



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification
- ☐ Site Plan and Design Review

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☒ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☒ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☐ Historic Review
- ☐ Municipal Code Amendment
- ☒ Variance
- ☐ Zone Change

File Number(s): _____

Proposed Land Use or Activity: Place a modular building containing two classrooms at the Gardiner Middle School campus.

Project Name: Gardiner Middle School Modular Number of Lots Proposed (If Applicable): NA

Physical Address of Site: 180 Ethel Street, Oregon City

Clackamas County Map and Tax Lot Number(s): 3 2E 06AD 7800

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Wes Rogers, Director of Operations, Oregon City Dist Date: 9-7-2017

Mailing Address: 1417 12th St, Oregon City, OR 97045

Phone: 503-785-8426 Fax: 503-657-2492 Email: wes.rogers@orecity.k12.or.us

Property Owner(s):

Property Owner(s) Signature: Same as applicant.

Property Owner(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: Rick Givens, Planning Consultant Date: 9--7-2017

Mailing Address: 18680 Sunblaze Dr., Oregon City, OR 97045

Phone: 503-479-0097 Fax: 503-479-0097 Email: rickgivens@gmail.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

Gardiner Middle School Modular Classroom Addition Application Narrative

Project Information:

Date: August 2017

Applicant/Owner: Attn: Wes Rogers
Oregon City School District 62
PO Box 2110
Oregon City, OR 97045
(503) 785-8426

Planning Consultant: Rick Givens
18680 Sunblaze Drive
Oregon City, OR 97045
(503) 479-0097

Traffic Engineer: Lancaster Engineering, Inc.
Todd Mobley, PE, PTOE
321 SW 4th Avenue, Suite 400
Portland, OR 97204
(503) 248-0313

Request: Modification of Conditional Use Permit, Site Design Review, and
Variance to place a modular classroom building containing 2 classrooms
and restroom facilities at the Gardiner Middle School campus.

Location: The property is located at 180 Ethel Street, east of Linn Avenue, in
Oregon City, OR.

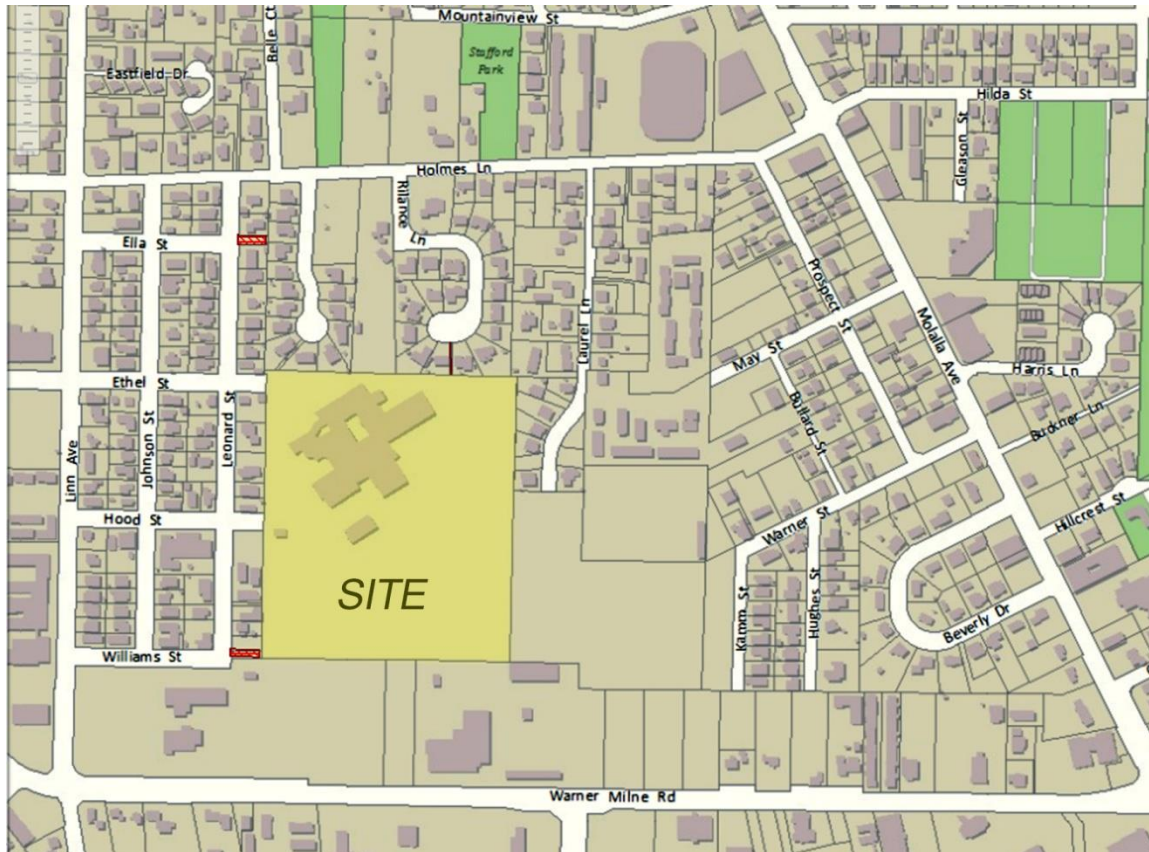
Legal Description: 3 2E 06AD 07800

Site Area: 18.26 Acres

Zoning: R-6 Single-family Residential District.

Introduction:

This application requests conditional use permit approval to allow the placement of a modular building containing two classrooms on the Gardiner Middle School campus. The application also requests site plan and design review and variance approvals for the project. Gardiner Middle School is located at 180 Ethel Street in Oregon City. The school serves grades six through 8. Due to anticipated increases in enrollment for the 2017-18 school year, there is a need for additional classroom space. The proposed modular classroom will meet this need.



CHAPTER 13.12 – STORMWATER MANAGEMENT

13.12.050 - Applicability and exemptions.

This chapter establishes performance standards for stormwater conveyance, quantity and quality.

Comment: Not applicable. The proposed modular building will be placed on the existing parking lot for the school. No new impervious area will be added.

CHAPTER 15.48 – GRADING, FILLING AND EXCAVATING

Applicant Response: Not applicable. No site grading is proposed in conjunction with the modular building. It will be placed on the existing paved parking lot.

CHAPTER 17.12 - R-6 SINGLE-FAMILY DWELLING DISTRICT

Section 17.12.030(G) establishes private and/or public educational facilities as use that may be permitted in the R-6 zone when authorized as a conditional use subject to the provisions of Chapter 17.56. Gardiner Middle School was originally built in the mid-1950's at a time when the City's zoning ordinance allowed schools as a primary use subject to Planning Commission approval. The proposed expansion of the school may be authorized by the city through the conditional use permit process requested in this application.

17.12.040 - Dimensional standards.

Dimensional standards in the R-6 district are:

- A. *Minimum lot areas, six thousand square feet;*
- B. *Minimum lot width, fifty feet;*
- C. *Minimum lot depth, seventy feet;*
- D. *Maximum building height, two and one-half stories, not to exceed thirty-five feet;*
- E. *Minimum required setbacks:*
 - 1. *Front yard, ten feet minimum setback,*
 - 2. *Front porch, five feet minimum setback,*
 - 3. *Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.*
 - 4. *Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,*
 - 5. *Corner side yard, fifteen feet minimum setback,*
 - 6. *Rear yard, twenty feet minimum setback,*
 - 7. *Rear porch, fifteen feet minimum setback.*
- F. *Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.*
- G. *Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.*

Applicant Response:

- A. The subject property measures 795,217 square feet in area, exceeding the minimum 6,000 sq. ft. standard.
- B. The site has a lot width of approximately 956 feet, exceeding the 50 foot minimum.
- C. The property has a lot depth of approximately 934 feet, exceeding the 70 foot minimum.
- D. Both the existing building and the proposed building are less than 35 feet or 2.5 stories in height.
- E. The existing school building complies with setback standards as follows: Front – 87.9', Side – 29.8', Rear – 272.6'. The modular classroom is located on the south side of the existing school and is 270 feet from the front (west) property line and 516 feet from the south property line. It is within the setback envelope of the current facility. The overall setbacks will not change and will continue to exceed the minimum standards of the R-6 zone.
- F. Not applicable. The site does not contain any garage structures.
- G. The existing school building has a foot print of 108,251 square feet. With the addition of the new modular classroom measures approximately 64 feet by 28 square feet, or 1,792 sq. ft. The total lot coverage would come to 110,043sq. ft. This would equal 13.8% coverage for the 795,217 sq. ft. site, which is well under the 40 percent maximum allowable coverage.

CHAPTER 17.41 – TREE PROTECTION STANDARDS

17.41.020 - Tree protection—Applicability.

Applicant Response: Not applicable. No trees will be removed in conjunction with this project as the modular building will be placed on existing pavement.

CHAPTER 17.50 ADMINISTRATION AND PROCEDURES

Applicant Response: Consistent with the requirements of this section, this application for a Conditional Use Permit and Site Plan and Design Review will be processed through a Type III process. This process will provide for notice to property owners within 300 feet of the site, and a review of the application by the Planning Commission at a public hearing. A pre-application conference (PA 17-24) was held on June 6, 2017, prior to the submission of this application. As required by Section 17.50.055, the applicant contacted the Rivercrest Neighborhood Association and notes are attached that reflect the discussion with the representative of that group. A City Land Use application form has been completed and is included with the submittal package. All of the information required for submittal as listed in Section 17.50.080 and on the application checklist is also included. The City will provide appropriate notice pursuant to Section 17.50.090 and the applicant will post signs on the property consistent with Section 17.50.100.

CHAPTER 17.56 CONDITIONAL USES

17.56.010 - Permit—Authorization—Standards—Conditions.

A conditional use listed in this title may be permitted, enlarged or altered upon authorization of the planning commission in accordance with the standards and procedures of this title. A conditional use permit listed in this section may be permitted, enlarged or altered upon authorization of the planning commission in accordance with the standards and procedures of this section. Any expansion to, alteration of, or accessory use to a conditional use shall require planning commission approval of a modification to the original conditional use permit.

- A. *The following conditional uses, because of their public convenience and necessity and their effect upon the neighborhood shall be permitted only upon the approval of the planning commission after due notice and public hearing, according to procedure as provided in Chapter 17.50. The planning commission may allow a conditional use, provided that the applicant provides evidence substantiating that all the requirements of this title relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:*

- 1. The use is listed as a conditional use in the underlying district;*

Applicant Response: Private and/or public educational or training facilities are listed as a conditional use in OCMC 17.12.030.G. This is a public middle school serving 6th through 8th grade students.

- 2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;*

Applicant Response: The subject property measures 795,217 (18.26 acres). The site is rectangular in shape and is level in topography. It is presently developed with school facilities. The proposed modular classroom fits readily on the site, as demonstrated by the site plan, and conforms to setback and lot coverage standards. There are no physical limitations to the use of the property and its characteristics are suited to the proposed use.

- 3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*

Applicant Response: Sewer, water and storm drainage utilities are present and adequate to service the proposed uses, as indicated on the site plan and the attached storm water report. The existing water line on the property will be relocated to allow for the placement of the modular classroom building. The attached Transportation Assessment Letter (TAL) prepared by Lancaster Engineering demonstrates that the transportation system is adequate to serve the proposed expanded school enrollment. For these reasons, the proposed use is timely.

4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;*

Applicant Response: The proposed modular building is located on the south side of the existing school building and will not have significant visual impact upon surrounding properties. The campus is adequately sized such that the new modular building will not be located in close proximity to adjacent residential properties. The TAL prepared by Lancaster Engineering demonstrates that the transportation system is adequate to serve the increased school size. For these reasons, the proposed uses will not limit or impair the use of surrounding properties.

5. *The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.*

Applicant Response: The following Comprehensive Plan policies were identified are relevant to this application:

Policy 2.4.2

Strive to establish facilities and land uses in every neighborhood that help give vibrancy, a sense of place, and a feeling of uniqueness; such as activity centers and points of interest.

Applicant Response: These school facilities enhance the diversity of land uses within the surrounding community, helping to provide a sense of place and uniqueness to this neighborhood.

Policy 2.4.5

Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.

Applicant Response: The conditional use process allows for school uses to be authorized in a residential neighborhood such as this, consistent with this policy. Providing schools within residential areas provides for connection between the school and the surrounding community and allows for convenient community use of school facilities.

Policy 6.1.1

Promote land-use patterns that reduce the need for distance travel by single occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

Applicant Response: The Gardiner campus is centrally located within the service area of Oregon City Public Schools. Tri-Met bus service is located in close proximity to the

property, with Route 33 providing service on Linn Avenue approximately 700 feet west of the school property. School bus service is provided directly to the school site.

Policy 11.1.6

Enhance efficient use of existing public facilities and services by encouraging development at maximum levels permitted in the Comprehensive Plan, implementing minimum residential densities, and adopting an Accessory Dwelling Unit Ordinance to infill vacant land.

Applicant Response: The subject properties are located within a single-family residentially zoned area. The proposed expansion of the public educational use of this site is consistent with this policy.

Goal 11.8 Health and Education

Work with healthcare and education providers to optimize the siting and use of provider facilities.

Applicant Response: The subject properties are owned by Oregon City Public Schools. Allowing the use of these properties as proposed through the conditional use permit process would optimize their use for educational purposes, consistent with this policy.

Policy 11.8.3

Coordinate with the Oregon City School District to ensure that elementary and middle school sites are located centrally within the neighborhoods they serve, to the extent possible.

Applicant Response: The Gardiner campus is centrally located within Oregon City Public School District's service area. Approval of the conditional use permit is consistent with this policy.

- B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.*

Applicant Response: The applicant recognizes the authority of the city to impose reasonable conditions of approval pursuant to this section. The proposed location of the new building is more than 270 feet to the closest (west) property line – greatly exceeding the required twenty foot rear yard setback. We will review and reserve the right to comment upon such conditions as may be proposed by staff or the Planning Commission through the public hearing process.

- C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B. of this section unless otherwise indicated, as well as the minimum conditions listed below.*

Applicant Response: As discussed above in comments relating to the R-6 District standards, the proposed location of the new building conforms to all required dimensional standards.

