly access point is constructed.

School District proposes a northerly vehicle access point north property line of Tax Lot 1300. This entry is proposed as a right-turn in and right-turn out entry/exit with no cross traffic north on South Beavercreek Road permitted. This proposed access point will alleviate congestion at the southerly-proposed Collector Street intersection especially in the AM peak commute hours, which is shown in Traffic Study. This will be the prime access point for buses and passenger car drop-off activities. Most bus and vehicle traffic will be coming from the north. A meandering internal roadway drive roughly parallel to South Beavercreek Road will allow for both vehicle and bus pick-up and drop-off queuing activity. Drive will have over seven hundred lineal feet of curbside sidewalk for pedestrian movement.

An interior east-west roadway is proposed parallel to the north property line of Parcel No. 1300. It begins at proposed access point at South Beavercreek Road and terminates at west property line shared with Clackamas Community College. Several Parking Lots are to be located along this roadway to support the athletic fields. The west property line is at the panhandle portion of Parcel No. 1300. This access point will be a gated and limited to traffic between the two schools with no through traffic allowed. Access between the two schools will be allowed for joint use of facilities and shared programs. Emergency vehicles both to and from the High School from Clackamas Community College will be allowed to have access for both emergencies and security.

Development of acquisition Parcel No. 1200 will include a north south internal road connecting Parcel No. 1300 perimeter road to Glen Oak Road. This access point will be adjacent to Parcel No. 1200 west property line. This road will have several parking lots along it. Current driveway to Glen Oak from residence and out-building will be maintained as will the house and shop for the school's use.

Bicycle Parking:

City Planning Code requires bicycle parking and the school intends to provide it. Based on Code provision the following applies:

Required Bicycle Parking: (Oregon City Planning Code Sec. 17.52.060)

2 space/ Classroom=95 x 2 =

190

Total Spaces Required

190 Spaces Required

Provided Bicycle Parking:

Total provided Parking Spaces

190 Bike Spaces provided OK

(Dispersed among proposed three principal entries with a portion covered)

The School District feels that fewer students will ride bicycles to school than is prescribed by Land Use regulation. The regulation appears to be written for smaller projects in general. The District reserves the right to provide fewer during Site Plan Review. This position will be justified by current data provided from the Jackson Campus.

Landscaping and Fencing:

Existing significant trees are being incorporated into the design of a new central entry. All existing residential structures on Parcels 500, 600 and 1300 will eventually be demolished including current fences, paving and other miscellaneous site elements to implement new school plan.

The school site will be fenced with a 6-foot high woven wire fence on interior lot lines. Project will be landscaped. Appropriate trees and plantings will be provided to make the campus pleasant and positive learning environment. Parking lots abutting neighboring residentially zoned parcels will be properly screened with plant materials or opaque fencing. A majority of the site is dedicated to athletic fields, which will be developed in appropriate field grasses. The Site will exceed City's 15% minimum landscape requirement.

Trees and plantings will be selected with security in mind so as to maintain good sight lines throughout. Plant materials will primarily be local indigenous low-maintenance species. Particular species will be selected from the City's list of acceptable landscaping materials.

Two exterior courts formed by the new building configuration have two courts between wings open from the west. This opening will be fenced to maintain security. These fences will be fitted with gates to allow egress for emergencies.

Geotechnical:

Attached geotechnical report finds that the site is acceptable for the proposed High School use and construction of new structures.

Wet Lands:

A small wet land has been located at the small drainage swale flowing south north on the panhandle portion of Parcel No. 1300. The owner's environmental consultant is studying the wet land. Their Water Resource Report is attached as part of this application.

Mitigation procedures are being developed to properly handle both during construction and permanently. The School District intends to file for and receive required permits from the Army Corp. of Engineers and Oregon Division of State Lands (DSL).

Security:

The School District has addressed security concerns in several ways. They maintain a current working relationship with the City of City Police Department currently with an assigned on site Campus Police Officer who will move to the new Campus. The District is currently working to improve on site communication systems for both day to day activities and large-scale emergencies.

The primary security feature of the new High School will be card lock keying of all secure doors in lieu of traditional keying. Camera surveillance of entries and critical locations will be provided.

The School District also wishes that no Tri-Met Bus Stop be placed in front of School Property. Few students will come that way and the Administration sees a Bus Stop as security problem in that loitering in front of school property could be legally allowed. The District does not object to a stop either north or south of the Site on South Beaver Creek Road.

Schedule:

Currently Soderstrom Architects is in the Schematic Design Phase of the new consolidated High School. We intend to submit for conditional Use as soon as possible following our Pre-App meeting. The following schedule indicates key dates to implement the Moss Campus consolidation.