- D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use expansion of lot area or expansion of structure shall conform with the requirements for conditional use.*

Applicant Response: As discussed above, the proposed structure and existing buildings all conform to required dimensional standards.

- E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review.*

Applicant Response: Not applicable to this proposal.

17.56.040 - Criteria and standards for conditional uses.

In addition to the standards listed herein in Section 17.56.010, which are to be considered in the approval of all conditional uses and the standards of the zone in which the conditional use is located, the following additional standards shall be applicable:

- A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.*

Applicant Response: No portion of the proposed building is located within 50 feet of a residential property.

- B. Additional Street Right-of-Way. The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.*

Applicant Response: The subject property is served with access from the ends of Ethel Street and Hood Street. Both of these streets have 50 feet of right-of-way, consistent with local street standards.

- C. Public Utility or Communication Facility. Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.*

Applicant Response: Not applicable. No such facilities are proposed.

- D. Schools. The site must be located to best serve the intended area, must be in conformance with the city plan, must have adequate access, and must be in accordance with appropriate State standards.*

Applicant Response: The subject property is centrally located within its service area. The proposed conditional use would allow the expansion of the current Gardiner Middle School campus so as to make fuller use of this public facility. The site has been recognized by Oregon City as suitable for school use since its construction in the mid-1950s. The site has adequate access, as demonstrated by the attached Transportation Impact Analysis. The school conforms to all applicable State standards.

- E. Helipad Landing Facility. In evaluating a conditional use application for a helipad, the planning commission shall consider such matters as the following:*

Applicant Response: Not applicable. No helicopter landing facility is proposed.

- F. Residential Care Facilities.*

Applicant Response: Not applicable. No residential care facilities are proposed.

- G. Bed and Breakfast Inns. Upon approval of a conditional use application for a bed and breakfast inn, the planning commission shall include the following as additional standards and criteria:*

Applicant Response: Not applicable. No such use is proposed.

17.62 SITE PLAN AND DESIGN REVIEW CRITERIA:

Site plan and design review is required by Section 17.62.030 for all development that requires conditional use approval. In compliance with that requirement, this application includes the plans and information required for site plan and design review. As required by Section 17.62.020, a pre-application conference was held with city staff on October 9, 2012. The application exceeds the scale of development that would be allowed under the Minor site plan and design review provisions of Section 17.62.035, so that section is not applicable to this application.

17.62.040 – Plans required.

Applicant Response: As required by this section, this application includes a site plan containing the information specified in subsection 17.62.040(A), a landscaping plan, floor plan, elevations, and description of exterior materials. Since the modular classroom will be placed on existing asphalt, there is no need for an erosion and sediment control plan as no grading will occur. Lighting will be limited to on-building lighting. A legal description of the property and a traffic impact analysis are included.

17.62.050 – Standards

- A. All development shall comply with the following standards:*

- 1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the*

Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.

Applicant Response: These standards require that a minimum of 15% of the site be landscaped. The total site contains 795,217 sq. ft. Existing buildings cover 108,251 sq. ft. Parking and vehicular travel lanes total 95,848 sq. ft. The new modular classroom building will cover 1,792 sq. ft., for a total lot coverage of 205,891 sq. ft. Thus, with the addition of the new building the total landscaped area will exceed 74 percent of the site. A landscape plan for the area in the vicinity of the new modular building is included with this application.

The subject property is not located within a Natural Resource Overlay District, nor is it within the Downtown Design District, so provisions of this section that address such areas are not applicable.

2. Vehicular Access and Connectivity.

Applicant Response: The parking lot that serves the existing school will provide ample parking to provide for the added classroom space. The existing circulation system provides for traffic to flow through the site from Hood Street to Ethel Street. Please see discussion below relating to parking standards. No new parking is proposed or needed so these standards do not apply.

- 3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.*
- a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark ...*

Applicant Response: Not applicable. The site is not located in any of these districts.

- b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning...*

Applicant Response: Not applicable. The site is not within a historic area and the proposed location of the new building is screened from adjacent properties by the existing building or is buffered by large playfield areas.

- 4. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.*

Applicant Response: Not applicable. No new grading is proposed.

- 5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.*

Applicant Response: Not applicable. The site is not located within the Geologic Hazard overlay district.

6. *Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.*

Applicant Response: Not applicable. No new impervious area is proposed. The existing storm drainage system for the parking lot will accommodate the new structure.

7. *Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards Chapter 17.52.*

Applicant Response: All parking is existing development and no new parking is required for this project. Please see discussion of Chapter 17.52 below.

8. *Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.*

Applicant Response: The subject property does not have frontage on any public streets with the exception of the termini of Ethel Street and Hood Street so there are no sidewalk improvements warranted on abutting streets.

9. *A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:*

Applicant Response: The area where the modular building will be placed is paved with asphalt. A ramp will connect the classroom entrances to the existing pavement and a walkway from the classrooms to the school entrance will be striped with paint.

10. *There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.*

Applicant Response: All facilities on the site are owned and maintained by Oregon City Public Schools.

11. *Site planning shall conform to the requirements of OCMC Chapter 17.41 Tree Protection.*

Applicant Response: Not applicable. There are no trees in the area where the proposed modular will be placed on the existing parking lot.

12. *Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.*

Applicant Response: There are no water resource areas or habitat conservation areas on the subject property or within close proximity to the site. Chapter 17.49 does not apply.

13. *All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations,*

outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference...

Applicant Response: Neither the existing school facility nor the proposed modular classroom generate or have any significant impact upon air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference.

14. *Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.*

Applicant Response: A 12-inch city water line passes through the site, as shown on plans submitted with this application. A 10-inch city sewer line located at the end of Ethel Street provides service to the school site. The proposed modular building contains only classroom space. Students will make use of restroom facilities in the existing school building. No new public utilities are proposed.

15. *Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation.*

When approving land use actions, Oregon City requires all relevant intersections to be maintained at the minimum acceptable level of service (LOS) upon full build-out of the proposed land use action. The minimum acceptable LOS standards are as follows:

- a. For signalized intersection areas of the city that are located outside the Regional Center boundaries a LOS of "D" or better for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of critical movements.*
- b. For signalized intersections within the Regional Center boundaries a LOS "D" can be exceeded during the peak hour; however, during the second peak hour, LOS "D" or better will be required as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0.*
- c. For unsignalized intersection throughout the city a LOS "E" or better for the poorest approach and with no movement serving more than twenty peak hour vehicles operating at worse than LOS "F" will be tolerated for minor movements during a peak hour.*

Applicant Response: Please refer to the attached TAL for discussion of compliance with these standards.

16. *If Tri-Met, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, bus landing pad or transit stop connection be constructed at the time of development, the review authority shall require such improvement, using designs supportive of transit use.*

Applicant Response: The closest available Tri-Met service is located on Linn Avenue. There is no need for a bus stop, bus shelter, turnout lane or other transit facility at this location as the school provides its own bus transportation.

17. *All utility lines shall be placed underground.*

Applicant Response: No new utilities are proposed.

18. *Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.*

Applicant Response: The pedestrian walkways serving the new modular building include ramps where necessary to provide for access by physically handicapped people.

19. *For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.*

Applicant Response: Not applicable. The proposed development does not include residential construction.

20. *Screening of Mechanical Equipment:*

Applicant Response: The proposed modular building will make use of wall-mounted heat pumps that will be screened by landscaping.

21. *Building Materials.*

Applicant Response: Exterior building materials consist of Hardie Plank Lap siding, Narrow horizontal lap siding is included in the list of preferred building materials. No materials listed as “prohibited” are proposed to be used, nor are any materials subject to special material standards.

22. *Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria...*

Applicant Response: The applicant understands that the city may impose reasonable conditions of approval for this project.

17.62.055 - Institutional and commercial building standards.

- B. Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.*

Applicant Response: Schools are an institutional use and the proposed modular classroom addition is subject to the provisions of this section.

- C. Relationship between zoning district design standards and requirements of this section.*

- 1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.*

Applicant Response: The scale of the proposed building and the materials used are commonly used in residential construction in the R-6 district.

- 2. A standardized prototype or franchise design shall be modified if necessary to meet the provisions of this section.*

Applicant Response: Not applicable.

- 3. In the case of a multiple building development, each individual building shall include predominant characteristics, architectural vocabulary and massing shared by all buildings in the development so that the development forms a cohesive place within the underlying zoning district or community.*

Applicant Response: The proposed modular building is similar to the modular classroom wing that was constructed on the site in 2012. The roof pitch and exterior materials are similar to what was used in that project.

- 4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.*

Applicant Response: We are not aware of any such conflicts.

- 5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of Section 17.62.055D.*

Applicant Response: The subject property abuts the termini of Hood Street and Ethel Street for a combined distance of 100 feet. These streets constitute the only access into the subject property. The placement of the modular building within five feet of these street frontages would not be practical as it would block access to the school. Further, the modular building must be functionally tied to the existing school facility, which is separated from the street

frontages by the existing parking and access drives. A variance is requested to this standard. Please see discussion of requested variance below.

D. Relationship of Buildings to Streets and Parking.

1. *Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:*
 - a. *Tables, benches or other approved seating area.*
 - b. *Cobbled, patterned or paved stone or enhanced concrete.*
 - c. *Pedestrian scale lighting.*
 - d. *Sculpture/public art.*
 - e. *Fountains/Water feature.*
 - f. *At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.*
 - g. *Outdoor café.*
 - h. *Enhanced landscaping or additional landscaping.*
 - i. *Other elements, as approved by the community development director, that can meet the intent of this section.*

Applicant Response: As discussed in the previous section, it is not practicable to comply with the five foot setback standard. It is also not feasible to achieve compliance through the installation of the elements listed in this section. The existing school building has a front setback of approximately 88 feet. The area between the building and the front lot line is developed with parking and vehicular accessways so there is no room for the types of improvements discussed above. It is not practicable to place the new building within five feet of the front property line because it needs to connect to the existing school facility. For these reasons, a variance to the setback standard is requested. Please see variance discussion below.

2. *The front most architecturally significant facade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.*

Applicant Response: The primary school building entrance is oriented towards the street access points of the property. The proposed modular building is a minor element of the overall school campus and has no significant impact upon the appearance of the school from the street termini.

3. *Entryways. The primary entranceway for each commercial or retail establishment shall face the major street...*

Applicant Response: Not applicable. The proposed development does not include commercial or retail uses.

4. *Where additional stores will be located in the large retail establishment, each such store shall have at least one exterior customer entrance, which shall conform to the same requirements.*

Applicant Response: Not applicable. The proposed development does not include commercial or retail uses.

5. *Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront.*

Applicant Response: Not applicable. No trellises, canopies, or fabric awnings are proposed.

E. Corner Lots.

Applicant Response: Not applicable. The subject property is not located on a corner lot.

F. Commercial First Floor Frontage.

Applicant Response: Not applicable. The proposed development does not include commercial or retail uses.

G. Variation in Massing.

1. *A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.*

Applicant Response: The school has multiple sections and wings rather than a single, large dominant building mass. However, the proposed modular classroom itself does not conform to this standard. It is not practicable to comply with this standard in a modular building. Please see variance discussion, below.

2. *Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.*

Applicant Response: The proposed modular building is 64 feet long and is approximately 13.5 feet high. Because of height restrictions on modular buildings that are moved on highways, it is not practicable to meet the one-to-three ratio. A variance to this provision is requested.

3. *Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.*

Applicant Response: It is not practicable to comply with this standard in a modular classroom building. Please see variance discussion, below.

H. Minimum Wall Articulation.

1. *Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:*
 - i. *Change in plane,*
 - ii. *Change in texture or masonry pattern or color,*

- iii. *Windows, treillage with landscaping appropriate for establishment on a trellis.*
- iv. *An equivalent element that subdivides the wall into human scale proportions.*

Applicant Response: The proposed modular building will be located at the south side of the existing school building. It does not directly face onto a street, but will be somewhat visible from the terminus of Hood Street. The building façade that will be oriented towards this street measures 28 in length and conforms to this standard.

- 2. *Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet.*

Applicant Response: Not applicable. The proposed building is only 64 feet in length.

- 3. *Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.*

Applicant Response: Not applicable. The proposed building will be located to the side of the existing school and does not face onto a public street. Proposed landscaping will provide screening between the modular building and Hood Street.

- 4. *Building facades must include a repeating pattern that includes any one or more of the following elements:*
 - a. *Color change;*
 - b. *Texture change;*
 - c. *Material module change.*

Applicant Response: It is not practicable to comply with this standard with a modular classroom building. A variance is requested.

- 5. *Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.*

Applicant Response: The campus buildings accomplish the overall intent of this standard, but it is not practicable to comply with this standard with a modular classroom building. A variance is requested..

- 6. *Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.*

Applicant Response: It is not practicable to comply with this standard with a modular classroom building. A variance is requested.

I. Facade Transparency.

- 1. *Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Facades on corner lots shall provide at least sixty percent windows or transparency on all*

corner-side facades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

Applicant Response: The front elevation of the new modular classroom is 64 feet in length and provides 8' of window glazing (12.5%). It is not practicable in a modular building to increase the percentage of window glazing. A variance to this standard is requested. Please refer to the variance discussion, below.

2. *Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.*

Applicant Response: Not applicable. No false windows or door openings are proposed.

J. Roof Treatments.

1. *All facades shall have a recognizable "top" consisting of, but not limited to:*
 - a. *Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or*
 - b. *Sloping roof with overhangs and brackets; or*
 - c. *Stepped parapets;*
 - d. *Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are not less than nine feet above the sidewalk.*

Applicant Response: The proposed design for the roof is sloping with overhangs.

2. *Mixed use buildings: For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The maximum length of any continuous roofline shall be seventy-five feet.*

Applicant Response: Not applicable. No mixed use buildings with flat roofs are proposed.

3. *Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than forty feet in width (measured horizontally).*

Applicant Response: Not applicable. No other roof forms are proposed.

K. Drive-through facilities shall:

Applicant Response: Not applicable. No drive-through facilities are proposed.

17.62.056 - Additional standards for large retail establishments.

Applicant Response: Not applicable. No retail uses are proposed.

17.62.057 - Multi-family standards.

Applicant Response: Not applicable. No multi-family development is proposed.

17.62.059 - Cottage housing.

Applicant Response: Not applicable. No cottage housing is proposed.

17.62.065 - Outdoor lighting.

B. Applicability.

1. General.

- a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3.*
- b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.*

2. Lighting Plan Requirement.

All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.

Applicant Response: The proposed school use is an institutional use, which is not listed as a type of development for which an exterior lighting plan is required. As a practical matter, the existing school facility has pre-existing exterior lighting for the building, parking and walkway areas. Exterior lighting for the new building is proposed to be provided with wall-mounted lights on the building walls at the doorways to the classrooms.

17.62.080 - Special development standards along transit streets.

Applicant Response: Not applicable. The site is not located along a transit street.

17.62.085 - Refuse and recycling standards for commercial, industrial, and multi-family developments.

Applicant Response: The new modular building will make use of existing refuse and recycling facilities for the school. These facilities are located in the small parking lot area in the “U” on the

southwest corner of the main school building. This area is enclosed with an arborvitae hedge that serves to screen the trash and recycling bins from view. No changes to these facilities are proposed.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

17.52.020 - Number of automobile spaces required.

Applicant Response: Table 17.52.020 sets the parking requirements for elementary and middle schools as minimum of one space per classroom and a maximum of 1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium. The existing parking lot provides for a total of 90 vehicles. Several spaces would be removed to allow for placement of the modular building. Two of these spaces will be relocated, as shown on the site plan. The number of parking spaces remaining after completion of this project will be 78. The existing school has a total of 28 classrooms. With the addition of the two classrooms in the modular unit, the total increases to 30. The minimum number of parking spaces that would be required by this section would be 30, which is satisfied by the existing parking. The existing parking lot predates the adoption of the maximum parking standards and no expansion of parking is proposed. Therefore, it is not necessary to address compliance with the maximum standard in this application.

17.52.030.A. Access. Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.

Applicant Response: No changes to driveway access points are proposed.

17.52.030.B. Surfacing. Required off-street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce stormwater runoff and improve water quality pursuant to the city's stormwater and low impact development design standards are encouraged.

Applicant Response: The existing parking lot and access aisle are paved and provide for stormwater runoff.

17.52.030.C. Drainage. Drainage shall be designed in accordance with the requirements of Chapter 13.12 and the city Public Works Stormwater and Grading Design Standards.

Applicant Response: The existing parking lot has provisions to accommodate storm water runoff. No changes to the existing parking lot are proposed.

17.52.030.D. Dimensional Requirements.

Applicant Response: The existing parking lot will continue to be used in its current configuration. No parking improvements are required.

17.52.030.E. Carpool and Vanpool Parking

Applicant Response: Not applicable. No changes to the existing parking facilities are proposed or required for this project so compliance with carpool or vanpool parking improvements does not apply.

17.52.040 – Bicycle Parking Standards

Applicant Response: Table A in this section requires that Junior High schools provide a minimum of 2 bicycle parking spaces per classroom and that 50 percent of the spaces be covered. With the addition of the two new classrooms, the total number of classrooms at Gardiner Middle School will be 30, thus requiring bicycle racks capable of accommodating a minimum of 60 bicycles. At least 30 of these spaces would be required to be covered. The school has existing covered bicycle parking near the front entrance to the school, as shown on the site plan. Two 8-foot double-sided bicycle racks capable of accommodating 16 bicycles each, and two 10-foot bicycle racks capable of accommodating 20 bicycles each are provided, for a total capacity of 72 bicycles. All of these racks are under cover, as shown in the photograph below. The requirements of this section are met by the existing bicycle racks.



17.52.040.C. Security of Bicycle Parking. Bicycle parking facilities shall be secured. Acceptable secured bicycle parking area shall be in the form of a lockable enclosure onsite, secure room in a building onsite, a covered or uncovered rack onsite, bicycle parking within the adjacent right-of-way or another form of secure parking where the bicycle can be stored, as approved by the decision maker. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience and, when in the right-of-way shall comply with clearance and ADA requirements.

Applicant Response: The bicycle parking provides for bike racks that are bolted to a concrete slab. The bike racks allow for locking the bicycles securely.

17.52.040.D Bicycle parking facilities shall offer security in the form of either a lockable enclosure or a stationary rack to which the bicycle can be locked. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue inconvenience.

Location of Bicycle Parking:

- 1. Bicycle parking shall be located on-site, in one or more convenient, secure and accessible location. The city engineer and the community development Director may permit the bicycle parking to be provided within the right-of-way provided adequate clear zone and ADA requirements are met. If sites have more than one building, bicycle parking shall be distributed as appropriate to serve all buildings. If a building has two or more main building entrances, the review authority may require bicycle parking to be distributed to serve all main building entrances, as it deems appropriate.*
- 2. Bicycle parking areas shall be clearly marked or visible from on-site buildings or the street. If a bicycle parking area is not plainly visible from the street or main building entrance, a sign must be posted indicating the location of the bicycle parking area. Indoor bicycle parking areas shall not require stairs to access the space unless approved by the community development director.*
- 3. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement.*
 - a. Bicycle parking areas shall be separated from motor vehicle parking and maneuvering areas and from arterial streets by a barrier or a minimum of five feet.*
 - b. Bicycle parking areas shall not obstruct pedestrian walkways; provided, however, that the review authority may allow bicycle parking in the right-of-way where this does not conflict with pedestrian accessibility.*
- 4. Accessibility.*
 - a. Outdoor bicycle areas shall be connected to main building entrances by pedestrian accessible walkways.*
 - b. Outdoor bicycle parking areas shall have direct access to a right-of-way.*
 - c. Outdoor bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space, or fifty feet, whichever is less, unless otherwise determined by the community development director, city engineer, or planning commission.*

Applicant Response: The location of the existing bike racks provides for safety and security as it is in an area that is within view of adjacent classroom windows and in close proximity to the main entrance of the school. There is a direct pedestrian connection from the bicycle parking area to the main entrance of the building. The bicycle parking area does not interfere with pedestrian or vehicular movement as it is located adjacent to, but does not obstruct the pedestrian walkway near the existing school's main entrance.

17.52.060 - Parking lot landscaping.

Applicant Response: The parking lot is pre-existing and no new parking is proposed. No change to parking landscaping is proposed other than as shown for the modular classrooms.

17.52.070 - Alternative landscaping plan.

Applicant Response: No alternative landscape plan is proposed at this time.

17.52.080 - Maintenance.

Applicant Response: The parking lot, bicycle parking, and associated landscaping will all be maintained by Oregon City School District.

17.52.090 - Loading areas.

Applicant Response: Loading areas for buses are already in existence near the main entrance to the school. No changes to loading areas are proposed.

Chapter 17.54 - SUPPLEMENTAL ZONING REGULATIONS AND EXCEPTIONS

17.54.100 - Fences.

A. Generally. Fence, hedge, or wall.

- 1. Fences and walls—Fences and walls over forty-two inches shall not be located in front of the front façade or within forty feet of the public right-of-way, whichever is less. All other fences (including fences along the side and rear of a property) shall not exceed six feet in total height unless as permitted [in] Section 17.54.100.B.*

B. Exception. Fence, hedge, wall, or other obstructing vegetation on retaining wall. When a fence, hedge, wall, or other obstructing vegetation is built on a retaining wall or an artificial berm that is not adjacent to or abutting a public right-of-way, the following standards shall apply:

- 4. An alternative height or location requirement may be approved within a land use process for all non-single-family and two-family residential properties. The fence, hedge or wall shall be compatible with the adjacent neighborhood and achieve the same intent of the zoning designation and applicable site plan and design review process. In no case may the fence, hedge or wall exceed eight feet in height without approval of a variance.*

Applicant Response: As shown on the landscape plan submitted with this application, a six foot high fence is proposed to be constructed around the perimeter of the proposed modular classroom in order to provide for security of students moving to and from the new building. The fence will ensure that students do not wander into the parking lot area and will help to prevent outsiders from entering the school environment. Being located in front of the front façade of the modular classroom would normally be precluded by 17.54.100.A.1. The applicant is requesting an exception to the locational standards pursuant to 17.54.100.B.4. The school use is institutional, not residential, in nature and therefore an alternative fence location may be approved under this section. The intent of the fence location restriction is presumably to provide for a more attractive and open view of front facades of buildings. In this instance, however, security and safety concerns must be considered. The proposed landscape screening in front of the fencing will help to soften the impact of the fencing. Further, the location of the fencing is more than 270 feet from the nearest adjacent property, which makes this proposed fencing differ from the usual situation intended by this ordinance of prohibiting fencing along the front elevation of a building that is abutting a street.

Chapter 17.58 - LAWFUL NONCONFORMING USES, STRUCTURES AND LOTS

17.58.015 - Applicability.

The regulations of this chapter apply only to those nonconforming situations that were lawfully established or that were approved through a land use decision. All nonconforming structures, uses or lots shall have been maintained over time. These situations have lawful nonconforming status. Nonconforming situations that were not allowed when established or have not been maintained over time have no lawful right to continue.

Comment: The original school building was constructed prior to the requirement for Conditional Use approval for schools in residential zones. *OCMC 17.56.010 - Permit—Authorization—Standards—Conditions. D.* allows review of expansions to existing uses subsequently designated as conditional uses to be expanded through a conditional use review process. Therefore, subsequent expansion of the school with a modular classroom wing was approved in 2013 as a modification to a pre-existing conditional use. (CU 12-01). The existing use, therefore, is legally established.

In 2008, the City adopted new standards for institutional uses that contain design provisions that the existing school does not conform to. As a result, the proposed expansion through the placement of a modular classroom on the school site is subject to the provisions of Chapter 17.58.

17.58.020 - Lawful nonconforming lots of record.

Lots or parcels lawfully created but which do not now conform to the legal lot standards in this land use code may be occupied by uses otherwise permitted if those uses comply with all other provisions of this land use code.

Comment: Not applicable. The lot on which the school is sited is a legal lot of record and conforms to the minimum dimensional standards of the R-6 zoning district, as discussed above in this narrative.

17.58.030 - Lawful nonconforming use.

A use that was lawfully established on a particular development site but that no longer complies with the allowed uses or the standards for those uses in this title may be considered a lawful nonconforming use. Change of ownership, tenancy, or management of a lawfully established nonconforming use shall not affect its lawful nonconforming status. The continuation of a lawful nonconforming use is subject to the following:

- A. Discontinuance. If a lawful nonconforming use is discontinued for a period of one year, it shall lose its lawful nonconforming status and the use of the property thereafter shall conform with the existing provisions of this title. If a nonconforming use ceases operations, even if the structure or materials related to the use remain, the use shall be deemed to have been discontinued.*

Comment: Not applicable. The school has been in continuous use for school purposes since it was first established on the site.

- B. Conformance. If a lawful nonconforming use is converted to a conforming use, no nonconforming use may be resumed.*

Comment: Not applicable. The school use has never been converted to another use.

- C. Destruction of a Non-residential Use. When a structure containing a lawful nonconforming non-residential use is damaged by fire or other causes, the re-establishment of the nonconforming use shall be prohibited if the repair cost of the structure is more than sixty percent of its assessed value.*

Comment: Not applicable. The existing structure has never been destroyed by fire or other cause.

- D. Destruction of a Residential Use. When a structure containing a lawful nonconforming residential use is damaged by fire or other causes, the re-establishment of the nonconforming use shall be permitted.*

Comment: Not applicable. The existing school use is not a residential use.

- E. Intentional Destruction. When a structure containing a nonconforming use is removed or intentionally damaged by fire or other causes within the control of the owner, the re-establishment of the nonconforming use shall be prohibited.*

Comment: Not applicable. The school has never been removed or intentionally damaged by fire or other cause.

- F. Expansion. No lawful nonconforming use may be replaced by a different type of nonconforming use, nor may any legal nonconforming use be expanded or intensified.*

Comment: Not applicable. No change of use is proposed.

17.58.040 - Lawful nonconforming structure.

A structure that was lawfully established but no longer conforms to all development standards of this land use code (such as setbacks) shall be considered a lawful nonconforming structure. Notwithstanding development standard requirements in this Code, minor repairs and routine maintenance of a lawful nonconforming structure are permitted. The continuation of a lawful nonconforming structure is subject to the following:

- A. Accidental Destruction. When a nonconforming structure is damaged by fire or other causes, the structure may be rebuilt using the same structure footprint.*

Comment: Not applicable. There hasn't been any accidental destruction.

- B. Intentional Destruction. When a nonconforming structure is removed or intentionally damaged by fire or other causes within the control of the owner, the replacement structure shall comply with the development standards of this title.*

Comment: Not applicable. There hasn't been any intentional destruction.

- C. *Expansion. An expansion of a lawful nonconforming structure may be approved, conditionally approved or denied in accordance with the standards and procedures of this section.*

Comment: This application would expand the existing, lawfully established, nonconforming school structure by adding a modular unit.

1. *In making a determination on such applications, the decision maker shall weigh the proposal's positive and negative features and the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and, to approve such expansion, it must be found that the criteria identified in Section 17.58.060 have either been met, can be met by observance of conditions, or are not applicable.*

Comment: The proposed modular classroom at Gardiner Middle School will provide two additional classrooms. These classrooms are needed in order to respond to increased enrollment at the school. Oregon City School District plans to replace the existing school with a new middle school, but that cannot happen until a bond levy is approved by the voters. Allowing the placement of a modular classroom will permit the district to continue to provide adequate classroom space during the interim period. The proposed modular building will be placed in an area of the site that will have minimal impacts on the surrounding area. It can be easily screened with landscaping and fencing. The building will be placed on existing pavement so that there will be no increased stormwater impacts. The TAL provided with the application demonstrates that there is adequate capacity in the transportation system to accommodate the increased enrollment.

2. *An expansion of a nonconforming structure with alterations that exceed the threshold of subparagraph C.2.a. below shall comply with the development standards listed in subparagraph C.2.b. The value of the alterations and improvements is based on the entire project and not individual building permits.*
 - a. *Thresholds triggering compliance. The standards of subparagraph C.2.b. below shall be met when the value of the proposed exterior alterations or additions to the site, as determined by the community development director, is more than seventy-five thousand dollars. The following alterations and improvements shall not be included in the threshold calculation:*
 1. *Proposed alterations to meet approved fire and life safety agreements;*
 2. *Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;*
 3. *Alterations required to meet Seismic Design Requirements; and*
 4. *Improvements to on-site stormwater management facilities in conformance with Oregon City Stormwater Design Standards.*

Comment: The value of the proposed modular addition is approximately \$300,000. This cost does not relate to any of the exempt alterations or modifications, therefore the project meets the threshold of this section.