Major Schedule Dates

- | | |
|---|--------------------|
| • Start Annexation Process of Lots 500 and 600 | September 25, 2000 |
| • Start Conditional Use Process | October 30, 2000 |
| • Submit for Early Site Package Grading/ Utilities Permit | February 12, 2001 |
| • Submit for Building Permit | September 1, 2001 |
| • Start Site Construction | April 1, 2001 |
| • Start Building Construction | November 1, 2001 |
| • Substantially Complete Building Construction | July 31, 2003 |
| • Move-in | Aug 1, 2003 |

Open Full High School September 5, 2003

Phasing:

In order to accomplish the task of consolidating two campuses within the time frame described, the School District intends to phase the improvements. Simply the owner wants to procure land use approvals and site/utility work building permits for Early Site Construction Work next summer. This includes work on Parcels No. 500, 600, and 1300 (Phase I). It is the goal of the School District to have legally acquired Parcel 1200 by this time and site improvements take place there as well (Phase 1A). Ideally these improvements would start with Phase 1. Should this not happen as quickly as anticipated site will be developed as it become available.

Similarly Annexation of Parcels 500 and 600 may still be in process at the time of early site work next summer. Therefore work in those parcels will be considered Phase 1B and commence when annexation is complete next spring.

Note that the existing Moss Ninth Grade School will remain open during all construction activities.

Phase 1:

Construct Site Work (Early Site Package):

The mass grading for the new academic/ science addition, technology building and athletic field improvements will be completed along with site utility work this upcoming summer of 2001. All interior site roadway and utility work will be accomplished on Parcels No. 500, 600, and 1300 with the exception of the "Sage" house near the northerly boundary of Parcel No. 1300. This will remain as Special Education Classrooms until new Academic building is completed.

Site utilities installed during this phase will include sanitary sewer, storm water management system including detention and water quality features required. Main water line including fire protection loop and new fire hydrants will be installed and made operational for next phase when building construction begins.

Phase 1A:

Tax Lot 1200: Remove Orchard; Construct Athletic Fields, Parking and Roadway to Glen Oak Road:

This phase is contingent with the acquisition of the Tax Lot 1200. Acquisition is currently in process. In order not to delay Land Use processing the School District wishes to proceed now for conditional Use with the portions of the project in direct control. Parcel 1200 will supplement proposed High School Project but is not necessary functionally or legally for land use or site engineering. Ideally Therefore for the sake of this application work on this

property will likely take place next summer along with Phase 1: Early Site Work. The Athletic fields will likely be placed in service for the summer use 2002.

This phase will include the work necessary to implement athletic field and vehicle circulation show as well as necessary utility work. This Lot slopes to the southeast towards Glen Oak Road. Storm water management will be implemented. Also a half-street improvement along Parcel No. 1200 will be implemented at this time including a new driveway access off Glen Oak Road.

Phase 1 B:

This phase is contingent with the Annexation of Lots 500 and 600 into the City of City. This is a minimum six-month process that has been started and will eventually need voter approval. Should this process find a snag as it moves from City Planning Commission, To City Council, the State Attorney General and then City Voter Approval, the School District plans to build the portions of project on Parcel 1300 regardless of the timing of Annexation. The District plans to remove the need for Building Permit on Lots 500 and 600 (similar to approach for Lot 1200). Therefore as previously mentioned by the time of application for Conditional Use the small portion of Academic Addition will be removed from Lot 500. Parking and on-site drop-off will not be constructed until Annexation takes place. Similarly Parcel 500 and 600 will supplement proposed High School Project but not required.

The residences and three accessory buildings on Parcels 500 and 600 will be removed. The exception is the two houses on parcels 500 and 600 respectively, may be used as a job shacks until project nears completion in 2003. At that time they will be raised to finalize driveway and parking improvements

Phase 2:

Construct Academic and Technology Buildings:

Building construction will begin fall of 2001. New construction will take place during this phase while Ninth Grade is in session in the current Moss facilities. Access will be separated from new construction with temporary construction fencing and barriers. The new two-story Academic addition and Technology building addition will begin. It is possible portions of the new Theater/ Athletics areas will be started as well.

This Phase will include off-site roadwork at the new described Collector street and intersection with South Beavercreek Road. Current vehicle and pedestrian circulation patterns will be modified to allow for building construction and support activities. Care will be taken to establish safe access to the operating ninth Grade facilities.

Proposed and upgraded athletic field projects including Concession/Rest Room building will be completed during this phase. This phase includes finishing the soccer and baseball/softball fields on Parcel No. 1300 provided acquisition has been secured.

Phase 3:

Demolish/Remodel Selected Moss Buildings; Construct Theater, Commons and Gym:

This Phase will begin upon the completion of the new Academic/Science addition and Technology building construction, the summer of 2002. New Buildings will be readied to accept Ninth Grade teaching activities while remainder of project is constructed in the current Moss configuration. Similar safety fencing and barriers will be provided to separate operating new ninth grade facilities from construction activities. This phase will be completed and students from Jackson Campus will report to new consolidated High School for the beginning of Classes Fall of 2003.

Phase 4:

Construct Additional Academic wing to north end of school and remodel adjacent parking lot. -TBD

This phase is has no determined time of construction between School Opening in 2003 and 2010 when demographics suggest school will need to be larger. New wing will be located in north parking lot as shown dashed in on site phasing plan. At this time it will be hard to foresee final design however an assumption is made that another two-story wing module will be added for approximately 32,700 SF. Displaced parking will be replaced elsewhere on site.