- b. *Standards that shall be met. Developments not complying with the development standards listed below shall be brought into conformance.*

1. *Pedestrian circulation systems, as set out in the pedestrian standards that apply to the sites;*
2. *Minimum perimeter parking lot landscaping;*
3. *Minimum interior parking lot landscaping;*
4. *Minimum site landscaping requirements;*
5. *Bicycle parking by upgrading existing racks and providing additional spaces in order to comply with Chapter 17.52—Off-Street Parking and Loading;*
6. *Screening; and*
7. *Paving of surface parking and exterior storage and display areas.*

Comment: The existing pedestrian circulation system provides for connectivity from all drop-off areas to the main entrance of the building. There isn't a sidewalk connection to the ends of Ethel or Hood Street, but there are no sidewalks in either of those streets. Bicycle parking, screening and paved parking standards are satisfied. The parking lot, however, was developed prior to the adoption of current landscaping standards. Perimeter landscaping would be required to be provided along the western border of the existing parking lot. While there is a buffer of approximately 5 feet, it is not landscaped for most of its length. There are large cedar trees within the buffer near Ethel Street. There are cedar fences, but no significant landscaping for the rest of the length of that strip. Additionally, the parking lot does not conform to new interior landscaping standards that require a landscape island to be placed between every 8 spaces. Given that this is a small project that is only intended to be in place until such time as the new middle school is built, a variance is being requested to allow the parking lot, its landscaping and the pedestrian circulation system to remain in their existing configurations.

17.58.060 - Process to confirm the legality of a nonconforming use, lot or structure.

Any person may request a Type I or a Type II review to confirm the legality of a nonconforming use, lot or structure. In order to confirm that the nonconforming use, lot or structure is legal, sufficient evidence shall be submitted to the city determining the following:

- A. *The nonconforming use or structure was established lawfully; and*
- B. *The nonconforming use or structure has not become more nonconforming within the past twenty years from the date of application.*

The applicant shall provide sufficient evidence to allow the community development director to review and confirm the legality of a nonconforming use, lot or structure. An applicant may request a Type I procedure, provided the applicant can provide sufficient evidence to confirm 17.58.060A. and B. without discretion. If the applicant cannot provide sufficient evidence to determine 17.58.060A. and B. without discretion, the applicant may apply for a Type II procedure. Applications for a Type II procedures shall be noticed to the public in a public comment period to gather additional information. If the applicant cannot show that the nonconforming use, lot or structure was lawfully established or has not been expanded pursuant to 17.58.060A. and B. above, the use, lot or structure shall be determined to be illegal.

Comment: The legal status of the existing use was previously reviewed as a part of the 2012 application for a modular classroom wing

17.60 – VARIANCE REQUESTS

A variance to the maximum five foot front setback standard is requested in conjunction with this project. Additionally, we are requesting a variance to some building design elements of section 17.62.055 and to improvement requirements associated with Chapter 17.58. Variances may be allowed subject to the criteria listed in section 17.60.030. The following comments address the approval criteria as they relate to the requested variances.

Variance to Maximum 5 Foot Front Setback

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;*
- B. That the request is the minimum variance that would alleviate the hardship;*
- C. Granting the variance will equal or exceed the purpose of the regulation to be modified.*
- D. Any impacts resulting from the adjustment are mitigated;*
- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and*
- F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.*

Applicant Response: The provisions of Section 17.62.055C5 require that on sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line. A greater setback may be allowed through the placement of additional site elements under the provisions of Section 17.62.055D. It is not practicable to comply with the five foot setback or to provide additional elements listed in Section 17.62.055D on the subject property due to the nature of the street frontage (road termini which provide the only access into the site) and because of existing building placement on the property.

It should be noted that a variance to this standard was granted for the 2012 modular classroom wing. However, because it was not requested in that application that the variance should apply to future projects such as is now proposed, Planning Director has determined that a new variance is needed. In order to avoid duplicative variances in the future, and because the circumstances preventing compliance with this standard would apply to all new construction, we request that this variance apply to any future construction on the school site.

The requested variance conforms to the grounds listed in Section 17.60.030 as follows:

- A. The requested variance will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities. The existing school is located more than 80 feet back from the ends of Hood Street and Ethel Street. This location is necessary in order to allow for access to the parking lot and for site circulation from Hood Street to Ethel Street. The proposed modular would be located more than 270 feet from the closest property line and, therefore, cannot impact light, air or other desirable qualities on abutting properties.

- B. The variance requested is the minimum variance feasible. Placing the building at the specified 5' setback distance would interfere with access from the ends of Hood Street and Ethel Street. The proposed location at the side of the existing school building is the only feasible spot on the property that will allow for the new modular classroom to be tied into the functions of the existing school building. Short walkways to existing building access points will allow students to move to and from the classrooms in the modular building as necessary for other school activities that take place in the main building. Placing the building closer to either Ethel Street or Hood Street would not allow for the school to function in a unified manner that effectively serves the students.
- C. The purpose of the five foot maximum setback for institutional buildings is, presumably, to ensure that building placement supports convenient pedestrian access from public streets. In the case of Gardiner Middle School, students are typically bussed to the campus or dropped off by parents. The availability of these forms of access ensures that the purpose of the standard will be met by alternative means.
- D. The availability of bussing and parent drop-off areas serve to mitigate for the building being set back farther from the public street.
- E. The proposed location is the only area on the school property that has open space for a new building and which can be tied into the existing school building via short connecting walkways.
- F. There are no comprehensive plan policies that require a 5-foot maximum setback. The intent of the ordinance, while not specifically stated, is presumably to ensure convenient pedestrian access to institutional buildings. The school provides walkways and areas for buses and parents to conveniently drop-off students. These measures achieve the same purpose as the ordinance standard.

Variance to Maximum Building Design Provisions of Section 17.62.055

This variance request relates to standards in Section 17.62.055 that require building articulation and changes in materials/colors to break up long facades, and to transparency requirements. Specifically, the variance request relates to these subsections:

- G. Variation in Massing (1. single, large, dominant building mass shall be avoided , 2. height: width ratio of one-to-three, and 3.Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.
- H. Minimum Wall Articulation (4. Building facades must include a repeating pattern, 5. expression of architectural or structural bay, 6.Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally.)
- I. Facade Transparency (1. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level.)

These standards are not compatible with modular classroom buildings, which are designed in a rectangular form in order to be transported on roadways.

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;*
- B. That the request is the minimum variance that would alleviate the hardship;*
- C. Granting the variance will equal or exceed the purpose of the regulation to be modified.*
- D. Any impacts resulting from the adjustment are mitigated;*
- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and*
- F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.*

Applicant Response: The requested variance conforms to the grounds listed in Section 17.60.030 as follows:

- A. The requested variance will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities. The requested variance relates only to the appearance of the proposed modular classroom. The location of the proposed building is only visible from a limited number of off-site properties that are well-removed from the building location. Proposed landscaping and screening as shown on the landscape plan will mitigate for the requested variances impact upon the appearance of this building.
- B. The variance requested to eliminate compliance with these standards is the minimum variance feasible. Complying with standards relating to articulation, height to width ratios, and 60 percent glazing standards is simply not compatible with the design requirements for a modular classroom building that must be transported to the site over highways. Lane widths create limitations in the ability to articulate the structure. Heights must be kept low due to overpass height restrictions.
- C. The purpose of these standards is to create a visually interesting building design. It must be realized that the modular building is only one element of the overall campus building design. Many of these design requirements are satisfied if viewed from the aspect of the overall campus having an interesting appearance, with multiple masses, articulation, roof height changes, major glazing on primary building elevations, etc. For this reason, not requiring compliance for the modular classroom has a lesser impact than if it were the only building being proposed for a site. Granting the variance will still allow for the overall purpose of a visually appealing building complex on the Gardiner campus to be met.
- D. The placement of the proposed modular building to the side of the main school building, well set back from property boundaries, together with landscape screening and fencing, will mitigate for the requested variance.
- E. The proposed modular classroom is the only means available to provide for the classroom needs of an increased student enrollment. This is a temporary solution until a new school is built on the Gardiner site.

- F. There are no comprehensive plan policies that require the design standards listed in this section. Granting the variance will allow for the Oregon City School District to continue to provide educational services needed by the public in this area.

Variance to improvement requirements associated with Chapter 17.58

The provisions of Section 17.58.040.C.2.b would require that improvements be made to parking lot landscaping. Additionally, it could be required under this section that a pedestrian connection be provided to Ethel or Hood Street.

Perimeter landscaping would be required to be provided along the western border of the existing parking lot. There is a buffer of approximately 5 feet, but it is not landscaped for most of its length. There are large cedar trees within the buffer near Ethel Street. There are cedar fences, but no significant landscaping for the rest of the length of that strip. Additionally, the parking lot does not conform to new interior landscaping standards that require a landscape island to be placed between every 8 spaces. As shown in the photograph below, there is a significant grade change between the parking lot and adjacent residential lots to the west along much of this border. This grade change makes providing landscaping problematic.



17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;*
- B. That the request is the minimum variance that would alleviate the hardship;*
- C. Granting the variance will equal or exceed the purpose of the regulation to be modified.*
- D. Any impacts resulting from the adjustment are mitigated;*
- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and*
- F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.*

Applicant Response: The requested variance conforms to the grounds listed in Section 17.60.030 as follows:

- A. The parking lot has been in existence for decades in its current configuration. Allowing it to continue without additional landscaping will have no significant impact upon adjacent properties. As the photograph shows, there are existing fences that provide for buffer screening. Requiring that parking spaces be removed in order to comply with interior landscape standards would reduce needed parking and would be an expense beyond the scope of this project. When the new middle school is built, parking will be reconfigured and brought into full compliance at that time. With respect to pedestrian circulation, there are no sidewalks in the streets leading up to the school site. Therefore, not having sidewalks to the streets does not significantly impact pedestrian access to the school.
- B. The variance requested is the minimum variance feasible. Requiring new landscaping and sidewalks would create a disproportionate cost to the scale of this minor project. The School District is working with limited funds to deal with increasing enrollment. The time to bring the parking lot into compliance with new standards is when a construction bond is approved and the new middle school is built.
- C. The existing parking lot and pedestrian circulation system have functioned well for decades. The placement of a modular classroom on the site will not trigger any change that warrants a major upgrade to parking lot landscaping.
- D. The availability of bussing and parent drop-off areas serve to mitigate for the lack of sidewalk connections to the school. The lack of parking lot landscaping is mitigated by existing fencing and other landscaping along the front of the school.
- E. There do not appear to be any other measures that would resolve the parking lot landscaping or sidewalk issues.
- F. There are no comprehensive plan policies that require the parking lot landscaping specified in this section.

Compliance with Conditions of Approval 4 & 5, CU 12-01

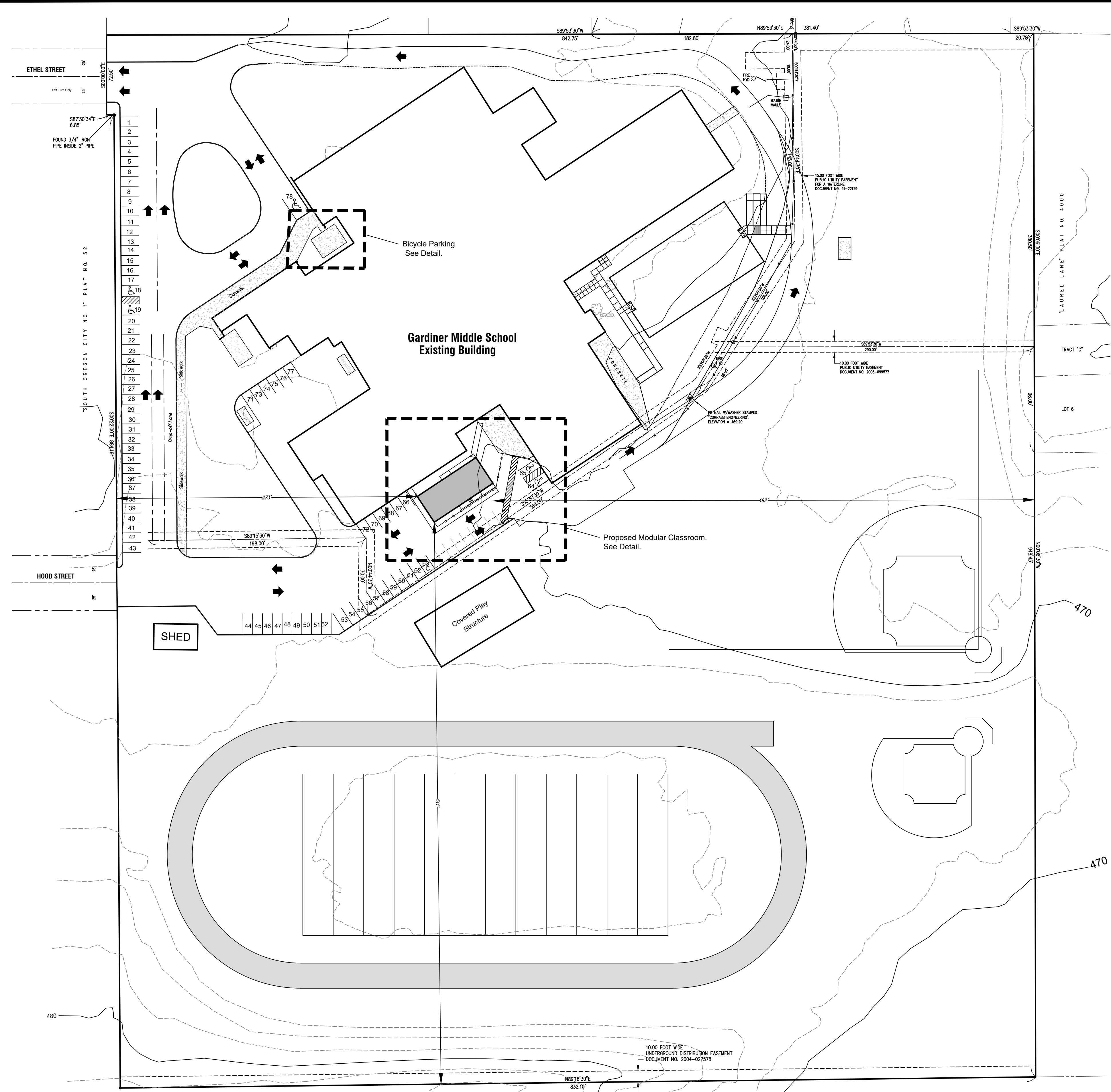
City staff have asked the applicant to address compliance with these conditions of approval from the 2012 conditional use permit application. These conditions read as follows:

- "4. Prior to occupancy, the applicant shall encourage staff to park in the under-utilized south parking lot rather than the west parking lot. This would free up spaces in the western parking lot for parents conducting pick-ups and drop-offs and reduce the usage of spaces in the south parking lot for these activities, thereby reducing bus-car conflicts and allowing for smoother traffic flow."

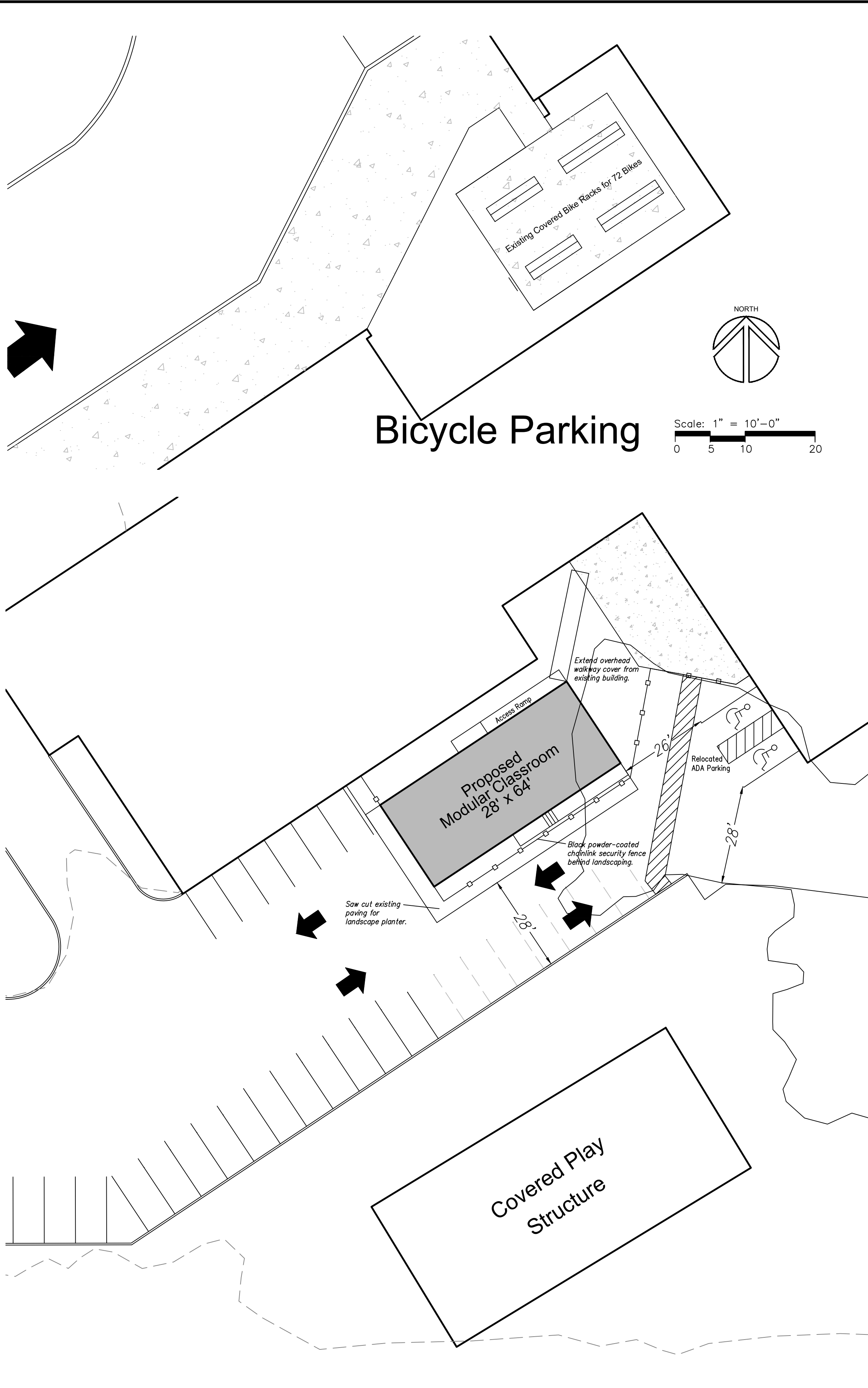
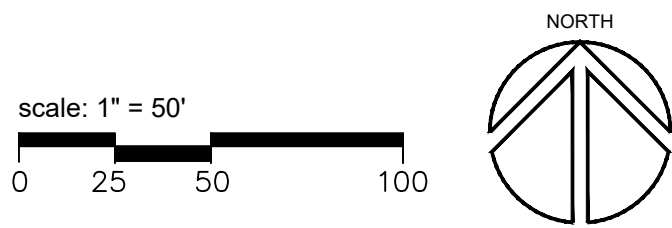
Applicant's Response: The School District has encouraged staff to park in the south parking lot and Wes Rogers of the District states that "I observe that happening every day I'm out there. Because we have more staff than south lot parking spots, we do have some staff parking in the west lot. We can again do notification to staff as well as put up staff parking signs."

- "5. **Planning Commission Condition of Approval (items in italics added by Planning Commission).** Prior to occupancy, to improve the utility of the loop drive frontage for pick-ups and drop-offs, while accommodating the three short buses, the school shall open the loop drive to pickups and drop-offs and demarcate the bus spaces as clearly off limits to these vehicles via pavement markings and signs. This will provide additional space for the increased pick-up and drop-off activity and reduce the likelihood that queues extend beyond school property. *The applicant shall improve the loop drive frontage for pick-up as identified in the applicant's bus parking widening plan (Exhibit 14 The new sidewalk abutting the parking area shall be landscaped consistent with the parking area / building buffer requirement of OCMC 17.52.060(C)(1) or (2).* The additional parking lot landscaping shall be shown on the revised landscaping plan. (P)"

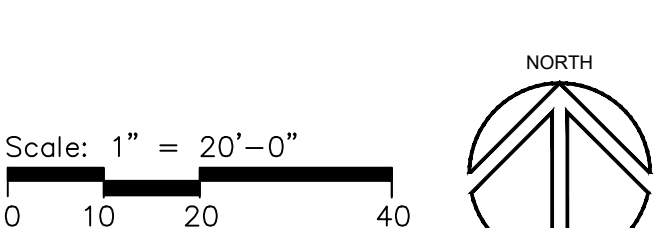
Applicant's Response: The District has re-stripped the parking lot to identify drop off/pick up and drive thru lanes in the loop parking area. A-frame signs are also used throughout the loop to provide directions to drivers. These are deployed every day. Landscaping was provided adjacent to the new sidewalk abutting the parking area.



Gardiner Middle School Campus Plan



Modular Classroom Improvements



DESIGNED:	REG	10-6-17	1	Added bicycle parking detail & dimensions
DRAWN:	REG			
SCALE:	1" = 50'			
DATE:	August 2017			
FILE:	17-OCS-100	DATE	NO.	REVISION

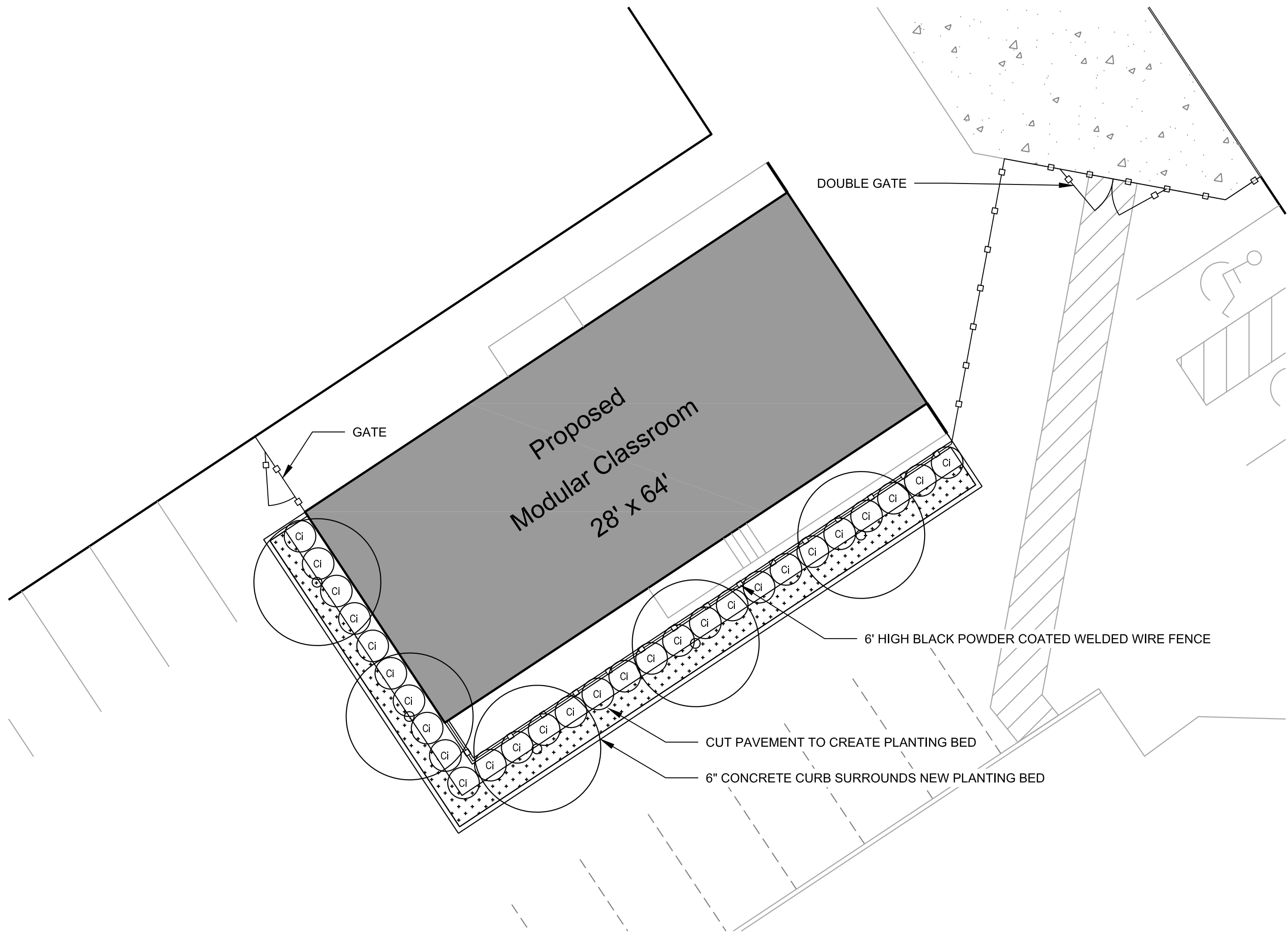
Richard E. Givens, Planning Consultant
18680 Sunblaze Dr.
Oregon City, OR 97045
PH: (503) 479-0097

APPLICANT: Oregon City Public Schools
1417 12th Street
Oregon City, OR 97045
PH: (503) 785-8421

Gardiner Middle School
Modular Classroom Project

PLANT SCHEDULE

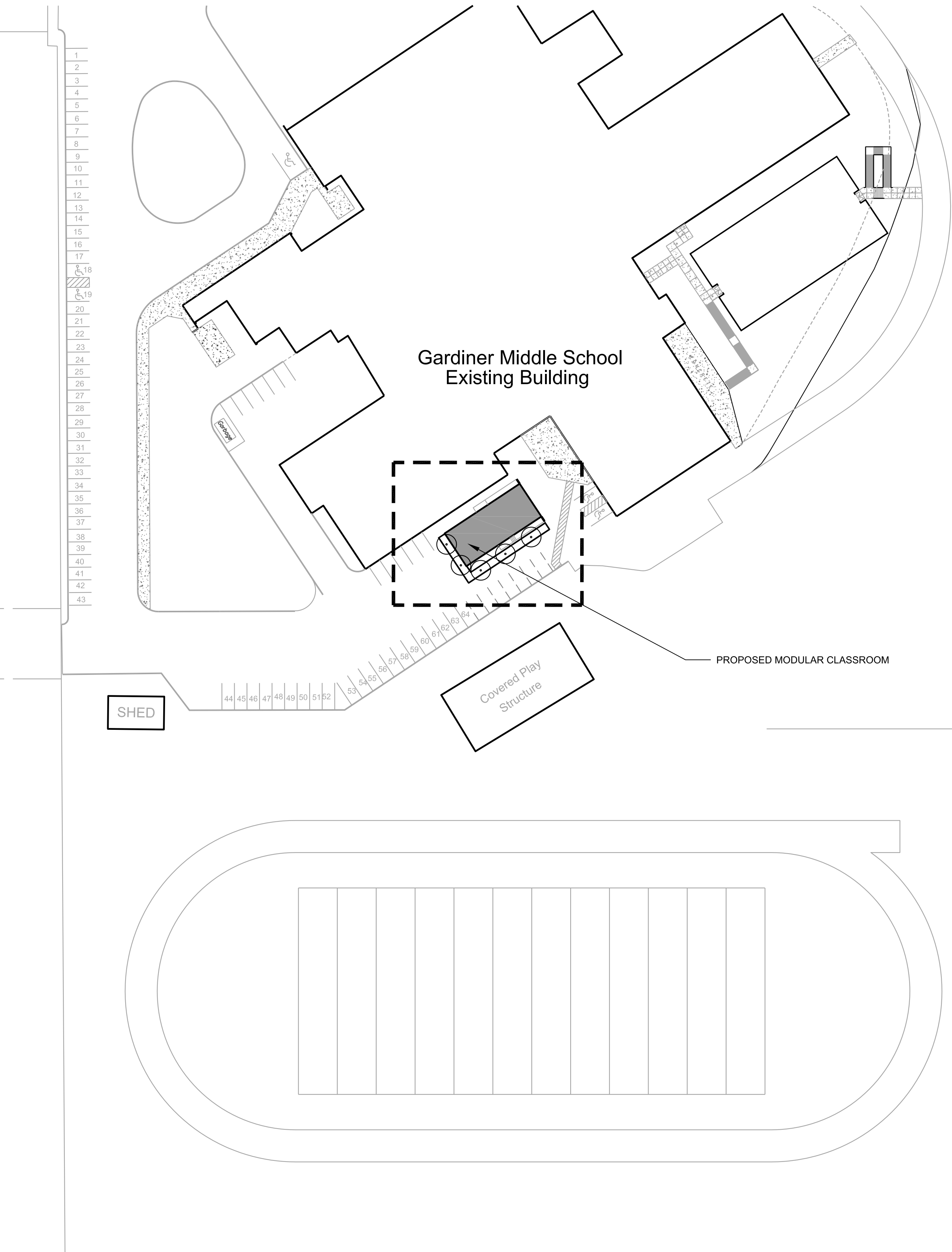
BOTANICAL / COMMON NAME	SIZE	QUANTITY
MAACKIA AMURENSIS AMUR MAACKIA	2" CAL.	5
CISTUS x HYBRIDUS HYBRID WHITE ROCKROSE	5 GAL.	28
GROUNDCOVER- PLANT 16" O.C. IDAHOE FESCUE FESTUCA IDAHOENSIS	4" POT	4 FLATS OF 18