Conditional Use Application
Narrative-Oregon City High School
City of Oregon City
10/22/14
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DRAFT

Please begin the processing of this application and set Pre-Application Conference as soon as possible to maintain this challenging project's schedule. Your help will be greatly appreciated.

Sincerely,

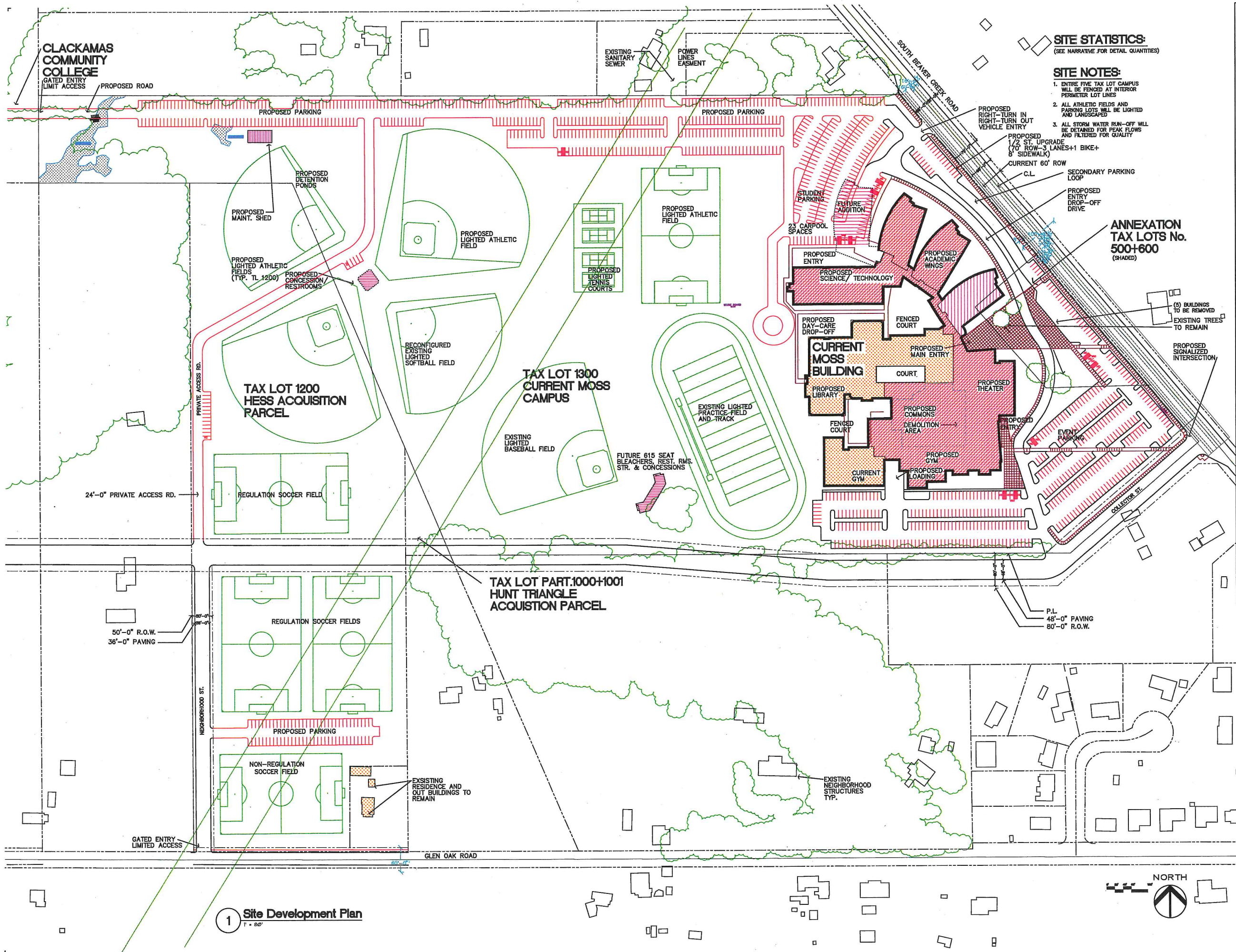
MILSTEAD & ASSOCIATES, INC.

Jeffrey Houle
Project Manager

RJ/rj
Enclosure

cc: Ken Rezac/ OCSD
Ron Ron Stewart/ OCSD
Bob Janik/ SAPC
Marc Bevens/ SAPC

G:\-project\00100\Docs\CondUseNARR2.doc





SODERSTROM ARCHITECTS pc
1200 NW NAITO PARKWAY
SUITE 410
PORTLAND, OREGON 97209
TEL: (503) 228-0917
FAX: (503) 273-8584

ARCHITECTURE
PLANNING
INTERIOR DESIGN
EXTERIOR RESTORATION

OREGON CITY SCHOOL DISTRICT NO. 62
OREGON CITY HIGH SCHOOL - MOSS CAMPUS
19761 S. BEAVERCREEK RD. OREGON CITY, OR 97045

Drawn: BOBJ
Date: 02/05/01
Plot: 02/05/01
File: 00100C1100UP
Check:
Revisions:

Sheet Title
Site Development Plan

CONDITIONAL USE

CUP-6
Job No: 00100