GARDINER MIDDLE SCHOOL PROPOSED MODULAR CLASSROOM

scale: 1" = 10'-0"

0 5 10 20



GARDINER MIDDLE SCHOOL SITE CONTEXT

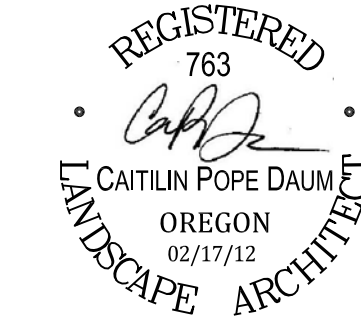
scale: 1" = 50'-0"

0 25 50 100



Caitlin Pope Daum
Landscape Architect, LLC

(503) 841-3642
www.cpd-landscape.com



GARDINER MIDDLE SCHOOL
MODULAR CLASSROOM
PROJECT

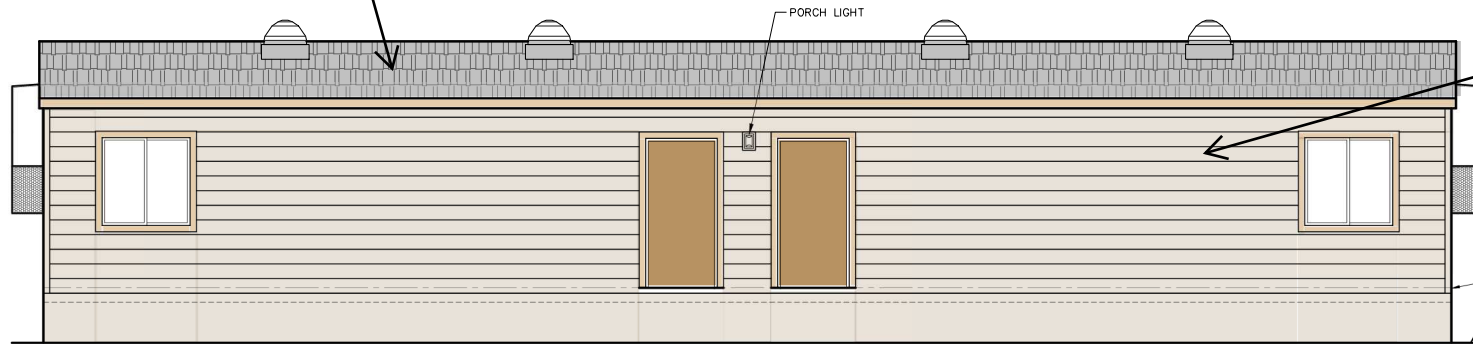
180 ETHEL STREET
OREGON CITY, OR 97045

Landuse

August 4, 2017

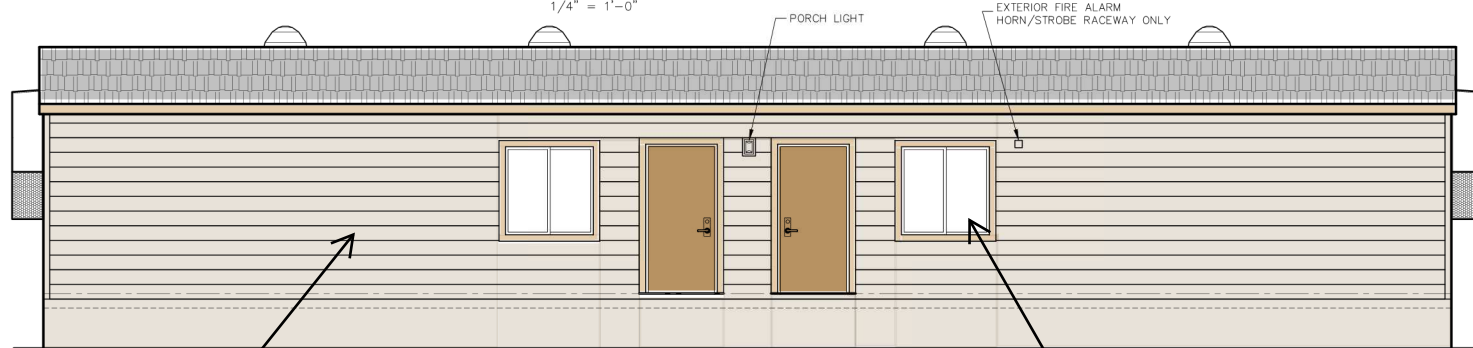
Drawn by:
CPD/EDJ

Pabco "Premier" Laminated Fiberglass
Architectural Shingles "Weathered White"



WALL "A" ELEVATION

1/4" = 1'-0"



WALL "C" ELEVATION

1/4" = 1'-0"

Miller "Evolution"
Satin Exterior Paint
Main Body: To Match Sherwin
Williams "Relaxed Khaki" #6149
Trim: To Match Sherwin Williams
"Golden Fleece" #6388
Exterior Doors: To Match Sherwin
Williams "Copper Mountain" #6356

Note: Colors depicted in this
drawing are representative only.
Please refer to following color
swatches for actual color:

Main Body Siding:



Trim:



Exterior Door:

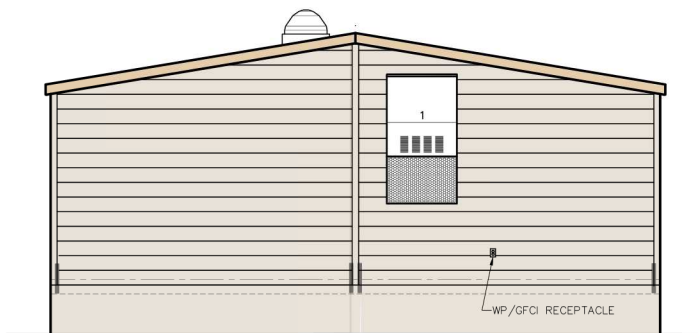


PABCO
PREMIER
LAMINATED
FIBERGLASS SHINGLES

"Weathered White"

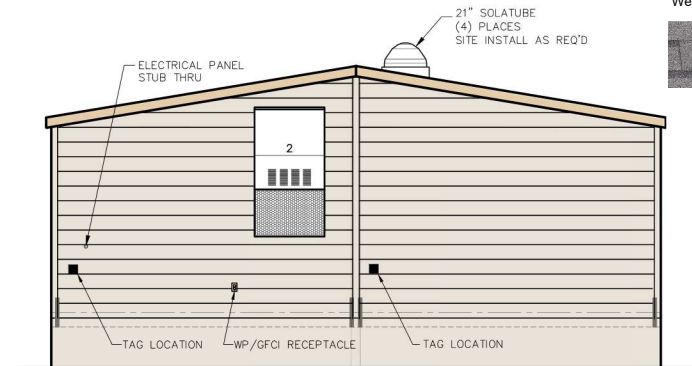


Hardie Plank Fiber
Cement Lap Siding



WALL '1' ELEVATION

1/4" = 1'-0"



WALL '2' ELEVATION

1/4" = 1'-0"

White Vinyl-Framed Operable
Windows 4' x 4' (Typical)

21" SOLATUBE
(4) PLACES
SITE INSTALL AS REQ'D

ELECTRICAL PANEL
STUB THRU

TAG LOCATION

WP/GFCI RECEPTACLE

TAG LOCATION

WP/GFCI RECEPTACLE



8-8-17	NOTE ADDED FOR SOLATUBES	AJB	COPYRIGHT 2017, BLAZER INDUSTRIES, INC. THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF BLAZER INDUSTRIES, INC. AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF BLAZER INDUSTRIES.	MODULAR	CLASSROOM for:	Approved for Const:	Job No:
				28 x 64	Oregon City School District	File Copy:	19026
				OR. GOLD	Aries Building Systems	Drawn By: AJB	
DATE	REVISION	BY			Oregon City, OR	Issue Date: 8-8-17	



A-3



Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org



June 28, 2017

Ms. Diliana Vassileva
City of Oregon City Planning
221 Molalla Ave
Ste 200
Oregon City, OR 97045

RE: SHPO Case No. 17-0898
City of Oregon City, PA 17-24, Gardiner Middle School Modular Building
Construct modular building
180 Ethel Street (3S 2E 6 TL7800), Oregon City, Clackamas County

Dear Ms. Vassileva:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. If archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

Dennis Griffin, Ph.D., RPA
State Archaeologist
(503) 986-0674
dennis.griffin@oregon.gov



Gardiner Middle School

Lighting Code Responses

17.62.065 - Outdoor lighting.

D. Design and Illumination Standards.

General Outdoor Lighting Standard and Glare Prohibition.

1. *Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:*

Comment: The proposed outdoor lighting is limited to the porch lights that will be mounted at the building entrances. The building will generally not be used at night, but the porch lights do aid in security and safety for the occasional times that it will be used. The angle of the front façade at the proposed building site will result in the light emitted by the porch lights being screened by the corner of the building to the closest property line at Hood St. The property lines to the east and south are more than 500 feet from the proposed lights. Cut sheet information provided for the lighting fixture indicates a maximum light output of 329 candela for the porch lights (measured at 90 degrees to the fixture). Using the standard formula for conversion of candela to foot candles: (Foot-candles = candela / distance in feet * distance in feet) yields a maximum light measurement at the property line of less than one .001 foot candle at that distance.

2. *Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.*

Comment: Not applicable. The maximum light emitted by the fixtures is 204 lumens.

3. *The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.*

Comment: Not applicable. No lighting poles are proposed.

4. *Lighting levels:*

Comment: For building entrances, Table 1-17.62.065 requires a minimum of 3 Foot-candles. The proposed lights emit 3 foot candles when measured at 8 feet from the door.

6. *Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.*

Comment: The porch lights at the main school doors plus the porch lights on the building will serve to light the short distance to the modular entrance.

8. *Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m.*

Comment: No floodlights are proposed.

10. *The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.*

Comment: The proposed lights are a standard porch light design that is typical for modular buildings.

11. *In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site.*

Comment: As discussed above, light from the porch fixtures measured at the closest property line will be approximately .001 footcandle.

FEATURES & SPECIFICATIONS

INTENDED USE — Provides general illumination for outdoor use in residential and light commercial applications. Ideal for entryways, walkways, side yards, patios, and commercial buildings creating an inviting exterior space as well as providing safety and security.

CONSTRUCTION — Dusk-to-dawn photocell automatically turns on at dusk and off at dawn for convenience and energy savings. The durable polycarbonate housing is offered in bronze or white. High-impact polycarbonate refractor is UV-stabilized to prevent yellowing.

ELECTRICAL — Standard with electronic ballast (120V, 60 Hz). Starts instantly down to -13°F (-26°C).

Includes (1) 42W GX24q 4-pin base 4100K triple-tube compact fluorescent lamp.

For use with non-dimmable switches only.

INSTALLATION — All mounting hardware included.

LISTINGS — CUL Listed to US and Canadian safety standards and suitable for wet locations.

WARRANTY — Guaranteed for one year against mechanical defects in manufacture. (Excludes lamp)

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

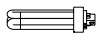
Outdoor General Purpose

Mini-Wall Pack Dusk-to-Dawn



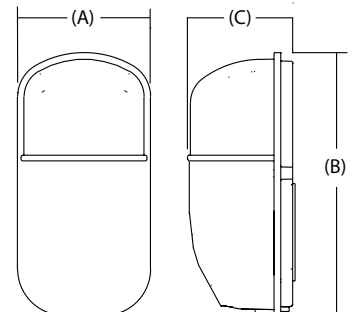
COMPACT FLUORESCENT



DIMENSIONS					
Lamp configuration	Model number	Number of lamps	(A) Width	(B) Height	(C) Extension*
	OWP3 42F	(1) 42W GX24q 4-pin base compact (TTT)	5-3/4 (14.6)	11 (27.9)	5 (12.7)

* Maximum extension from wall.

All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: OWP3 42F 120 P LP BZ

OWP3 42F	120	P	LP	
Series	Voltage	Control	Lamp	Finish
OWP3 42F (1) 42W GX24q 4-pin 4100K triple-tube compact fluorescent lamp (included)	120 120V residential electronic ballast (standard)	P Dusk-to-dawn photocell	LP Lamp included	BZ Bronze WH White

Accessories: Order as separate catalog number.	
CF42TRT41 4-PIN M6	42W GX24q 4-pin 4100K triple-tube compact fluorescent lamp

PHOTOMETRICS

CANDELA DISTRIBUTION

	0	45	90	135	180	Ave	Lumens
0	110	110	110	110	110	110	
5	124	120	114	106	102	114	11
15	150	152	131	90	67	121	34
25	176	185	145	67	33	125	58
35	202	215	160	43	18	132	83
45	230	240	181	25	11	141	110
55	268	261	209	14	8	155	139
65	301	278	235	9	5	169	168
75	324	289	258	7	1	181	191
85	333	294	273	7	1	187	204
90	329	294	277	7	1	188	
95	319	287	279	9	1	185	202
105	289	263	267	15	0	172	182
115	244	219	231	19	0	146	145
125	190	156	169	11	0	107	96
135	110	105	93	9	0	64	51
145	70	90	63	14	0	51	32
155	64	71	48	13	0	41	19
165	37	34	26	11	2	23	7
175	0	2	9	6	0	4	1
180	0	0	0	0	0	0	

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Fixture
0° - 30°	103.4	3.2	6.0
0° - 40°	186.5	5.8	10.8
0° - 60°	435.2	13.6	25.1
0° - 90°	997.8	31.2	57.6
90° - 120°	527.8	16.5	30.5
90° - 130°	623.4	19.5	36.0
90° - 150°	706.4	22.1	40.8
90° - 180°	733.2	22.9	42.4
0° - 180°	1731.0	54.1	100.0

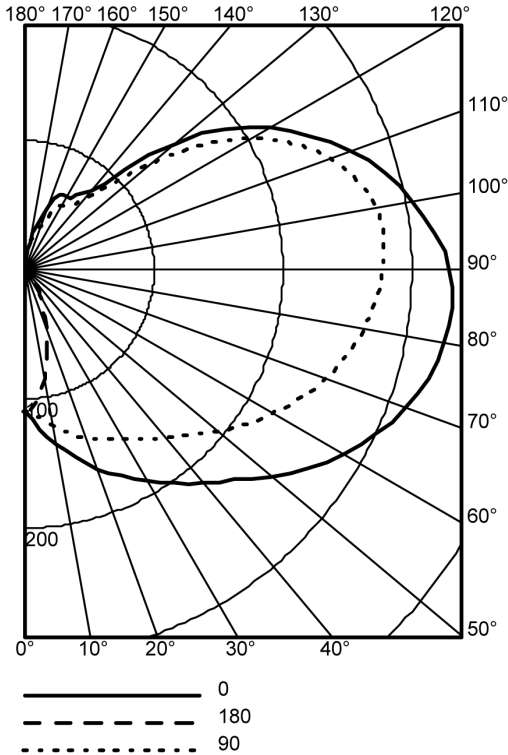
LUMINAIRE EFFICIENCY:54.1%

CIE CLASSIFICATION: General Diffuse

SPACING CRITERIA(0-Deg): 2.7

SPACING CRITERIA(90-Deg): 2.3

SPACING CRITERIA(180-Deg): 0.6



SINGLE LUMINAIRE PERFORMANCE

Task Height: 2.5ft.

50% beam - 85.5° 10% beam - 132.6°

Mounting Height	Initial FC	Center Beam Diameter	FC	Diameter	FC
8.0	3.6	10.2	1.8	25.1	0.4
10.0	2.0	13.9	1.0	34.2	0.2
12.0	1.2	17.6	0.6	43.3	0.1
14.0	0.8	21.3	0.4	52.4	0.1
16.0	0.6	25.0	0.3	61.5	0.1

COEFFICIENTS OF UTILIZATION

pf	20%									
pc	80%				50%			30%		
pw	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	59	59	59	59	47	47	47	40	40	40
1	51	47	44	41	37	35	32	31	29	27
2	45	39	35	31	31	27	25	25	23	21
3	40	34	28	24	26	22	19	22	19	16
4	37	29	24	20	23	19	16	19	16	13
5	33	26	20	17	20	16	13	16	13	11
6	31	23	18	14	18	14	11	15	12	09
7	28	20	15	12	16	12	10	13	10	08
8	26	18	14	10	14	11	08	12	09	07
9	24	17	12	09	13	10	07	11	08	06
10	23	15	11	08	12	09	06	10	07	05

AVERAGE LUMINANCE (cd/m2)

	0°	90°	180°
45°	14146	13278	677
55°	15808	15026	472
65°	17570	17074	292
75°	19297	19544	60
85°	20893	22310	63

Calculations based on IES File Luminous Area:
3.96 in. W x 3.0 in. L x 6.0 in. H

Technical Memorandum

To: Wes Rogers
From: Michael Ard, PE
Richard Martin, EI
Date: September 8, 2017
Subject: Gardiner Middle School Modular Structure Traffic Analysis Letter



321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

Dear Mr. Rogers,

We have completed our transportation analysis for the proposed Gardiner Middle School modular classroom located at 180 Ethel Street in Oregon City, Oregon. In accordance with Oregon City's "Guidelines for Transportation Impact Analyses" and based on the scale of the proposed development, a full traffic impact study is not required; however, a Transportation Analysis Letter (TAL) is needed. This letter is provided to address the TAL requirements.

Project & Location Description

The property located at 180 Ethel Street is proposed for development with a 1,792 square-foot modular classroom. The existing Gardiner Middle School campus is located at the east end of Hood and Ethel Streets in Oregon City. The proposed modular classroom will be an addition to the existing facilities and will be situated at the south side of the existing school.

Ethel Street is under the jurisdiction of Oregon City and is classified as a Local Street. West of Linn Avenue, Ethel Street becomes AV Davis Road, which is classified as a Collector. Ethel Street is generally a two-lane roadway with a statutory residential speed limit of 25 mph. No curbs or sidewalks are present. On-street parking is available on both sides of the street and no bike lanes are present. East of Leonard Street, Ethel Street is a one-way road serving westbound traffic exiting the school campus. West of Linn Avenue along AV Davis Road, curbs and sidewalks are installed on both sides of the facility.

Hood Street is under the jurisdiction of Oregon City and is classified as a Local Street. It is generally a two-lane roadway with a statutory residential speed limit of 25 mph. Curbs and sidewalks are in place intermittently along the south side of the roadway. On-street parking is available and no bike lanes are present. East of Leonard Street, Hood Street is a one-way road serving eastbound traffic entering the school campus.



September 8, 2017
Page 2 of 6

Leonard Street operates under the jurisdiction of Oregon City and is classified as a Local Street. It is generally a two-lane roadway with a statutory residential speed limit of 25 mph. No curbs, sidewalks, or bike lanes are present along the length of the roadway. On-street parking is available on both sides of the facility.

Linn Avenue is under the jurisdiction of Oregon City and is classified as a Minor Arterial. It is generally a two-lane roadway with a posted speed limit of 35mph. South of Hood Street, the speed limit reduces to 20 mph between 7:00 AM and 5:00 PM on school days. Curbs and sidewalks are present along the east side of the street and are intermittent along the west side. Bike lanes are striped on both sides of the roadway. Some areas of on-street parking are available along both sides of the roadway outside the bike lanes in the site vicinity.

The intersection of Linn Avenue at Ethel Street is a four-legged intersection controlled by STOP signs on the AV Davis and Ethel Street approaches. Through traffic on Linn Avenue doesn't stop. Each leg of the intersection consists of a single, shared lane for all turning movements. Ladder-striped cross-walks are present on the north, east, and west legs of the intersection.

The intersection of Linn Avenue and Hood Street is a three-legged intersection controlled by a STOP sign on the westbound Hood Street approach. Each approach at the intersection consists of a single, shared lane for all turning movements.

A vicinity map showing the project site is provided below. Detailed site plans can be found in the appendix.





Trip Generation Analysis

To estimate the trip generation of the proposed development, trip rates from the *TRIP GENERATION MANUAL*, Ninth Edition, published by the Institute of Transportation Engineers (ITE), were used. Trip rates for land-use code 522, *Middle-Junior High School*, were referenced in projecting the trip generation of the modular classroom based on the area of the facility.

Upon completion of development at the middle school, the property is projected to generate a maximum increase of 8 trips during the morning peak hour with 4 trip entering and 4 trips exiting the site. During the evening peak hour, 2 new trips are anticipated with 1 trip entering and 1 trip exiting the site.

The table on the following page summarizes the trip generation for the proposed subdivision. Detailed trip generation calculations are included in the technical appendix.

Table 1: Trip Generation Summary

	ITE Code	Size	AM Peak Hour			PM Peak Hour			Total Daily
			In	Out	Total	In	Out	Total	
Proposed Development									
Modular Classroom	522	1,792 sf	4	4	8	1	1	2	24

Since the proposed modular classroom will generate fewer than 24 new trips during each of the peak hours and fewer than 250 daily trips, no analysis of nearby intersections is required per Oregon City standards. The traffic impacts resulting from the development or the proposed subdivision are projected to be negligible and no mitigations are recommended.

Driveway Width Standards

Per Oregon City standards, non-residential driveways must have a width of 15 to 40 feet. Although the Gardiner Middle School campus does not have driveways in the traditional sense, since the points of access are essentially extensions of the existing Ethel Street and Hood Street alignments without curb cuts, it was noted that the widths of the one-way street segments serving the school fall within the required driveway width standards, with Ethel Street having a width of approximately 33 feet and Hood Street having a width of approximately 35 feet. Accordingly, regardless of whether or not the curb cut width standards apply for this project, the standard is met.



Access Spacing Standards

Oregon City's Minimum Driveway Spacing Standards state that for Local Streets, a minimum distance of 25 feet is required between all proposed driveways and the nearest street corner, as measured from the near-side right-of-way at the intersecting street to the near side of the driveway. Additionally, a minimum distance of 25 feet is required between adjacent driveways serving uses other than single and two-family dwellings. The same standards apply with a minimum distance of 100 feet for streets classified as Collectors.

Both Ethel Street and Hood Street are classified as Local Streets. There are no proposed new driveways, and the existing driveways are spaced appropriate distances from street corners for their classifications. Based on the analysis, the city's access spacing standards are met and no mitigations are required.

Sight Distance

Intersection sight distance requirements were taken from *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2011 by the American Association of State Highway and Transportation Officials (AASHTO). Sight distance requirements are based on an approaching driver's eye height of 3.5 feet above the road and an eye height of 3.5 feet with the driver's eye 15 feet behind the edge of the near-side travel lane.

Intersection sight distance standards are not directly applicable at the points of access to the school campus on Hood Street and Ethel Street since these roadways simply extend into the campus without curb cuts or conflict points. However, intersection sight distance was examined for the primary point of egress from the school campus on Ethel Street to Linn Avenue. Linn Avenue has a posted speed limit of 35 mph, requiring a minimum of 390 feet of intersection sight distance in each direction. Intersection sight distance was measured to be in excess of 390 feet in each direction from this location.

Based on the detailed analysis, adequate intersection sight distance is available for the proposed development and no mitigations are necessary or recommended.

Safety

Using data obtained from ODOT's Crash Analysis and Reporting Unit, a review of the most recent available five years of crash history (2011-2015) at the study intersections was performed. Crash data was examined for the intersections of Ethel Street at Linn Avenue, Ethel Street at Leonard Street, Hood Street at Linn Avenue and Hood Street at Leonard Street.

Ethel Street at Linn Avenue had three reported crashes, two of which resulted in a report of "possible injury/complaint of pain". No specific crash patterns were noted, and no mitigations are necessary or recommended.



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Page 5 of 6

The intersection of Ethel Street at Leonard Street had no reported crashes during the five-year analysis period.

The intersection of Hood Street at Linn Avenue had four reported crashes, resulting in two reports of a “possible injury/complaint of pain”. Again, the crash patterns are not indicative of any significant safety concerns, and no mitigation is recommended.

The intersection of Hood Street at Leonard Street had one reported crash, which resulted in two reports of “possible injury/complaint of pain”.

Based on the crash data, the study area intersections are currently operating acceptably with respect to safety. Detailed crash data is included in the attached technical appendix.

Based on the review of the site layout, roadway speeds, and culture, no safety concerns were identified in association with the proposed development in regards to traffic calming.

Compliance with TSP and Applicable Standards

Based on a review of the city’s Transportation System Plan, there are several proposed improvements in the site vicinity with regards to walking solutions. Leonard Street is planned for a family friendly route, including sidewalk infill on both sides of the street (project FF24). Ethel Street and Hood Street are also planned for sidewalk infill on both sides of the street (projects W58 and W60).

A multi-lane roundabout is also proposed for the nearby intersection of Linn Avenue/Leland Road at Warner Milne Road/Warner Parrott Road (project #D34). This project would be projected to improve operations of the intersection in the future and would not be projected to substantially impact the proposed project.

All of the proposed above-described proposed projects are currently listed as “not likely to be funded” in the Transportation System Plan, with designations of the projects as either “Long-Term Phase 3” or “Long-Term Phase 4”.



September 8, 2017
Page 6 of 6

Conclusions

The traffic impact on surrounding public intersections resulting from traffic generated by the proposed modular classroom is projected to be negligible. No operational mitigations are necessary or recommended.

All site access driveways meet the applicable Oregon City Private Access Driveway Width Standards and Access Spacing Standards.

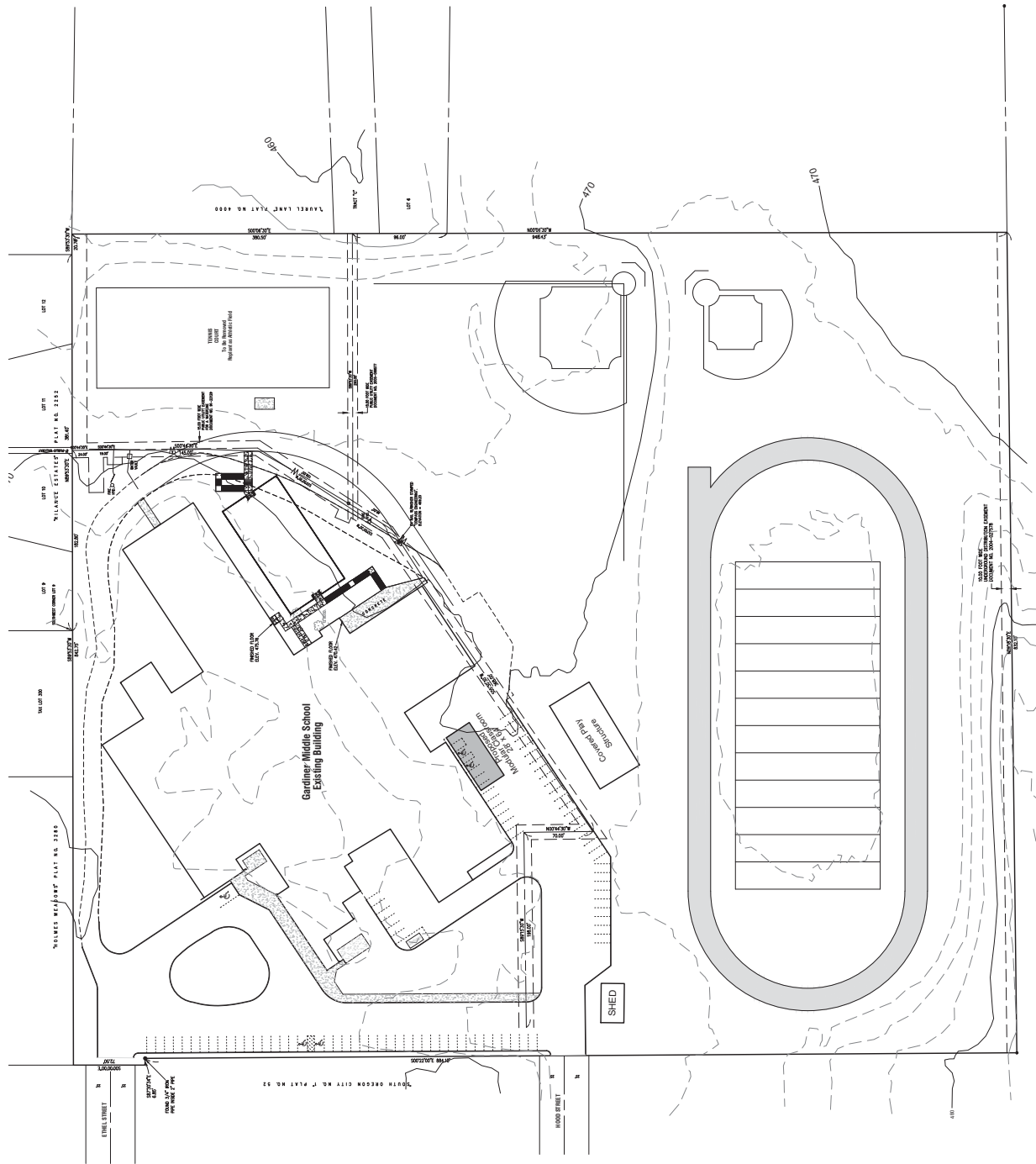
Based on the analysis, adequate intersection sight distance is available for safe egress from the school campus.

Based on the review of crash data, no significant existing crash hazards are evident in the site vicinity. No specific safety mitigations are necessary or recommended in conjunction with the proposed development.

Based on a review of the city's Transportation System Plan, there are currently no projects considered "likely to be funded" within the site vicinity.

If you have any questions, comments, or concerns regarding this report or if you need any further assistance, please don't hesitate to contact us.

APPENDIX

[illegible][illegible]



TRIP GENERATION CALCULATIONS

Land Use: Middle School/Junior High School
Land Use Code: 522
Variable: 1000 Sq Ft Gross Floor Area
Variable Value: 1.79

AM PEAK HOUR

Trip Rate: 4.35

	Enter	Exit	Total
Directional Distribution	55%	45%	
Trip Ends	4	4	8

PM PEAK HOUR

Trip Rate: 1.19

	Enter	Exit	Total
Directional Distribution	52%	48%	
Trip Ends	1	1	2

WEEKDAY

Trip Rate: 13.78

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	12	12	24

PM PEAK HOUR OF GENERATOR

Trip Rate: 2.52

	Enter	Exit	Total
Directional Distribution	45%	55%	
Trip Ends	2	3	5

CDS380

09/06/2017

OREGON.. DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION
TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT

URBAN NON-SYSTEM CRASH LISTING

ETHEL ST at LINN AVE, City of Oregon City, Clackamas County, 01/01/2011 to 12/31/2015

CITY OF OREGON CITY, CLACKAMAS COUNTY

Total crash records: 3

SER#	INVEST	D C S L K TIME	FROM	CLASS	CITY STREET	RD CHAR	INT-TYPE		RD CHAR	DIRECT	LOC	LOCN	INTER	CN	03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submittal of crash report forms is the responsibility of the individual driver, the Crash Analysis and Reporting Unit can not guarantee that all qualifying crashes are represented nor can assurances be made that all details pertaining to a single crash are accurate. Note: Legislative changes to DMV's vehicle crash reporting requirement, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.

From: Rogers, Wes
Sent: Wednesday, July 5, 2017 4:53 PM
To: Rick Givens
Subject: Fwd: June Rivercrest NA meeting

FYI.
.wes

----- Forwarded message -----
From: **Karin Morey** <karin.morey@gmail.com>
Date: Wed, Jul 5, 2017 at 4:10 PM
Subject: Re: June Rivercrest NA meeting
To: "Rogers, Wes" <wes.rogers@orecity.k12.or.us>

Yes - you made a presentation on the addition of two modular at Gardiner Middle School at our June 15, 2017 meeting.

Minutes attached for further confirmation.

On Jul 5, 2017 3:59 PM, "Rogers, Wes" <wes.rogers@orecity.k12.or.us> wrote:

Karin, can you please reply to this e-mail with your confirmation that I made a presentation at the June 15th meeting concerning the new 2 classroom modular building being installed at Gardiner Middle School? thanks.

..wes

--

Wes Rogers, Director of Operations
[503-785-8426](tel:503-785-8426)
wes.rogers@orecity.k12.or.us
Oregon City School District
PO Box 2110
Oregon City, OR 97045

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Wes Rogers, Director of Operations
[503-785-8426](tel:503-785-8426)
wes.rogers@orecity.k12.or.us
Oregon City School District
PO Box 2110
Oregon City, OR 97045

June 15th

Rivercrest N. A.

Name	Address	Phone &/or Email
Chris Hamper	829 Linn	(360) 901-9217 christhamper@gmail.com
Patty Epperson	920 Promontory Ave	(503) 380-1451 pepperson8@hotmail.com
Sgt. DAVID EDWINS	320 WARECE MILNE	503-793-4621
Wes & Colleen Ramsey	VINEY	7965
Mike & Alice Niles	141 OGDEN	503-655-7765
Ferruccio & Sharon Crocetti	430 Weleber	503-657-2578
Wes Rogers	Oregon City School District	906 Summit St O.C.
Delma Buttolph	250 Park Dr.	503-656-5057
Dez Buttolph	" "	" "
Miriam McKnight	161 Barclay Ave OC	503 656-6435
Erlyn & Lesley Kueger	6031 Charman St OC	503-656-4916
FRED PULFORD	611 BRIBBTON AVE	703-217-076
Kevin Poppert & Cathy Poppert	222 Park Dr	503-655-3841
Jessica & Steven Rice	214 Park Dr	405-443-7273
Jonathan Waverly	500 Hilda St	503-519-0377

Neighborhood Meeting Summary

For Gardiner Middle School Modular Classroom

June 15, 2017

Wes Rogers, Director of Operations for Oregon City School District, attended the Rivercrest NA meeting on June 15, 2017. Mr. Rogers shared with those in attendance that an increase in Gardiner's enrollment for September 2017 necessitates the installation of a 2 classroom modular building. Several handouts were provided that showed where the modular would be located on the Gardiner MS campus and a picture of the exterior design for the modular building.

Mr. Rogers answered several questions from the audience and the presentation lasted approximately 15 minutes. Questions included:

1. Why is the enrollment increasing?

Answer: Larger 5th grade classes are moving up to 6th grade and there has been some additional housing construction that has added to expected enrollment.

2. What about parking at the site?

Answer: We will meet the requirements as specified by the Planning Department.

Rivercrest Neighborhood Association Minutes

General Meeting

June 15, 2017, 7:00 PM

First Evangelical Presbyterian Church of Oregon City

Acting Chair/Nominee Ed Lindquist, Co-Chair Karin Morey

Acting Secretary/Treasurer/Nominee Violet Stephenson

21 members present Sign Up Sheet attached

Guests

Sgt. David Edwins, OCPD

Kelly Reid, Oregon City Planning

Tony Konkol, City Manager

Wes Rogers, OCSD

Jonathan Waverly, OC Parks

Karin Morey called the meeting to order. Presented last meeting minutes for review.

Officer Elections

Karin presented steering committee nominations to fill open Chair and Secretary/Treasurer positions. Opened the floor for nominations. Vern Buttolph nominated Ed Lindquist for Chair, nomination seconded and general membership voted unanimously to confirm. Ed Lindquist nominated Violet Stephenson for Secretary/Treasurer, nomination was seconded and unanimously confirmed by general members. Ed and Violet accepted the positions. Elections process was closed.

Treasurer Report

Opening Balance \$2487.08

Flower Sale Deposits \$1865.00

Checks Written \$1402.50 for flower baskets \$184.00 for annual Liability Insurance Policy Premium.

Ending Balance \$2765.58

Bank account will be updated to reflect new officer names and contact information.

Guest Presentations

Kelly Reid, Oregon City Planning

Kelly presented membership with the plan to submit an application to Planning Commission to modify the Mt. Pleasant school property parcel zoning to institutional from quasi-public. The City owns the property and this modification will allow for the Community Development and Planning department to move into the annex building located to the side of the school building. The current location of the Planning department is coming to the end of their lease agreement. Kelly advised that the traffic in NOT expected to be impacted by this move. Kelly advised that after the application is submitted there will be public hearings scheduled and announced. Expected timing for submission of application is July-August 2017. RNA may convene an additional meeting to collect input for public hearing process.

Sgt. David Edwins, OCPD

Sgt. Edwins presented membership with the Call Activity Report dated May, 2017. He discussed with members the continued challenges with the area within our neighborhood referred to as "The Cross," "The bluff." Members expressed continued frustration with noise, vandalism in this area as well as the increased traffic of individuals going to the location. There have been increased patrols and increased traffic stops since the last meeting. Members requested continued focus on this area as it affects the livability of the entire neighborhood. Sgt. Edwins reiterated the importance of calling in any illegal or suspicious activity. All the calls provide insight into the activity and help the OCPD respond and allocate resources. Sgt. Edwins announced the addition of an officer to a new roll focused on the transient and homeless population. Officer Mike Day assumes these duties this summer and will work with neighborhoods as well as the transient population. RNA would like to have Officer Day attend our next meeting if possible.

Tony Konkol, City Manager

Tony presented the members with the 2017-2019 Goals and Priorities for the city of Oregon City. He provided copies of the document as well as made it clear that the information is available online at the City website. Tony shared some of the awards the City has received in recent year as well as the accomplishments of previous years goals. Good membership discussion regarding the focus of the City Commissions goals.

Wes Rogers, Oregon City School District

Wes presented the Gardiner Middle School proposal to add two modular classrooms on school property. He provided a map for proposed locations as well as architectural renderings of the facilities. He advised that the student population has increased and the current school is at full capacity. Based on incoming student enrollments the two modular are required. General discussion included parking challenges to an already tight parking area. Wes invited additional comments or questions and provided his contact information to members.

Jonathan Waverly, Oregon City Parks Department

Karin introduced Jonathan and advised members that he attended at the request of members to discuss safety and security concerns at Rivercrest Park. Specific discussion was focused on the request for viability of a Park Host at Rivercrest. Jonathan described current park host locations within the park system in Oregon City and presented some of the perceived challenges. After much discussion it was requested that more information or study be done to address the security and safety at Rivercrest and Waterboard, aka the Cross, the Bluff. Jonathan reiterated Sgt. Edwins advice to make the calls to OCPD when witnessing any suspicious activities. Members requested additional wood chips be added to the dog disposal stand areas, requested evaluation be done to install better drain system in swampy area by picnic shelter. Members asked about tree replacement plans after losing multiple trees over the past couple of years. There may be funds available from a Metrol Enhancement Grant-more information is needed. Chair, Ed Lindquist suggested a sub committee or task force may be helpful to further this discussion.

General Meeting Discussion/Action:

Karin Morey nominated Ed Lindquist to be the back up representative to the Citizens Involvement Committee. He accepted and general membership approved.

Karin Morey presented the quotes Vern Buttolph obtained for purchasing new RNA signs. Two bids were received. The bid will be awarded to the vendor that can meet the delivery requirement of June 30, 2017. Both vendors operate in Oregon City.

Reminder announcement made about the RNA Annual BBQ Dessert Potluck August 15 @ 5:30 pm. Picnic committee needs to meet to confirm plans. Reservation for shelter areas has been received.

Upcoming Meeting Dates

Steering Committee- October 19

General Membership Meeting November 16

Meeting closed by Chair Ed Lindquist at 9:00 pm.

June 16th

Rivercrest N. A.

Name Address Phone #/or Email

Chris Hemper 829 Linn (503) 601-9017 chris@hemper.com

Patty Epperson 320 Promontory Ave (503) 380-1451 p.epperson@att.net

Sgt. David Edwins 520 Wallace mine 503-793-4621

Wes & Colleen Ramsey VINET

Mike & Alice Miller 141 CORRA 503-655-7765

Ferruccio & Sharon Crocetti 420 Ueleber 503-657-2578

Wes Rogers Oregon City School District 906 Summit St O.C.

Delma Buttrick 250 Park Dr 503-656-5027

Jana Buttrick " " "

Marian McKnight 161 Parkway Dr. OC 503 656-6435

Erly & Leahy Kuehn 6031 Charming St OC 503-656-4916

Fred Pufford 611 BRISTOL AVE 702-217-0106

Kevin Poppert & Cathy Poppert 222 Park Dr 503 655-3841

Jessica & Steven Rice 214 Park Dr 415 443-7273

Jonathan Waverly 500 Hilda St 503-519-0577